2864 West 3 RD Avenue, Vancouver
Renovation History

House Features

1. 1911 Craftman House with beautiful crown mouldings, Wainscot, coffered ceilings, window seats, pocket doors, wood trim, stained glass, brick fireplace, bay windows, builtin book cases and cabinets, Douglas Fir Doors, etc.
2. Quiet location across from Tatlow Park, 2 minutes from ocean, great shoping and restaurants within easy walk
3. new (2001) boiler with energy efficient computer control, clean hydronic heat
4. all new wiring with 200 Amp service - subpanels to garage, top floor, and basement suite
5. all new plumbing and fixtures
6. newer (PVC) drain tile around entire basement perimeter - dry basement.
7. new (May 2010) tankless 98% efficient water heater - 15 year guarantee on Stainless Steel Heat Exchanger, 5 years on other parts
8. new Triple Laminate roof (2008) with Lifetime Warranty, the thickest laminated shingle in the industry.
9. new garage in Craftsman style to complement house, insulated and drywalled, subpanel - ready for electric car or electric heat
10. lots of storage - attic storage room, bathroom storage room, laundry storage room, powder room storage, basement storage room
11. Basement storage/mechanical room - ample storage with shelving, large work bench, utility sink, & shelving
12. Trex sundeck with dry storage below
13. extensive DSC Security System
14. Cat5E communications wiring throughout
15. interconnected AC powered smoke alarms on all 4 floors
16. new high-end energy efficient Marvin Double Hung wood windows in same style as originals
17. new kitchen featuring Granite counters, subway tile backsplash, maple cabinets, Italian porcelain tile, Reproduction lighting, pantry
18. New Powder Room - complete with period sink, toilet, tiles, and medicine cabinet
19. Rebuilt Main Stairway with new oak treads and Heritage Newals
20. New Main Bathroom - Marvin DH Windows, Insulation, Frameless Shower, Hansgrohe and Aquabrass fixtures, Schulter Shower System, Velux opening Skylight with remote control, Italian Porcelain Tile, Original (1911)

Clawfoot Bathtub with new plumbing, Nuheat floor, Heat Panel, Rejuvenation Nickel Plated lighting, Storage Closet

21. Attic - Closed Foam (BASF Walltite) Insulation, 3 opening Velux Roof Windows, Mountain views, Rejuvenation lighting, 2 heat panels, solid select Canadian (Mirage) oak flooring, wet bar with oak cabinets, granite counter and wine fridge, storage room

22. original (1911) refinished white inlaid oak and douglas fir flooring (November 2010)

23. 2 bedroom basement suite with its own laundry, full kitchen, heating, new laminate flooring

24. extensive landscaping with Magnolia, Dove, Catalpa, plum, and Katsura trees, amazing mix of perennials, landscape lighting, fountain, paving stone paths, automatic watering, no lawn to cut

25. Custom draperies from Chintz, Roman Blinds from Levolor

26. Antique lighting and Reproduction period lighting from Rejuvenation

27. No Deferred Maintenance !

Renovation History

1. 1911 - Building Permit

2. May 29, 1911 - Newspaper article date May 29, 1911 found under oak floor beside fireplace hearth, under oak flooring, "40 foot lots on Third Avenue West near Stephen Street cleared and graded, $2,400 each"

3. June 20, 1911 - Water Application number 17616,
   The house architect was H. Marling, who was also the contractor.
   3 houses listed in 1911 City Directory: 2804, 2837, 2890

4. July 4, 1911 - Register of Building Permits, Owner: Hachmuth, George B, Architect: H Marling

5. 1912 - Hachmuch George B - of E. W. Hachmuch & Co., Real Estate Brokers, 557 Granville

6. August 1990

   a. Install Drain tile - 4 inch perforated PVC and Drain Rock all around house and on North and West side of carport, 24 inch sump

   b. Add emulsion to foundation

   c. Replace water service

   d. Replace cast iron sewer line with 4 inch PVC with cleanout at the house

7. Year 2001

   a. Bought House in June 2001

   b. Built Basement Suite from ground up, $51,000

c. Electric Service upgrade from 60 to 200 Amp, $2,200

d. Rewire top floor, install subpanel, $1,125

e. replaced all knob and tube wiring, $3,000

f. Asbestos Removal, $4,500

g. New boiler and repipe basement, $13,270

h. Plumbing upgrade to PEX and PVC drains, $4,200

8. Year 2002

a. Marvin windows (Clad Ultimate Double Hung Wood) for bedroom and entertainment rooms, $4,600

b. Valor Gas Fireplace, $3,400

c. Fir Back Door with custom stain glass, $2,000

d. Insulation and Drywall on 2nd floor, $2,270

e. SE Basement Rebuild, Build Laundry Room, $21,000

f. Dining Room and Parlor wainscot rebuild, door frames, casings, door and window crowns, oak mantel, $10,000

9. Year 2003

a. Custom Living Room Window with Stain Glass feature, $2,750

b. 2 Custom French lead glass doors to living room, $1,400

c. Window seat cushion, $510 (Chintz)

d. Drywall - living room and entry hall ceiling, $1,500

e. Picket Fence, $1,000

f. Fireplace book shelves, oak hearth and trim, tiling, repair/replace wainscot and casing in entry hall and stairway, 2 new panel doors, $5,600

10. Year 2004

a. Powder Room Rebuild, $10,000

b. Rejuvenation lighting, $1,400

c. DSC Security System, $2,600

d. Irrigation System, Storage Shelves for laundry, $2,200

e. Indigo Floral Castille drapes and hardware (Chintz), William de Morgan tile for fireplace, $1,300

11. Year 2005

a. Kitchen rebuild, $45,500 - new Marvin windows, insulation, drywall, power, plumbing, floor, maple cabinets, granite counters, Xenon under cabinet puck lights, Rejuvenation lighting, new radiator

b. Drapes from Chintz - Indigo Floral Castille
Install brass rod and tie backs from Restoration Hardware, $1,730

12. Year 2006

a. South Bedroom - 3 new Marvin Double Hung windows, insulate walls, Rebuild floor in old Sleeping Porch, cabinet doors for alarm, safe, and subpanel crown molding above both doors and windows - $12,500

b. Basement Suite - $7,200 New Torlys laminate floor with baseboard replaced carpets, paint, new blinds

13. Year 2007

a. Paint Complete House Exterior - $14,600

b. Rebuild Front Stairs, Sundeck (Trex), Pergola, Wall Shingles - $12,300

c. Pavers - $3,200

d. Marvin Bay Window Replacements in Dining Room and Parlor, $10,000

e. Attic and Bathroom Marvin windows, Velux skylights, fan - $7,000

f. Drapes, Closet windows, Rejuvenation lighting - $8,700

14. Year 2008

a. Remove all old roofing, new plywood sheathing, Certainteed Landmark TL (Triple Laminate) Ultimate shingles with "Lifetime, limited transferable warranty", high profile ridge caps, New Gutters with screens - $26,930

b. New garage with Hardy Shingles, insulated walls, 4 Velux skylights, subpanel with 240 Volt power, Marvin Double Hung Windows, Douglas Fir Craftsman Door, $46,000

c. Replaced front sidewalk and remaining backyard sidewalk with pavers - $870

d. Replaced E. Bedroom and Stair Landing windows with Marvin inserts - $3,115

e. New Trex sundeck stairs - $445

f. Topsoil, Schluter shower kit, Landscape lighting, etc - $5,900

15. Year 2009

a. Brick Wall - $2,900

b. Lion Fountain & Squirrel Bench - $994

c. Paint Garage and House Trim - $3,000

d. Backyard landscaping (pergola, fence, sand, mini-bin, plants) - $3,500

e. Rebuild Attic and Bathroom structure - $36,100

16. Year 2010

a. Complete Attic and Bathroom baseboards, Window & Door casings - $6,600

b. Install Schulter Shower System, Nuheat mats, tile bathroom - $8,530

c. Install Frameless Shower - $1,435

d. RH hooks, towel bars, faucet - $930

e. Attic Cabinets, Granite Counter & Backsplash, Bar Sink and Faucet, Wine Fridge - $4,080

f. Refinish Oak, Fir Floors, repairs, & stair treads - $6,773

g. Rebuild Main Stair with Oak treads, newals, handrails - $6,057

h. Remove old Dining Room builtin side board, rebuild South wall, new kitchen pantry, living room crown moulding - $2,500

i. Install Red Oak flooring in Attic - $4,792

j. Replace hot water tank with Tankless Navien - $3,675

k. Replace boiler expansion tank and pressure relief valve - $512

l. Enclose area under sundeck and add roof - $1,000