

Price Tags

Issue 76

September 21, 2005

Eugenia



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HENRIQUEZ 3

Eugenia Place - the third in our series on architect Richard Henriquez's West End works.

[Click here.](#)



“Vancouverism” – the debate only gets better.

[Click here.](#)



Day-to-day realities in New Orleans via Google Map

[Click here.](#)



The chalkmeister of Europe.

[Click here.](#)



This is the third in our continuing series on Vancouver architect
Richard Henriquez

– the West End designs.

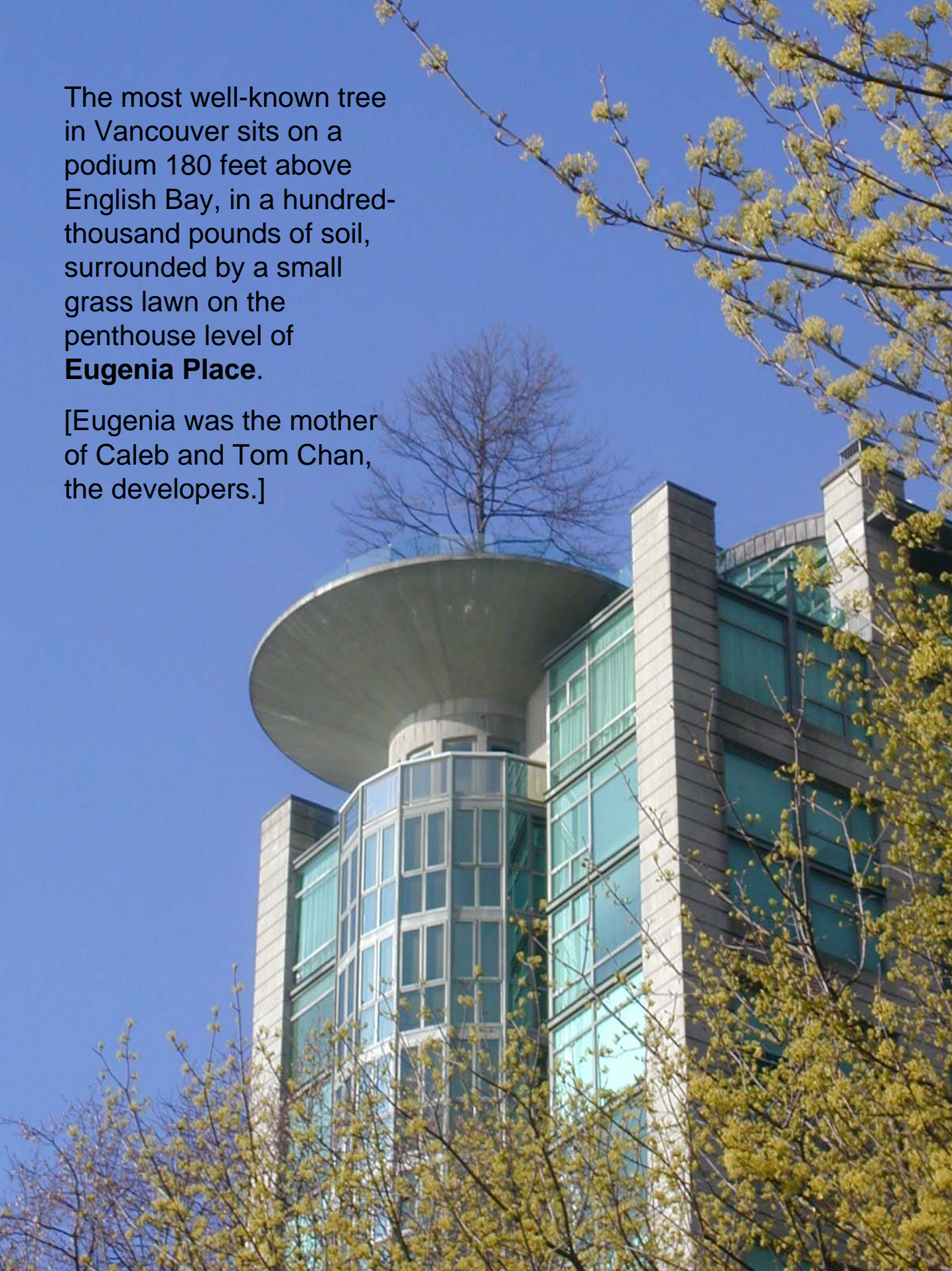
For his mixed-use complex at
Davie and Denman
[click here.](#)

For the Sylvia Extension
[click here.](#)

For the firm's website
[click here.](#)

The most well-known tree in Vancouver sits on a podium 180 feet above English Bay, in a hundred-thousand pounds of soil, surrounded by a small grass lawn on the penthouse level of **Eugenia Place**.

[Eugenia was the mother of Caleb and Tom Chan, the developers.]



The tree is a pin oak from Oregon.

It signifies the height of the old-growth Douglas fir that once covered this land.

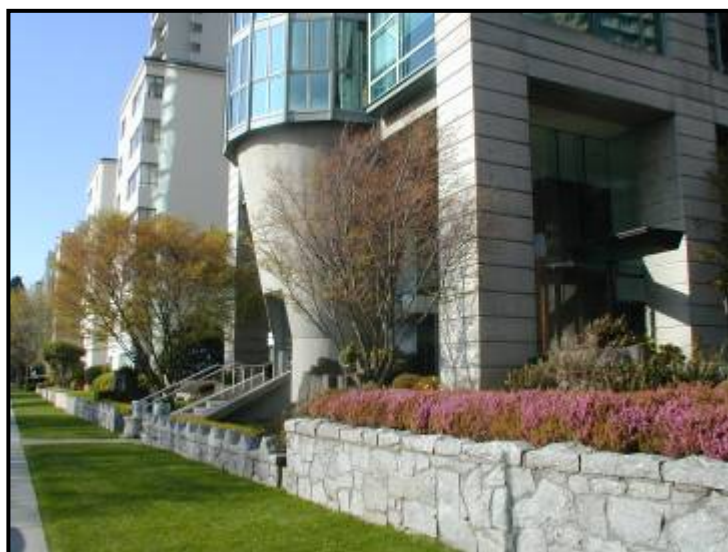


... just as the concrete trunks at the base symbolize the old-growth forest – the first layer in a continuum of change.





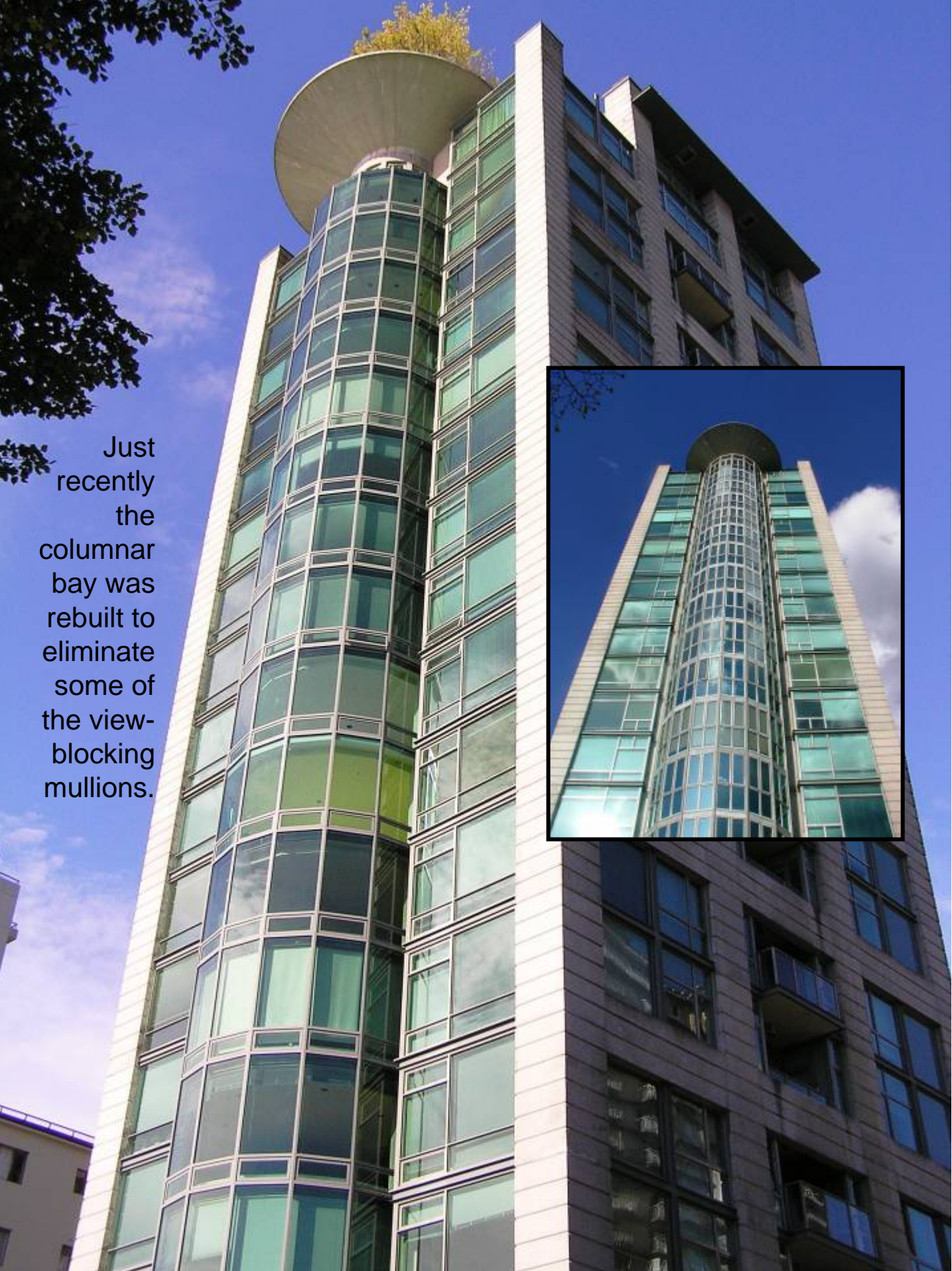
The first human structures were four houses on the 1900-block Beach. Where there were once front steps and foundations, there are now rough-hew granite planters. Evidence of a teahouse extension is revealed by the low walls around the reflecting pool.



In the 1940s, a Tudor-style apartment building, the Huntington, was constructed, where there is now a one-storey podium to the west. The garage doors at the back are immortalized in screens edging the driveway. And the floorplan is detailed in stone on the east-side car court.



Just recently the columnar bay was rebuilt to eliminate some of the view-blocking mullions.



It was one of the most expensive buildings constructed in Vancouver in 1989. For a clientele with homes around the world, cost was obviously not the issue. But the loss of a rental building and its replacement by a much taller tower certainly was.

The tenants of the Huntington were upset at the loss of their homes. One elderly renter had lived there for 43 years.

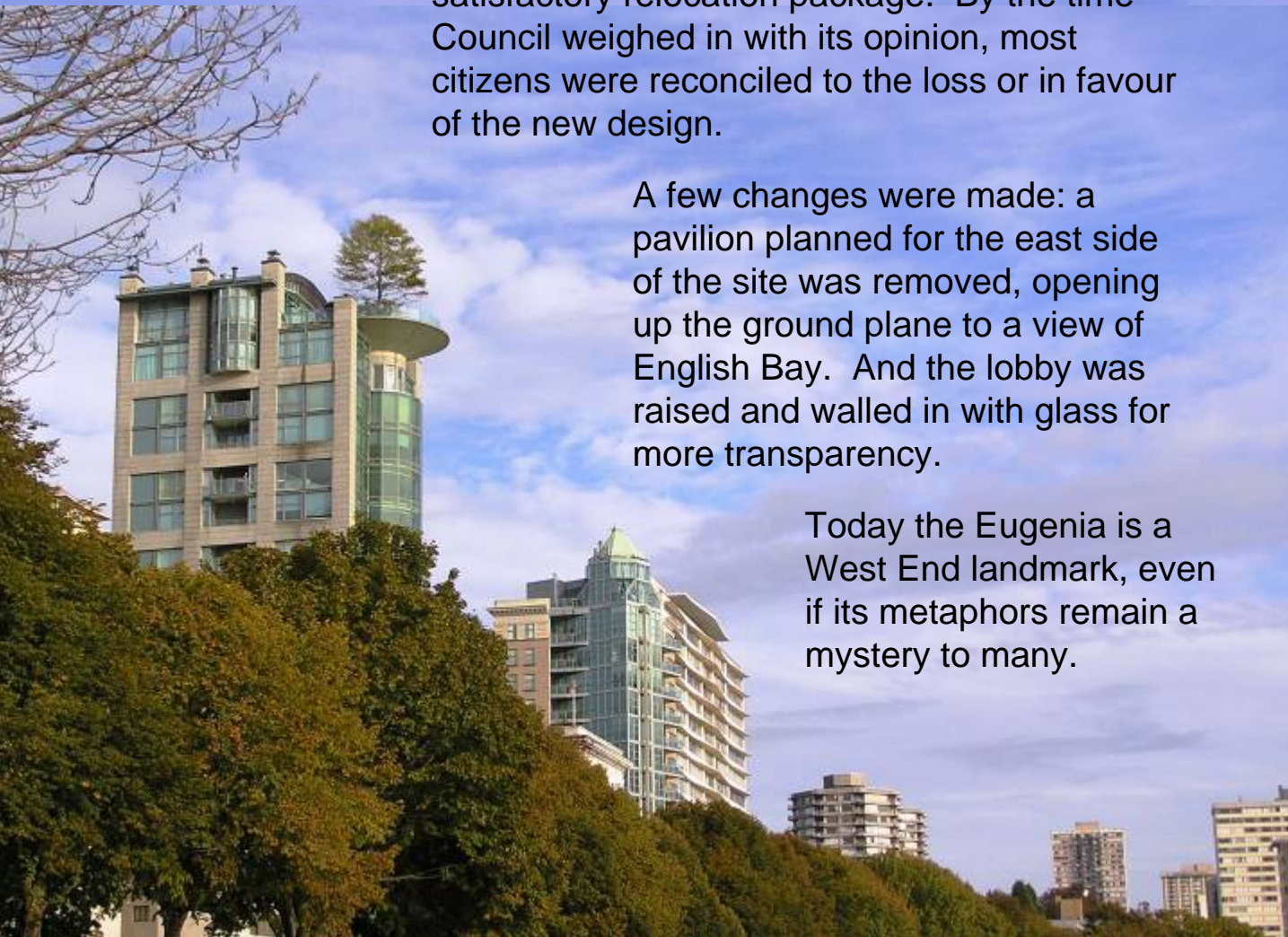
But the market for luxury accommodation was hot; the view was spectacular. It was obvious that something would eventually replace a decaying wood-and-plaster apartment building. But a highrise?

As with the Sylvia Extension, Henriquez demonstrated that a thin tower opened up and preserved more views than a mid-rise condo.

More importantly, the tenants received a satisfactory relocation package. By the time Council weighed in with its opinion, most citizens were reconciled to the loss or in favour of the new design.

A few changes were made: a pavilion planned for the east side of the site was removed, opening up the ground plane to a view of English Bay. And the lobby was raised and walled in with glass for more transparency.

Today the Eugenia is a West End landmark, even if its metaphors remain a mystery to many.





Vancouverism vs. Lower Manhattanism: Shaping the High Density City

by **Trevor Boddy**

Vancouver breaks all the supposed rules of North American urbanism. In breaking them – while simultaneously building equity, amenity, and livability – my city may now be writing a new rulebook of city-making for the 21st century....

“Vancouverism” has now become a term in the literature of city planning, a cousin to that older descriptor of the hyper-dense city – “Manhattanism.”

[\[Click here for complete article.\]](#)

VANCOUVERISM: BOTH SIDES NOW

As Vancouver's reputation has spread, and as more people interested in urban development come here – particularly Americans – “Vancouverism” is being used in political debates on growth (and the form it should take) in more and more cities.

Recently I received an e-mail from **Laura Morrison** in Austin, Texas:

I live in Austin, where “Vancouverism” has become a hot topic with it being the main rationale for a very politicized push for approval of a point tower which expands their current rights for FAR by a factor of 2.5 and the height by almost a factor of 4.

What is not being said is that Vancouver achieved its success with a much more sophisticated mechanism than just expanding development rights, and I plan to try to educate the community. It is a shame to see the concepts bastardized. I congratulate you all up there for what you have done and I thoroughly enjoy visiting your city!

Laura also sent along a couple of articles from the local paper which you can read for yourself by clicking through on the following pages.

My suggestion to Austin: Read what Larry Beasley, our co-Director of Planning, told San Diego.

AUSTIN

Austin American-Statesman
statesman.com

Fight brewing over downtown high-rise

September 15, 2005

A classic Austin development battle is brewing on the western edge of downtown. The target: plans for a 36-story condominium tower on Third Street a block east of Lamar Boulevard.



The outcome could affect future residential projects downtown, which is one of the region's fastest-growing neighborhoods. Of 13 new projects in the pipeline, most are 18 stories or more as developers seek to bring more density to the center of the city...

Robert Barnstone, one of the developers, often offers Vancouver as a model for the kind of density Austin should emulate.

[[Click here for article.](#) Registration required.]

September 18, 2005

On downtown housing, Austin should follow Vancouver's lead

Rich Oppel, EDITOR, AUSTIN AMERICAN-STATESMAN

We need height. After the Envision Central Texas planning process and countless debates, the argument is over — the community consensus is to increase downtown density and affordable housing and decrease sprawl.

In the Vancouver of the mid-1980s, people such as architect **Foad Rafii** pushed for high-rise living. They eventually prevailed, winning agreement from a city council controlled by communists.

But of course Rafii didn't have to deal with our zoning commission. Now, he might have to. Rafii has been selected to design Spring, and he's a brilliant choice. He is regarded as one of 10 people most responsible for changing the face of Vancouver. Rafii believes in developers giving back to the community — by providing affordable housing and civic amenities.

"The basic agreement is that if you get to build the condos, you build the amenities — green space, sidewalks and citizens' centers," he said.

[[Click here for editorial.](#) Registration required.]

SAN DIEGO



LAWRENCE
HERZOG

voice of san diegoTM

By LAWRENCE A. HERZOG
Voice Guest Columnist
Monday, June 27, 2005

Urban design red flags unfurl around East Village

Like San Diego, Vancouver's downtown sits in a spectacularly beautiful physical setting -- surrounded by water, with view corridors toward the mountains. Like San Diego, Vancouver's downtown population is booming -- from about 40,000 in 1986, to a projected 110,000 in the next few years.



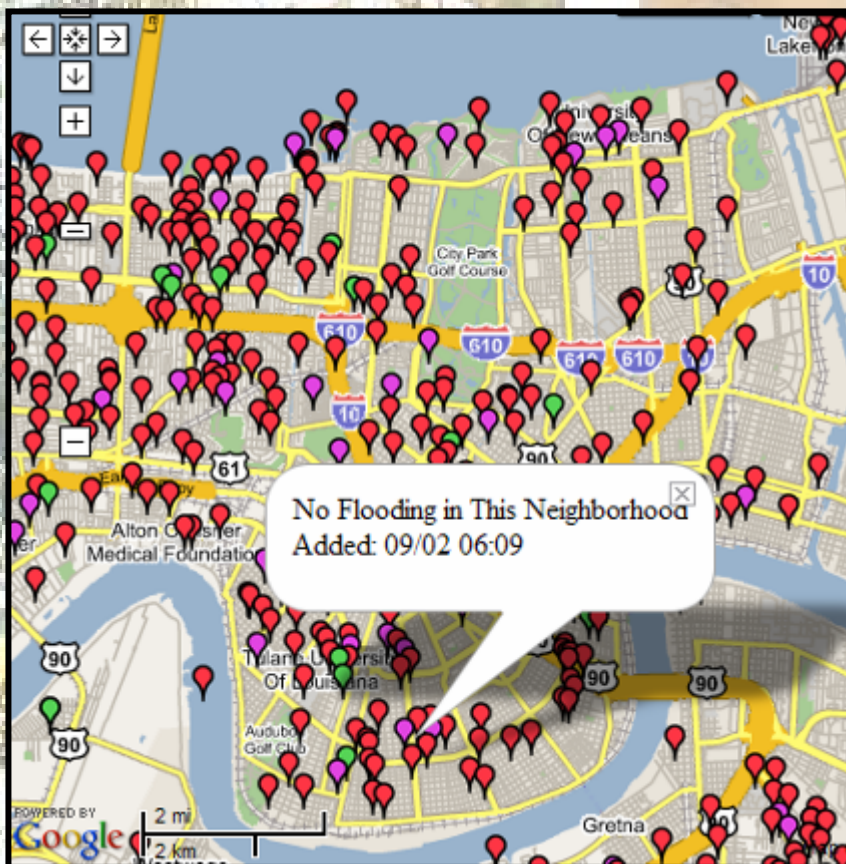
When **Larry Beasley**, the Director of the Vancouver Planning Department, came to San Diego last fall to speak, he told an audience that in Vancouver, the city defined a set of criteria they expected developers to follow -- which included designs that enhanced the public spaces around their buildings. "We told them do it this way or don't bother to talk with us," said Beasley.

The reaction of one San Diego developer in the audience might offer an indication of the culture of urban design here. "Isn't that socialism?" asked the developer, half joking, but half serious, too. "No, that's good urban planning," was Beasley's reply. "And," he added, "all of the developers are making a good profit in downtown Vancouver."



[For complete story, [click here](#)]

NEW ORLEANS



[Click here for a citizen-made map of current realities in New Orleans.](#)

CHALK ART

We've shown some amazing chalk art from Europe in previous issues – but never who the artist was. Now we do.

Julian Beever

is from England and famous for his art on the pavements of Europe and Australia. His images, drawn completely flat, look three-dimensional when viewed at the right angle.





Thanks to Pam Leaman

ROOM WITH A VIEW

Some things they just do with more flare in Europe.



Thanks to Maurice Bridge

WHAT'S WRONG WITH THIS PICTURE



Nothing wrong the picture. But what's a promo for a Hummer doing at Library Square? Presumably they're paying for the space, and presumably the Library benefits from the revenue. But is there no shame?

Thanks to Michael Mortensen

*celebrating...
100 years*



Model School, 12th Ave and Cambie St., 1912. Classes were being held in this school June 1st 1907
see photo Sch P.1.7. S.G.N. 1586

S.G.N. 1011
City Archives BC

windows to our

HERITAGE

JOIN US FOR THE
UNVEILING CEREMONY | Friday, September 23, 2005 | 11:30 am

To celebrate the 100th Anniversary of the Model School, one of Vancouver's first elementary schools, **City Square Mall** is unveiling three newly restored stained glass windows featuring Queen Victoria and the coats of arms of Vancouver and British Columbia.

These heritage windows are returning to their original place in what was once the Normal School auditorium. Join us for "Windows To Our Heritage", a special two day celebration at **City Square Mall**.

HERITAGE WALKING TOURS | Saturday, September 24, 2005

10:30 am*

Author and historian, Donald Luxton highlights the institutional history of this area, including the Vancouver Hospital, and the origins of the University of British Columbia. Fairview retains a number of historic and significant institutional structures, some of which are hidden from view and will be revealed on this walking tour.

1:30 pm*

Author and historian, John Atkin takes you through Strathcona Hill, the neighbourhood of gracious homes developed in the early 1900s situated on the hill above Broadway between Cambie and Columbia. Strathcona Park at Cambie and 12th, once known for its rose gardens, became the site of Vancouver's new city hall in 1935.

3:30 pm*

Former city councillor, Gordon Price guides you through West Mount Pleasant and Fairview Heights. As he weaves through the stately homes—now condos—Gordon will focus on the evolution of the city from its streetcar-suburb days to the 1980's densification and infill.

* Please meet at the Vancouver Heritage Foundation booth in the Food Court 15 minutes before tour begins.
Tour length is approximately one hour.





***Price Tags* is an electronic magazine by Gordon Price**

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The first sculpture in the Vancouver BIENNALE is being erected in Harbour Park.

Next issue; public art.