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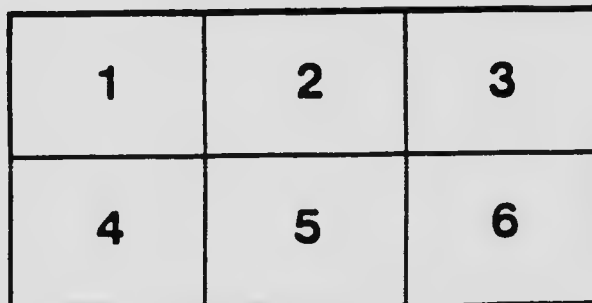
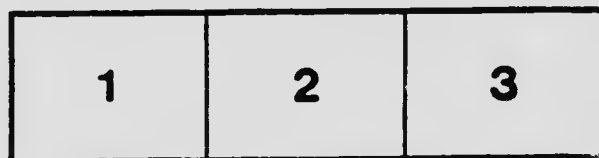
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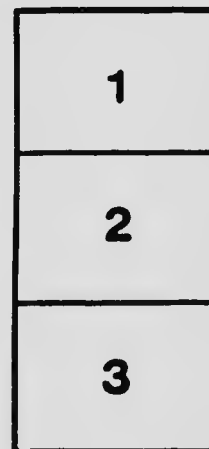
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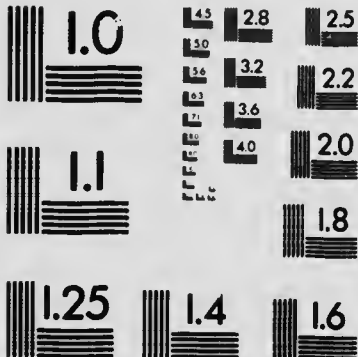
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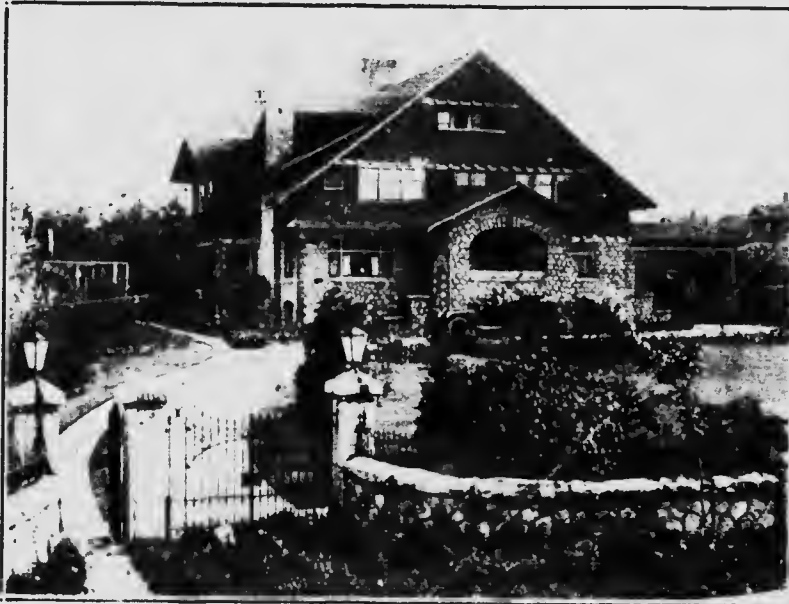
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Killarney




General View of "Killarney"

Hanover
British Columbia

Brief description of
"Killarney"

*One of the model
gentlemen's homes
of Vancouver*

ILLARNEY," the home of J. Z. Hall, Esq., Vancouver, B. C., is an ideal "gentleman's place" which, viewed from whatever angle one may, is the equal of any of its class in the city. The magnificent residence, admirably planned, well constructed and fully equipped throughout, surrounded by well appointed grounds and located in a very desirable residential section, fittingly makes "Killarney" one of the "show places" of Vancouver.

In this booklet will be found views, both exterior and interior, floor plans of the residence, as well as views showing the grounds. These tell in striking form the beauty and magnificence of "Killarney." They may, however, very appropriately be supplemented by brief text, outlining in detail the features which go to make the place a gentleman's residence in the highest sense of the term.

The location of "Killarney" is all that could be desired. It is situated in Kitsilano, the proper location noted on the city plans as Lot 1 of Block 26, District Lot 192. This is one of the select residential sections of Vancouver, being within easy distance from the business and shopping centres, and yet entirely out of direct contact with these districts. The entire property comprises 2.6 acres, of which 2 acres have been brought up to an exceptionally high state of improvement, the balance being partially cleared, but still left, very fittingly for a place of this size, somewhat in the natural state.

The property fronts on Point Grey Road, a highly improved auto highway forming part of Vancouver's famous Marine Drive, and giving direct access to the city's central district, as well as the surrounding suburbs. The property frontage on this highway is 192 feet, and here is located the main carriage entrance. The western boundary extends in an unbroken line along Bayswater St. from Point Grey Road to Third Ave., a distance of 586 feet, and the southern boundary on Third Ave. is the same as on Point Grey Road, 192 feet. Immediately adjoining the entire property on the east is Tatlow Park,

a three acre tract which was purchased by the city some years ago for park purposes, and which is now so improved as to make it one of the most beautiful of the city's parks. This property will always be maintained as a park reserve, thus fully protecting "Killarney" from ever being encroached upon by buildings or improvements out of keeping with the beauty and magnificence of the place. With three frontages on public highways and the fourth adjoining a city park, the owner of "Killarney" need never worry about undesirable surroundings.

The location of "Killarney" controls perfectly one of the most beautiful views of which Vancouver can boast—the outlook over the wide expanse of English Bay and the mountains beyond, admitted to be one of the beauty spots of the Pacific Coast. The property is on high ground and from its frontage affords a view of the entire sweep of the Bay out to the Gulf, the southern portion of Stanley Park, and the city's well-known English Bay and Kitsilano bathing beaches, the latter not far distant from the property.

Upon this magnificent location was built in 1911 the handsome residence now occupied by Mr. Hall. The plans for this home, a model in every particular, were outlined by the owner with a view to providing a residence which should be magnificent in appearance, substantial as to construction, convenient and homelike as to arrangement, and handsome and complete as to equipment. Architect and



Ball Room—Clear Dancing Floor, 24x51 feet.

builder co-operated with Mr. Hall in his ideas, with the result that the residence of "Killarney" is admitted by all who have inspected it, to be a model in every particular. The house was built by day labor, which made it possible to provide only the best material and the services of only the most skilful workmen.

The building is of an imposing type, with its exterior walls of granite for two stories, and the upper gabled story of shingles, skilfully and artistically worked out to design. It is not only imposing in appearance, but also substantial as to construction, the walls for the first story being of solid granite, 18 inches thick, and for the second story a 8-inch granite veneer is used. The character of the stone work is made the more impressive by all the granite used being hewed to a hexagonal form, thus giving a symmetrical appearance to the walls. The stonework is made the more striking as, with extreme care, granite of a darker shade has been used at the corners and around the windows, and the lighter shaded stone for the intervening spaces, the contrast presented being at once striking and pleasing.

The exterior appearance of the house is further heightened by the uniform plan of decoration in handsome art glass which is carried out over all the windows of the main floor, as well as the large panels flanking each entrance doorway, this art glass decorative scheme having been especially designed for the house. The appearance from the outside is further increased by the fact that throughout the building the windows consist of single lights of heavy glass, a type of window construction which is also of manifest advantage from an interior consideration, as it affords a more perfect view than is possible with divided sash.

The house has two handsome entrance porches, the main one being on the Point Grey Road frontage, and the other a *porte cochere* entrance on the Bayswater St. side. These porches have granite bases and copings, corresponding with the stonework of the house, the roofs being carried on massive granite piers. Both porches are spacious and provide ample room for porch seats and chairs, etc. The main porch has a northern exposure, the outlook being over English Bay, and the *porte cochere* entrance a western exposure.

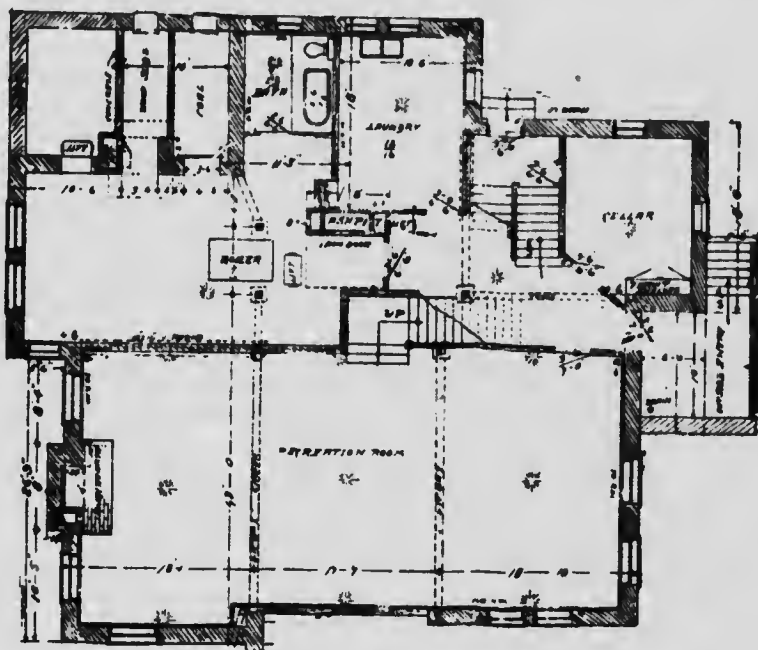
Entering through the main doorway one is struck by the fact that the door—in common with all outside doors of the house—is not of the ordinary veneer type, but of solid oak, and that the glass in the panels is of heavy bevel plate.

Passing through the doorway the visitor is in the main entrance hall, and, at the first entrance, gains some idea of the magnificence and beauty of the home, the appointments and arrangement of this hall being of such a type as to attract instant attention. With its floor of solid oak, its high panelling

and heavy beamed ceiling of the same material, it is impressive to the highest degree. At the far end is a recess extending nearly the full width of the hall, within which is a massive stone fireplace with heavy oak mantel and trimmings, forming as attractive a view on entrance as is possible to conceive. To the right of this recess is the great main stairway to the upper floors and a side hall connecting directly with the *porte cochere* entrance. These features, joined with the glimpses of the interior of the handsomely finished rooms opening from the hall, make the entrance hall most striking in appearance—a point which is always to be desired in a residence of this type.

Leading off the entrance hall to the right is the drawing room, finished with a lavishness and magnificence in keeping with the use for which the room is intended. Nothing could be more charming and attractive than this room with its floor of selected white maple and its finish in particularly beautiful and attractive "birdseye" maple.

To the left from the entrance hall is the spacious living room from the plate glass windows of which one may obtain the English Bay outlook. This room is finished so as to give that cozy and "comfy" appearance essential to a living room. Richness of appearance is provided by the handsome beamed ceiling.



Floor Plan of Basement

done in mahogany, and the mahogany panelling on the walls. Comfort is the word as one stands before the wide open fireplace, the tiling surrounding which blends harmoniously with the general color scheme of the room.

To the rear of the living room, with entrance also direct from the main entrance hall, is the large dining room. This room is finished in fumed oak, the panelling extending to a heavy plate rail and the heavy beamed ceiling, and artistic built-in buffet being in the same finish. From the large window of the dining room an outlook is given over the beautiful park adjoining the property on the east.

A magnificent art glass doorway leads from the dining room to the sun porch, located on the south side of the house. This room is attractive in the extreme, the entire apartment being enclosed with glass and the walls constructed of rough granite, a massive stone fireplace and heavy granite mantel forming part of the equipment. The Sun-parlor, with its naturalness, its comfort and unusualness appeals to every visitor to "Killarney."

The "den" is located on the main floor, though somewhat separate from the living apartments proper. It is just off Bayswater St. entrance hall, and a separate entrance is provided direct from the porch, the provision being such as makes the room perfectly arranged for office use. The den is a work of art as to finish, the floor being inlaid in solid oak and Australian hardwood, and the oak panelling laid perfectly flush. The fittings of the room include ample accommodation for library uses, one side being equipped with handsome oak built-in book cases of special design.

As the visitor leaves the den a stairway invites to one of the principal features of the residence, the great ball room downstairs. This room, which is also reached by a separate entrance from the outside, is 24 feet wide and 51 feet long, the entire floor being absolutely clear for dancing, a condition made possible by spanning the room with four heavy steel beams which bear the weight of the upper stories. The floor was carefully laid by expert workmen and is considered to be one of the best for dancing in the city. A complete system of ventilation has been installed and been found to work perfectly, even when the floor is crowded. The room is rendered attractive by its high panelling of selected fir, and at the east end is located a large fireplace in rough granite. Ample provision is made in other rooms on the floor for the preparation of refreshments such as are ordinarily served at dancing or large card parties, and a special stairway leads from the entrance hall to the room to the kitchen above.

From the main entrance hall a wide stairway with handsomely carved oak newel post and banister leads to the second story; an especially fine art glass window forming a striking feature at the head of the landing.



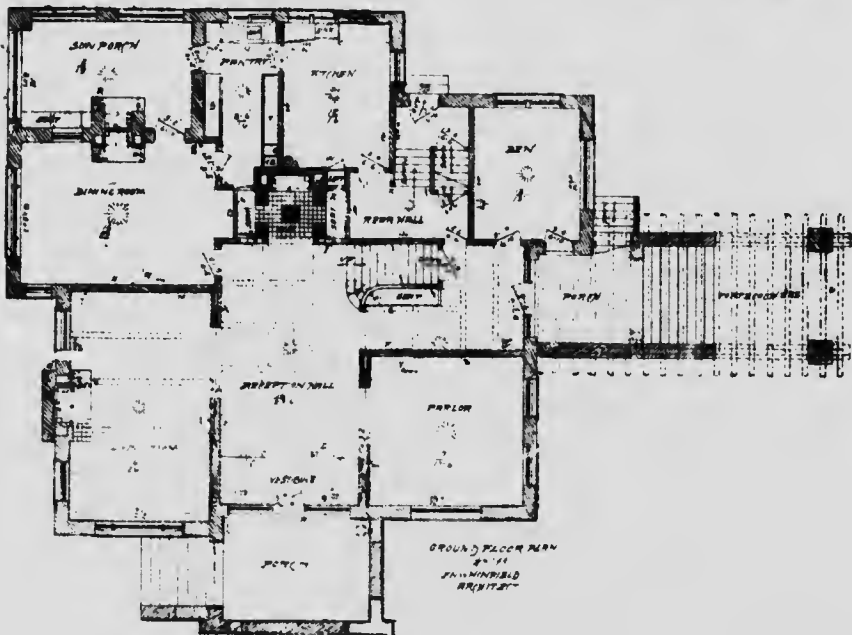
Reception Hall—Main Floor



Sun Parlor



Dining Room



Floor Plan—Main Floor

On the second floor are four large bedrooms, each being fitted with hardwood floors and closets of ample size, the doors of some of these being provided with full length bevel glass mirrors. Alcoves, window seats and built-in bookcases are arranged wherever practicable. One of the rooms is exquisite in its appointments, being provided with a large fireplace and finished in birdseye maple. Two of the rooms have outside sleeping porches attached, one facing the south and the other the east.

Two bathrooms are located on this story, each having tiled floor and wainscoting, and equipped with shower and all modern accessories of the bath, and three of the bedrooms are provided with wash basins.

The upper floor of the house is reached by a wide stairway, and on this story are located three large rooms, each provided with closets. The finish on this floor is selected fir, and the provision made includes a fully equipped bathroom. The room on the north side of the house is connected with an enclosed balcony, from which a truly magnificent view of English Bay is obtained.

The kitchen of the residence is located on the first floor, convenient for access to the dining room and yet apart from the ordinary living rooms. A separate entrance leads to it from outside and a separate stairway to the upper floors.

The kitchen arrangements and equipment are as carefully planned and as perfectly carried out with a view to their intended use, as are the other parts of the house. The walls are tiled to a height of four feet and the provision made covers everything that could be planned for convenience and sanitation.

The pantry adjoining the kitchen is a large room, the equipment of which would delight the heart of even the most particular housewife. The built-in fittings of solid oak meet every demand for the convenient storage of household equipment, large closets extending the entire length of the room being provided for china, while drawers and closets underneath, each fitted for its particular purpose, meet the demands for the keeping under proper conditions of cutlery, linen and table service equipment of every character.

The basement is provided with a concrete floor throughout and in this part of the building is located a large and fully equipped laundry, quarters and separate bathroom for servants, hot water plant for heating the building, storage for fuel, etc. Three dumb waiters operate from the basement to the upper stories for conveying fuel for the kitchen and grates.

General mention should be made of the handsome electrical fittings installed throughout the house, these having been especially designed for their

respective locations. The house equipment includes a house phone system with five stations and connection with the garage, the house also being wired for city phone service to various parts. Wiring is installed for a complete burglar alarm system, and, along the same line of protection, provision is made for the control of the house lighting service from the second floor. Two water services are provided, one for the house and the other for the grounds.

Ample garage accommodation is provided at the Bayswater St. entrance, there being two garages, the larger constructed of granite, and conforming in appearance to the house. Four cars may be accommodated in the garages, which are fully equipped for their intended use.

The grounds about the house are in every way in keeping with the stateliness and magnificence of the residence for which they form the setting. They are graded from the house to the street line, and the improved portion of the property is surrounded on Point Grey Road and Bayswater Street by a granite wall which is a real work of art. This massive wall is $3\frac{1}{2}$ feet in height, and has a heavy granite coping and large piers. It is finished, both as to exterior and interior surfaces with granite blocks shaped hexagonally, conforming in appearance to the stonework of the house, and the coping is surmounted with ornamental iron fencing. At both the vehicular and pedestrian entrances to the grounds on Point Grey Road and Bayswater Street, great one-piece granite piers 8 feet high



Reception Hall—Living and Dining Room in Background

and 18 inches square, form a part of this magnificent surrounding wall, the heavy and beautifully fashioned entrance gates being suspended from these.

The main driveway is of concrete construction and runs around the front of the house, passing the main entrance, to the Bayswater Street gate, near which is the *porte cochere* entrance and the garages. In addition to this paving, four foot concrete walks are laid for pedestrian use from the entrance gates to the house entrances.

On the east side of the property and about 30 feet from the house is a conservatory, 14 by 31 feet in size, and just south of the garages are two green-houses, each 16 by 100 feet, heated from a separate hot water plant which has a capacity for serving an even larger space under glass.

At the rear of the house is a large and well cultivated kitchen garden, capable of providing vegetables and winter roots for an ordinary family. To the rear of this garden are stable accommodations for horses or cows, poultry houses and yards, the runs extending to the partially cleared portions of the property.

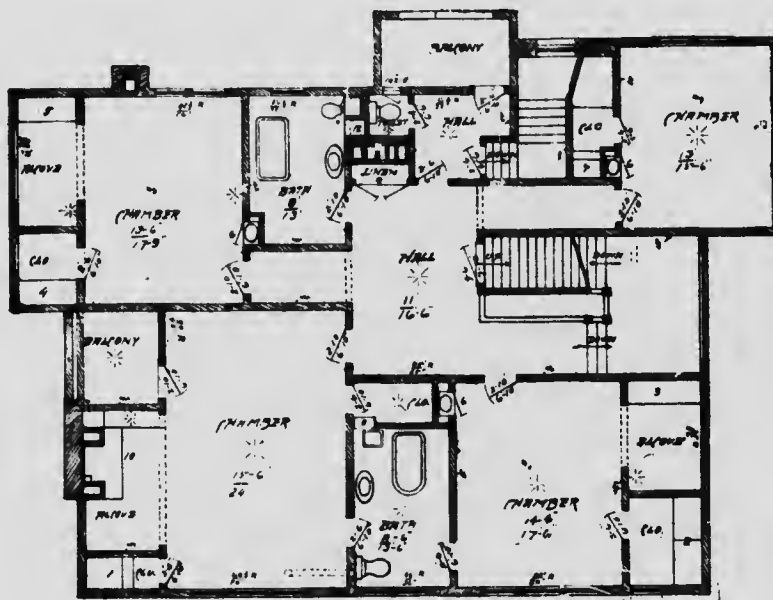
The grounds have been handsomely laid out by a landscape gardener, who provided for a gradual slope from the house to the street grade. This slope



One of the Bed Chambers

has been beautified by planting a magnificent selection of ornamental shrubs and trees and laying out flower beds and borders, such as provide for a beautiful showing of bulbs or bedding plants, in which over 360 varieties of roses have been planted. To the east of the house a full size tennis court has been laid out and a rustic summer house is located at a favorable viewpoint. Throughout the entire grounds winding paths have been laid out, affording access to every part.

To those acquainted with "Killarney," its magnificence, its comfort, its convenience, it seems only appropriate that for it should be borrowed the name of that Lake of Old Erin which everywhere typifies a high standard of beauty and charm.



Floor Plan, Second Floor

