

WEST CLAYTON HERITAGE STUDY

MARCH 2011

prepared for:

THE CITY OF
SURREY

prepared by:

DONALD LUXTON & ASSOCIATES inc.

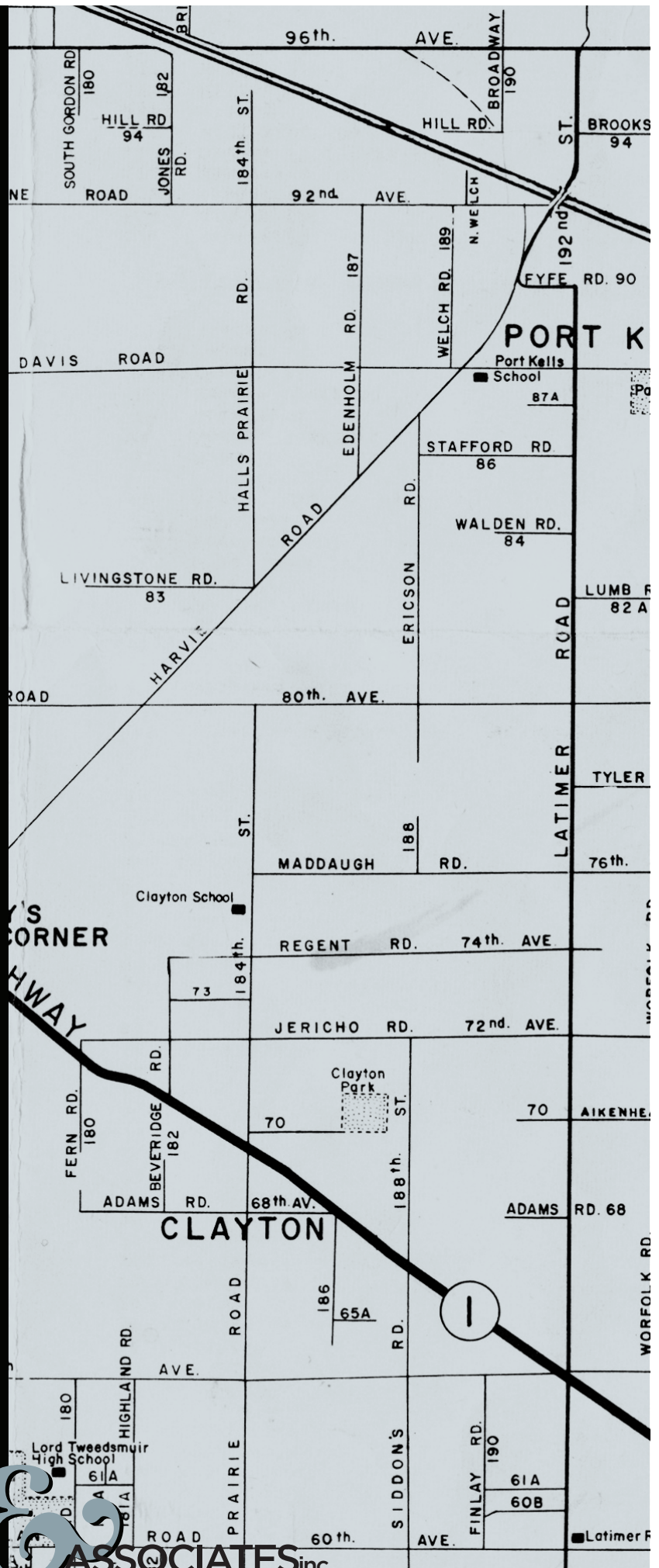


TABLE OF CONTENTS

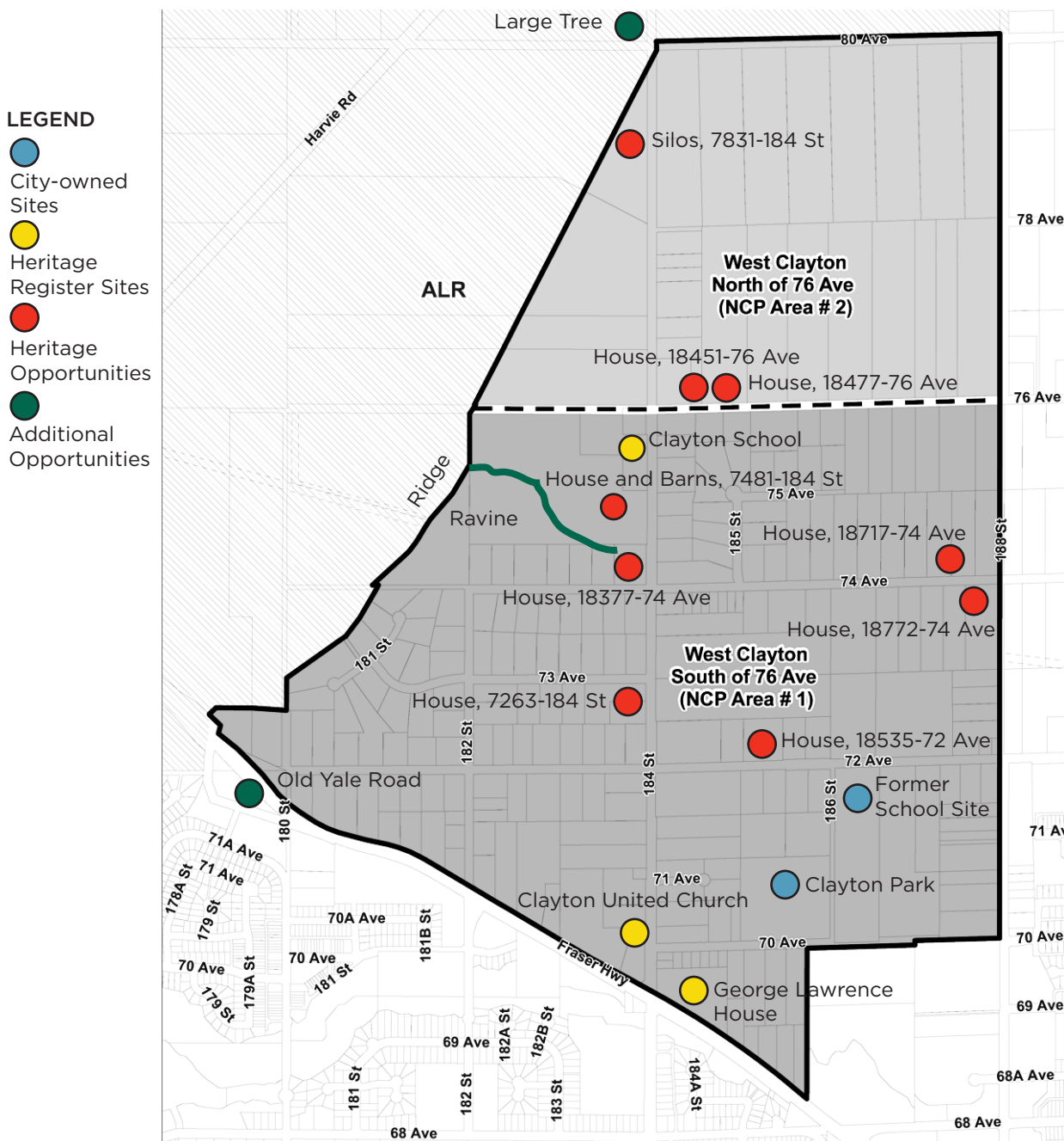
1.0 HISTORICAL CONTEXT	3
1.1 Introduction	3
1.2 West Clayton Resource Map	3
1.3 The Geography and History of West Clayton	4
1.4 Cartographic History of West Clayton	5
2.0 HERITAGE RESOURCES	8
2.1 Heritage Buildings	8
2.2 Potential Heritage Opportunities	11
2.3 Other Important Heritage Features	15
2.4 City Owned Sites	16
2.5 Priority Heritage Sites	16
3.0 HERITAGE OPTIONS	17
3.1 Heritage Incentives	17
3.2 Regulations	17
3.3 Relocation	18
3.4 Best Practices	18
3.5 Historical Interpretation	22
3.6 Natural Heritage Features	22
3.7 Potential Sources of Funding	22
4.0 IMPLEMENTATION METHODS	23
4.1 General Planning Actions	23
4.2 Recommendations	23
ACKNOWLEDGEMENTS	24
APPENDIX A: SURREY LEADER, OCTOBER 10, 1979	25

1.0 HISTORICAL CONTEXT

1.1 INTRODUCTION

The City of Surrey has recently embarked upon a Neighbourhood Concept Plan process for the West Clayton neighbourhood. This Heritage Study will inform the planning process and provide an assessment of the neighbourhood's known and potential heritage assets. A survey of the neighbourhood has identified a number of heritage sites. This report includes the historical context of West Clayton, in Section 1, so that the neighbourhood's heritage resources, detailed in Section 2, can best be understood. Potential heritage opportunities, along with natural heritage features are also profiled in Section 2. Section 3 explains the options for relocation, retention and interpretation that are most appropriate for the heritage resources and opportunities in the West Clayton neighbourhood. Implementation methods, to be utilized as heritage properties in West Clayton are rezoned, are reviewed in Section 4.

1.2 WEST CLAYTON RESOURCE MAP



1.3 THE GEOGRAPHY AND HISTORY OF WEST CLAYTON

Pre-Contact, the Clayton area was occupied by the Katzie and Semiahmoo First Nations people. By the 1880s, American and English settlers began to arrive in the area, making the Clayton community one of the oldest in the city of Surrey. Bounded by the neighbouring communities of Fleetwood, Cloverdale, Port Kells and Langley, Clayton was historically, and continues to be, a primarily agricultural area. Clayton itself covers approximately eight square kilometres and is divided into two separate neighbourhoods, East Clayton and West Clayton. West Clayton lies between 80th Avenue to the north, 188 Street to the east, Fraser Highway to the south, and the Agricultural Land Reserve (ALR) to the west. The geography of West Clayton is primarily flat and gently sloping, though it is set atop a hill and includes an area of Clover Valley. Several ravines run through the western portion of West Clayton. Historically, the economy of West Clayton has been comprised of home-based agriculture related businesses, including raising chickens, keeping bees, ranching, and milling.

Clayton was first settled in 1883, when the first Crown Grant in the area, then known as Serpentine Flats or Serpentine Valley, was issued to John Wesley Pickard. Pickard's name first appears in the directories in 1884, listed as a farmer in the area of Clover Valley. The summary of the Clover Valley area reads:

CLOVER VALLEY.

Clover Valley is the most thickly settled section of Surrey Municipality. It takes its name from the great quantity of clover found growing wild throughout this section. Considerable progress has been made in clearing up and cultivating the land during the last two years which add very materially to the prosperity of this valley.

CLOVER VALLEY DIRECTORY.

(P. O. Address, Clover Valley.)

- | | |
|------------------------------|-------------------------|
| Anderson A. N., farmer. | O'Brien M., farmer. |
| Anderson Eric, farmer. | Odgen Wm., farmer. |
| Boothroyd G. A., farmer. | Oleson Wm., farmer. |
| Boothroyd F., farmer. | Paris John, farmer. |
| Boothroyd George, farmer. | Parr E., Sr., farmer. |
| Cann George, farmer. | Parr E., Jr., farmer. |
| Cook Wm., farmer. | Pickard E., farmer. |
| Dafoe G. P., farmer. | Pickard John, farmer. |
| Lister H., farmer. | Pickard Thos., farmer. |
| Lister R. B., farmer. | Robinson Thos., farmer. |
| Marshall G., farmer. | Shannon Joseph, farmer. |
| McKenzie Alex., farmer. | Shannon Samuel, farmer. |
| McKenzie Chas., farmer. | Shannon Thos., farmer. |
| McKenzie Duncan, postmaster. | Shannon Wm., farmer. |
| McKenzie H. H., farmer. | Smith B. B., farmer. |
| McKenzie W. A., farmer. | Smith Wm., farmer. |
| Morton John, farmer. | Wilson D., farmer. |

Clover Valley is the most thickly settled section of Surrey Municipality. It takes its name from the great quantity of clover found growing wild throughout this section. The land, though timbered, is easily cleared, being light cotton wood and alder, with here and there a bunch of willow bushes. The alder and cotton wood are nearly all dead, which makes the clearing of the land light work, compared with the clearing up of the great timber, the stumps come out easily, and when, the clearing is done the field is smooth and clean enough to run a reaper over. The soil is clayey loam and produces wheat of a very fine quality; also, oats and barley. Vegetables and root crops of all kinds do well and are easily cultivated. There are also prairie or grass lands which lie at the head of the Mud Bay, which furnish the settlers in this section with pasture for their stock in the summer. The grass when cut makes very good winter feed for cattle. Being able to cut what wild hay they need enables settlers to cultivate the land they clear up, which is a very great advantage in commencing a new farm in a timber country. The Nicomeki river passes along the south side of this settlement and is destined to carry at an early day the trade of this section. It also furnishes the settlement with whatever quantity of salmon or trout they may desire. There are also large numbers of deer and bear; the last named species proving themselves troublesome neighbors [sic] by their bad habits of making their breakfast or supper, as the case may be, off any stray pig that comes within their reach.

1884 Clover Valley Directory, note John Pickard

In 1889, the area was named "Clayton", after the Clayton, Ohio hometown of the first Postmaster, John George. Prior to the adoption of the Clayton name, the area was known as both Serpentine Flats and Clover Valley. Transportation to New Westminster markets was made possible by the adjacent Old Yale Road, one of the most important and historic trails through Surrey. By 1891, the area was home to a passenger train station, a corner store, post office, two schools and two churches. The first commercial logging in the area was undertaken by the Royal City Mills in 1864, and logging continued to be a primary industry for a number of years. Temporary rail spurs (known as 'shooflies') were laid to facilitate the transportation of logs to market. By 1919, Clayton boasted its own lumber mill (The Clayton Lumber Mill). Settlement occurred as logging and other industries developed in the area, but as the logs were depleted, agriculture became increasingly important, and ultimately became the predominant industry. The community continued to grow through the twentieth century, as its position as a transportation hub was established. In 1921, the current Clayton Elementary School was built. Clayton United Church was built in 1936 and Clayton Park opened in 1952.

1889 Clover Valley Directory, note John George and John W. Pickard

- 344 BRITISH COLU.
- George John, fmr
 - George Ellice, fmr
 - George Enice, fmr
 - Heinty H C senr, fmr
 - Heinty H C jr, fmr
 - Jones Wm C, fmr
 - Keith George V, fmr
 - Keith Alex, fmr
 - Laurensen L E, logger
 - Ludlow Richard, fmr
 - McDonald J D, carpenter
 - Miller James, carpenter
 - Miller David, fmr
 - Milton Albert J, fmr
 - Milton Arthur, fmr
 - Morton John G, fmr
 - Murphy Archibald, fmr
 - Murphy Alex, fmr
 - Murphy J C, fmr
 - McCallum Jos W, fmr
 - McCallum Charles, fmr
 - McKenzie Duncan, fmr
 - McKenzie H H, canneryman
 - McKenzie Ed, telegraph operator
 - McKenzie J C S, fmr
 - McKenzie Dugald, fmr
 - Oka J G, fmr
 - Pickard John W, fmr
 - Pickard Elisha, fmr

Directories were thoroughly searched to determine who the earliest residents of West Clayton were, and also the subsequent patterns of development as the originally large farm properties were subdivided. The following represents the evolution of West Clayton, as portrayed in the British Columbia directories:

1889 - no listing of Clayton, Clover Valley is described as: "A country post office. Nearest railway station New Westminster, distance 23 miles". John George and John W. Pickard both appear in the directories under the 'Clover Valley' entry.

1891 - the name 'Clayton' first appears in the British Columbia directories:

Surrey Municipality

This municipality is a very large one, containing 120 square miles. It runs from Fraser River to the International boundary, and from the municipality of Langley to the coast and municipality of Delta. The New Westminster Southern Railway, now almost completed, runs from north to south through this corporation, passing from Brownsville to Blaine, through Port Kells, Clayton, or as it was formerly called, The Serpentine Flats, Surrey Centre, Clover Valley, Hall's Prairie and Kensington Prairie ... There are seven post offices, viz, Mud Bay, Elgin, Hall's Prairie, Clover Valley, Surrey Centre, Clayton and Port Kells, with mails twice a week.

1892 - no listing of Clayton, but Clayton is mentioned in the description of Surrey under its previous name, the Serpentine Flats: "The soil is very fertile. There is every indication that at one time the Fraser River ran through the Serpentine Flats and along the basin to Mud Bay ... all land is good ... there are some very fine farms here"

1895 - Clayton is listed as an area in Surrey: "A station on the New Westminster Southern Railway with trains passing twice each day". There are 45 residents listed for Clayton, 44 of them are listed as farmers, while one is both a farmer and the post-master (Camron C. Charles), one is a farmer and a blacksmith (John Matheson), and one person is listed solely as a school teacher. 44 of the 45 names are English, Irish, or Scottish in origin, while one is most likely German in origin: Alfred Hanzl.

1899 - Clayton is described as it was in 1895. By 1899 there are two German names, Alfred Hanzl and Hans Vogelsang.

1901 - Clayton is listed and people are also directed to refer to Tynehead, Clover Valley, and Hazelmere. Clayton is described as: "A station on the NWSR, distant from Port Kells 4 miles, New Westminster 10 miles by wagon road, 14 miles by railway, situated in Surrey municipality, population in 1900 - 200 souls". Among the many listings in Clayton, the names remain to be Anglo-Saxon in origin and most people are listed as farmers; Clayton does have one post-master, one blacksmith, one teacher, one Methodist Minister, and one Presbyterian Minister by this time.

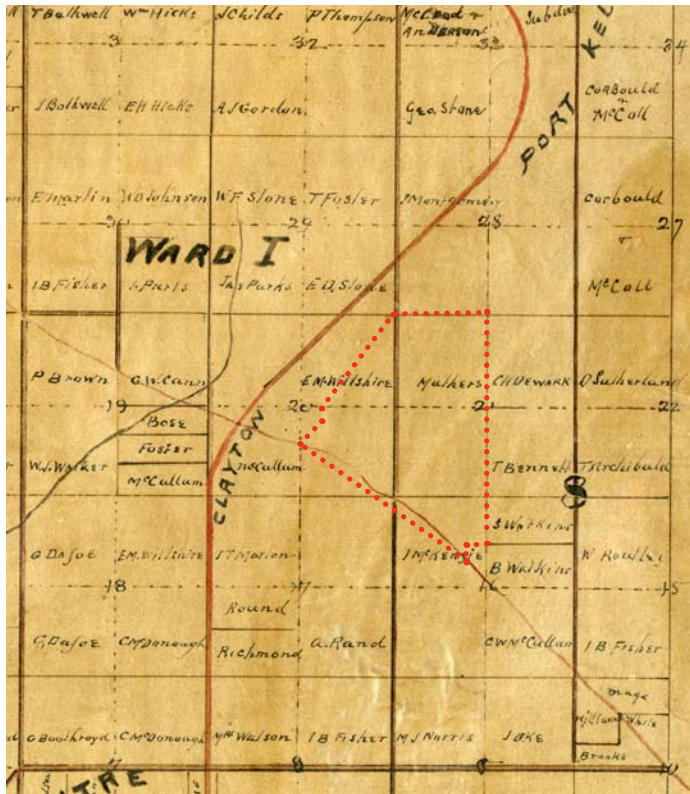
1919 - Many people are now listed as being in the poultry-raising occupation, some are bee-keeping, while the majority are listed as farmers. Clayton also boasts a general store and the Clayton Lumber Mill. 1919 is the last year Clayton is listed independently from Cloverdale; in 1920 the two areas are amalgamated in the directories.

Despite the many hopes for development of the area, over time the Clayton area has remained a primarily agricultural area. Upon the completion of the Trans-Canada Highway in the 1960s, industrial development started to occur north of the highway, facilitated by the new road access.

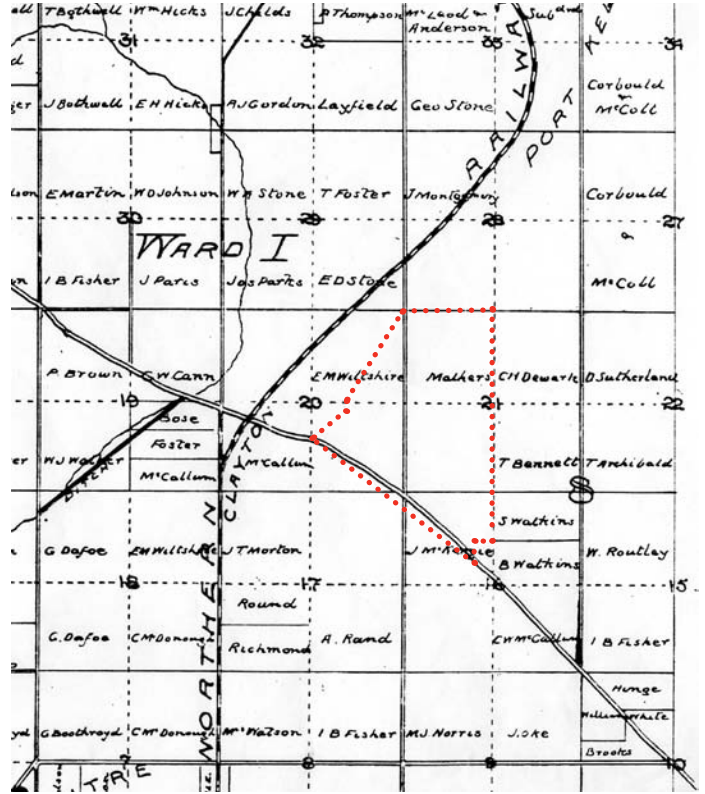
In 1980, a Metro Vancouver (then Greater Vancouver Regional District) plan to rezone the Clayton neighbourhood into industrial land was met with much opposition and eventually the plan was dropped. Similar plans from the City of Surrey were rejected the year before. Current Neighbourhood Concept Planning began after residents of West Clayton first petitioned for, and then expressed support for the process.

1.4 CARTOGRAPHIC HISTORY OF WEST CLAYTON

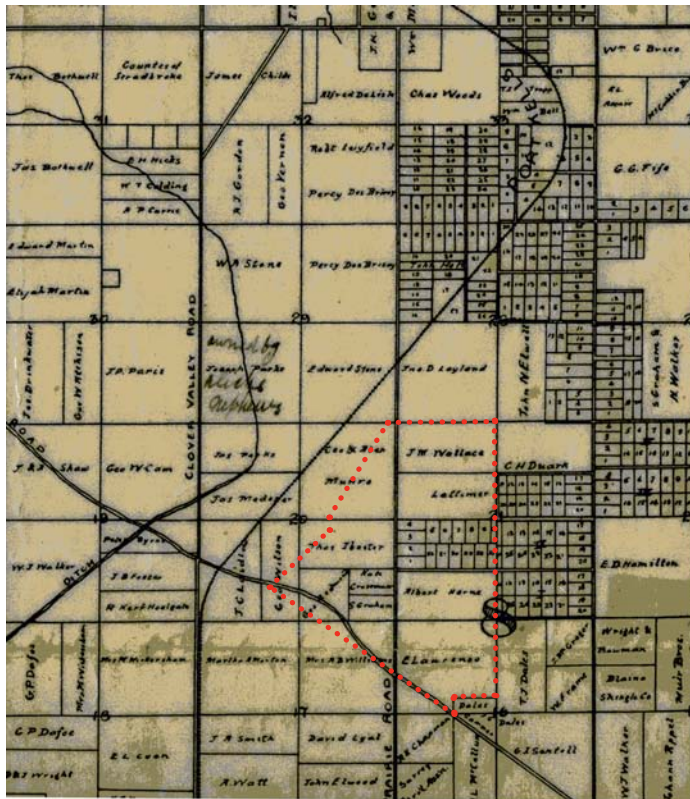
Several maps were provided by the City of Surrey and the City of Surrey Archives (CSA), dating from 1892 through 2010. These maps help to provide a visual history of the Clayton area and its evolution over the past 120 years.



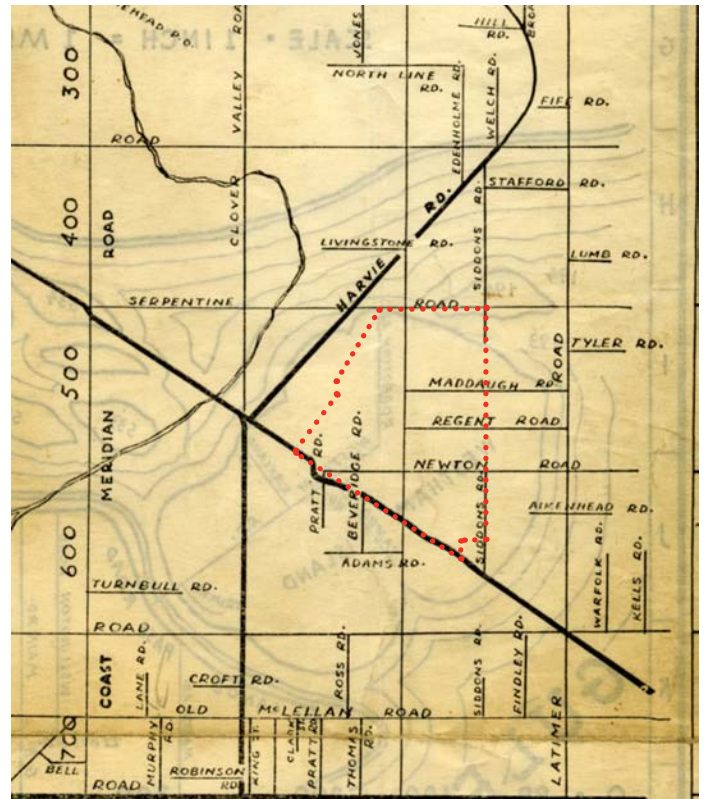
1892 Pre-Emption Map, Clayton Area, CSA



1897 Pre-Emption Map, Clayton Area, CSA



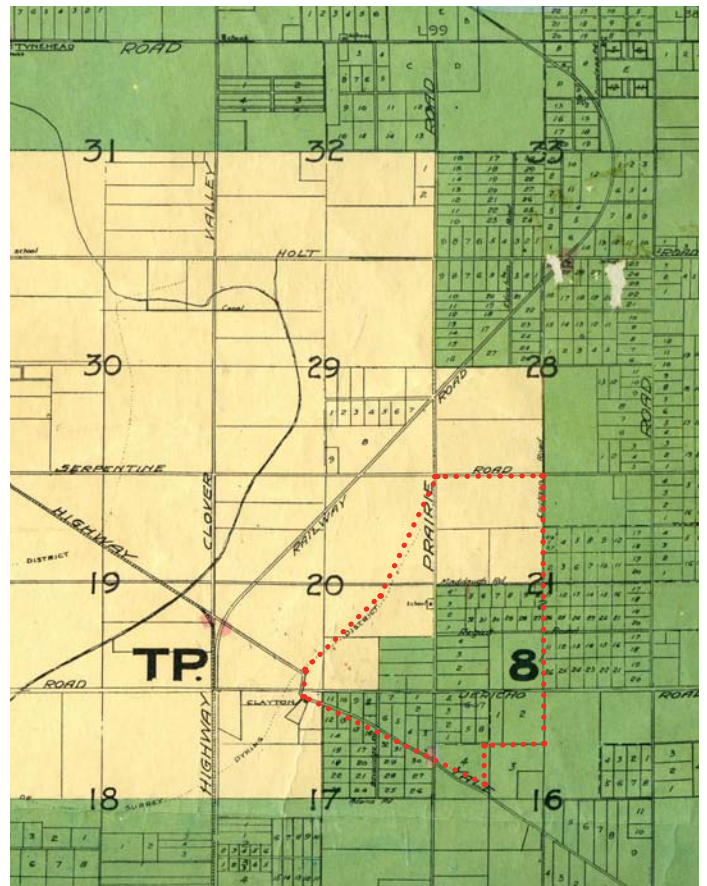
1910 Pre-Emption Map, Clayton Area, CSA



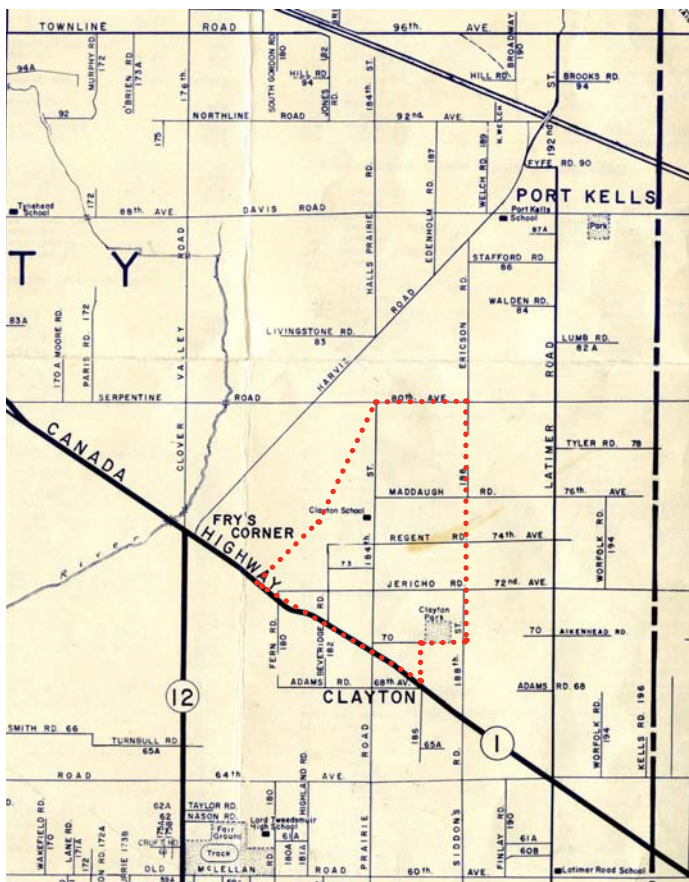
1938 Surrey Road Map, CSA



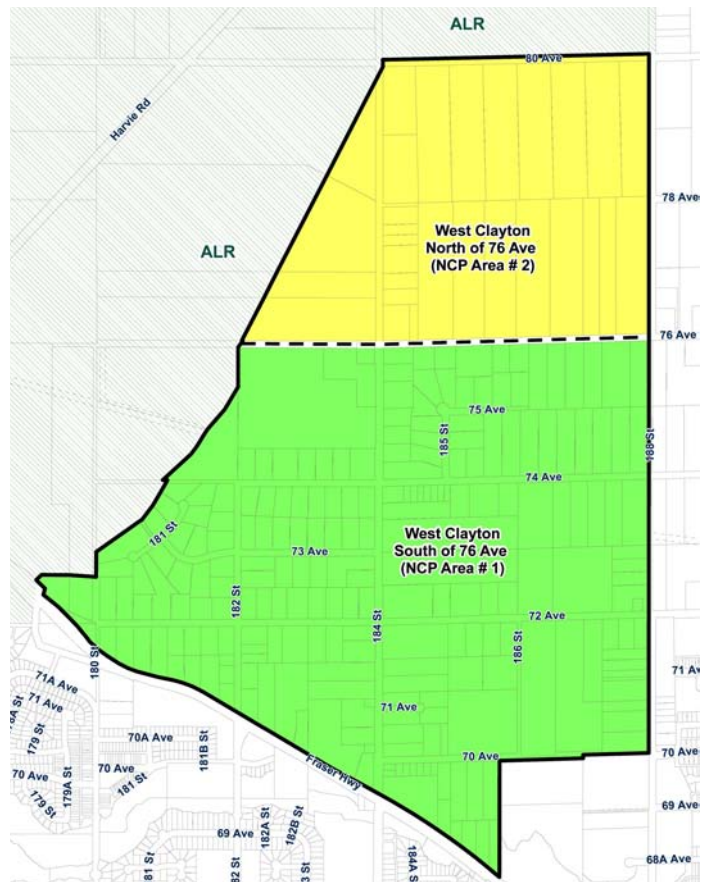
1949 Aerial Map, CSA



1955 Zoning Map, CSA



1957 Surrey Road Map, CSA



2010 West Clayton Boundary Map, City of Surrey

2.0 HERITAGE RESOURCES

2.1 HERITAGE BUILDINGS

There are a number of historic buildings that have been determined to have recognizable heritage significance through the Heritage Register evaluation process. These are the sites that are considered to have the greatest heritage value, and should be the primary focus for heritage conservation efforts.

Sites currently on the Heritage Register:

- Clayton United Church, 7027-184 Street
- Clayton Elementary School, 7541-184 Street
- George Lawrence House, 18431 Fraser Highway

Clayton United Church, 7027-184 Street

The Church opened on December 6, 1936 and operated until 1967. Soon thereafter, the Surrey Little Theatre Group purchased it and continues to operate the theatre in the church building today. A number of alterations have been made to the building, but the church remains important to the community memory of the West Clayton neighbourhood. It has been listed on Surrey's Heritage Register since 1998.



Clayton Elementary School, 7541-184 Street

Statement of Significance:

Description of the Historic Place

Clayton Elementary School is a two-storey, side-gabled Arts and Crafts-inspired schoolhouse with banked windows and a central entryway. The 1921 school is located in front of a newer school building on a prominent site on the west side of 184 Street near 76 Avenue in Surrey.

Heritage Value

The heritage value of Clayton Elementary School lies in its physical location on a property that has been continuously used as a school site since 1891. Numerous schools were opened early in Surrey's history, reflecting the importance of education in the district. The first school in the Clayton area was a one-room log cabin built by a homesteader in the 1870s across the road from the current school. In 1891, the Department of Land and Works designed a standard one-room school across the street from the log cabin. A new two-room schoolhouse was erected at the same site in 1921. Although the 1891 building was later demolished, the 1921 structure remains in use as a school today, and is connected to a larger, more modern school building located directly behind it.

Clayton Elementary School is also valued as an illustration of the standardized Arts and Crafts style of school design that typified schools in Surrey and across British Columbia during this time, as seen in its prominent regular rectangular massing, side-gabled roof with exposed rafters, central stairway and ubiquitous banked wood windows that let ample light into the classroom.

The site of the Clayton Elementary School has been used continually for educational purposes since 1891. The school has been listed on Surrey's Heritage Register since 2000.



Clayton School, ca. 1921, Canadian Register of Historic Places



Clayton School, City of Surrey Website

George Lawrence House, 18431 Fraser Highway

George Lawrence (1855-1940) arrived in Canada by way of his native Scotland in 1886 and settled in Surrey in 1888. The house was built for George Lawrence's family in the neighbourhood of Clayton, located east of New Westminster and the Great Northern Railway tracks at the junction of Old Yale and Clover Valley roads. Though much of the land in Surrey was farmland, people like the Lawrences had few options when it came to selling their goods at local markets. At the time of the Lawrences' arrival in Surrey there was no train or street car to connect people to markets or to other communities and, until 1891, people were forced to make the overnight journey by horse and cart along rough, dirt roads in order to make it to the New Westminster market by morning. George Lawrence was elected Councillor of Hall's Prairie in January of 1905, a position that he held until 1906. Following two years as Councillor, Lawrence decided to construct his homestead in the Clayton area. The Lawrence family, which consisted of George, his wife, and their three daughters and two sons, logged and cleared the land and by the time the house had been completed in 1908, the Great Northern Railway (GNR) was well established in the area. It has been listed on Surrey's Heritage Register since 1998. The house is on the site of a townhouse development that is currently in progress.



2.2 POTENTIAL HERITAGE OPPORTUNITIES

A survey of the West Clayton neighbourhood resulted in the identification of a number of potential heritage opportunities. These properties are scattered throughout the study area and represent the rural heritage of Clayton. The following properties may possess heritage value, but have not yet been fully researched or evaluated.

George Whitehead Farm, 18717-74 Avenue

This house was part of the farm owned by George and Joan Whitehead, who moved to the property in 1945, after George was discharged from the Royal Canadian Air Force. The Whiteheads remained at the property until their move to Langley in 1967. The house has been significantly altered from its original state and may date from the 1920s.



Whitehead Farmhouse, CSA



House, 18377-74 Avenue (second house on property, facing 184 Street)

This house on the west side of 184 Street, just north of the intersection with 74 Avenue, retains many of its original features, including wooden siding and wooden sash windows.



House and Barns, 7481-184 Street

This house is located on the west side of 184 Street, just south of Clayton Elementary School. It appears to retain many of its original features, including wood siding, wood brackets and wooden sash windows. It is located on a 24-acre site that includes two large barns to the northwest of the house.



House, 7263-184 Street

This house is located on 184 Street, just south of the intersection with 73 Avenue. While it has been significantly altered, the original part of the house appears to be a significantly older structure.



House, 18535-72 Avenue

This house is located on 72 Avenue and, although significantly altered, may hold heritage value as one of the older homes that are still standing in West Clayton.



House, 18772-74 Avenue

This house is located on 74 Avenue. It has been significantly altered, but its modest size suggests it was built as an early house, and then expanded as funds became available.

House, 18451-76 Avenue

This house on 76 Avenue appears to have been altered significantly from its original state, however, the roofline suggests that it may have been built in the 1920s or 1930s.



House, 18477-76 Avenue

This house is located on 76 Avenue and retains some of its original features, including wooden sash windows.



Silos, 7831-184 Street

Reflective of the agricultural past and present of the West Clayton area, these silos are located on a nearly 50-acre site on the corner of 184 Street and 80 Avenue.

2.3 ADDITIONAL HERITAGE OPPORTUNITIES

There are a number of natural features located through the area that have been identified as part of the area inventory. Part of the conservation of the character of the area may involve the sensitive integration of new development within the existing landscape context, however it must be recognized that the rural nature of the area will change over time.

Consideration should be given to the preservation of a number of specific cultural landscape features with heritage value. Three sites in particular have been identified by both the City and the community as having significant heritage value. Although no specific sites have been listed as environmentally sensitive areas, there is one ravine area that requires further documentation and consideration; it has been identified at the centre of the western border of the study area.

Additional Heritage Opportunities in or Adjacent to the Study Area:

- Original portion of Old Yale Road
- The West Clayton Ridge, “Clayton Hill,” including views
- The West Clayton Ravine
- Large Tree

Original Portion of Old Yale Road (between 180 and 178 Streets, south of the Fraser Highway)



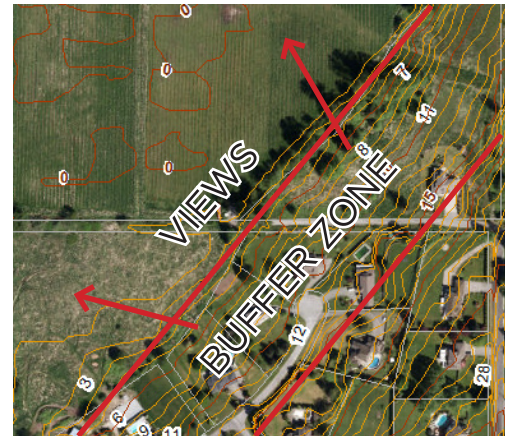
The construction of a trail south of the Fraser River from New Westminster to Yale (the terminus of steamboat travel on the Fraser River) began in 1861. This trail was upgraded into a “wagon road” in 1875. In 1923, Pacific Highway became the name used for the route from Vancouver to Fry’s Corner and then south through Cloverdale to the US Border. Eventually, Pacific Highway became the name associated with 176 Street, and “Fraser Highway” was used beginning in 1964.

Only a portion of this segment of Old Yale Road adjoins the West Clayton neighbourhood since most of the roadway exists south of the Fraser Highway. It is nonetheless considered an important part of the history of West Clayton as it was an important early transportation route and the original location of the Clayton General Store, which burned down in the 1920s.

Old Yale Road, Listed on the Surrey Heritage Register

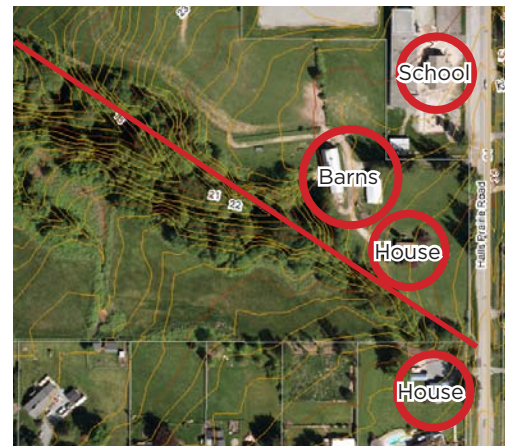
The West Clayton Ridge, “Clayton Hill,” including views

As noted in Section 1.3, the Clayton area covered several topographic areas, including Clover Valley, the Serpentine Flats, and the hilltop. Because of this, Clayton was an ideal area for settlement and for agriculture. The vistas and views to and from West Clayton have been identified by the community as some of its most significant heritage features. The ridge could form a significant portion of a community trail system. There is also an opportunity to create a buffer zone (100 metres may be appropriate) between the ridge and developments that will occur directly to the east. This will reserve the ridge area for a trail and will also preserve views to the Agricultural Land Reserve. In this case, density should decrease as developments travel west from 184 Street toward the buffer zone and ridge.



The West Clayton Ravine

This ravine exists in the centre of the western edge of the West Clayton border. It is a unique landscape in West Clayton and the community has expressed interest in seeing it preserved and incorporated into the future design plans of the West Clayton neighbourhood. As a naturally treed area, the ravine could become a welcome nature reserve with community walking trails, with connections to the Ridge and 184 Street (Halls Prairie Road). Buildings along the ravine, including the house and barns at 7481-184 Street and the house at 18377-74 Street (facing 184 Street) could be preserved and incorporated into plans for a nature reserve. Conservation plans for the Clayton School could align with plans for a reserve. Other heritage opportunities, notably the silos at 7831-184 Street, could also be moved to this cluster of resources.



Large Tree, corner of 80 Avenue and 184 Street

This large tree is not located within the boundary of West Clayton, but sits just outside the northwest corner of the area. Nonetheless, the community has expressed an interest to preserve the tree.



2.4 CITY-OWNED SITES

There are two sites in the West Clayton Study Area that are owned by the City of Surrey. These sites, which include Clayton Park, opened in 1952, and the lot directly to its east, home to a former school building, present further opportunities for heritage retention. The sites could receive relocated heritage assets that are unable to be incorporated into new development parcels.

2.5 PRIORITY HERITAGE SITES

Based on the review of heritage resources in West Clayton, there are a number of heritage sites that should be considered a priority, including:

- Clayton United Church; Clayton Elementary School; George Lawrence House (Heritage Register);
- House, 18377-74 Avenue; House and Barns, 7481-184 Street; Silos, 7831-184 Street (to be clustered in the West Clayton Ravine site)

The remainder of heritage resources in West Clayton should be preserved and restored when possible, but conservation efforts should focus on the sites listed above.

3.0 HERITAGE OPTIONS

The redevelopment of the West Clayton area will constitute a major change to the built heritage and historic low density of the area. The redevelopment context includes multi-family residential, which represents a major shift from the rural context of West Clayton. In order to maintain a sense of context within the restoration and revitalization of the historic structures, a program of conservation, documentation and interpretation should be considered in conjunction with any buildings or natural heritage features being preserved.

The Local Government Act provides Council with tools to manage heritage resources. The tools can be tailored to the extent or to the degree of attention required. The tools to manage the heritage resources at different levels include:

- Identification and Education (plaques, signs, storyboards, etc.)
- Recognition (Surrey Heritage Register)
- Voluntary Protection (Conservation Plan, Heritage Revitalization Agreement or Heritage Conservation Covenant)
- Heritage Designation By-law

Buildings to be retained do not necessarily need to be used in their original manner and may be candidates for adaptive re-use.

3.1 HERITAGE INCENTIVES

Conservation of heritage buildings or sites need not be exclusively a function of the City of Surrey. Conservation can be encouraged in the redevelopment of the area by offering incentives to developers who acquire the recognized heritage assets of the area. In order to preserve heritage, incentives can be offered in exchange for conservation. The level of incentive offered should be commensurate with the level of heritage conservation that is negotiated.

Existing heritage incentives include funding (direct grants and property tax relief) currently provided to designated sites, through the City's Building Preservation Program. In addition, the City has previously negotiated Heritage Revitalization Agreements to conserve other sites in the City, a technique that could be useful in this area. Zoning relaxations and building code equivalencies could also be applied to the heritage sites in West Clayton.

Additional incentives that may be appropriate for West Clayton include density bonuses and the ability to transfer density to another site, in exchange for the preservation and restoration of identified heritage assets. In order to preserve the low-density context of many of the heritage resources in the neighbourhood, this technique may be an appropriate incentive, however, every site negotiation will be different and solutions will need to satisfy both the City and the developer.

New incentives could also include amenity contributions from developers or dedicated trust funds from a heritage foundation or a civic trust, related to specific sites, that would be reserved for heritage conservation and interpretation purposes. It would be essential that these funds be dedicated specifically to heritage efforts. Provincial and Federal financial incentives may also apply to heritage sites in West Clayton. These include British Columbia's Heritage Legacy Fund and the Residential Rehabilitation Assistance Program (RRAP) offered by the CMHC.

3.2 REGULATIONS

The City can enact numerous regulations that would protect identified heritage resources, however regulation itself would not achieve conservation, given the conflict between conservation and the higher densities and redevelopment proposed for the area. Therefore regulations should be carefully chosen that will assist conservation within an appropriate context, e.g. a modest heritage conservation area that recognizes a cluster of resources of high heritage value. Regulations should always be coupled with incentives for maximum effectiveness.

3.3 RELOCATION

For some or all of the identified buildings, retention at their existing location is problematic. Proposed road widening, higher proposed densities, and rationalization of site development puts the buildings firmly at risk. Relocation is an option instead of demolition, especially given the modest size of the resources. If relocation is being considered, then it should represent a meaningful recreation of context as well as a salvage of the building itself. To be meaningful from a conservation and interpretation standpoint, relocation should therefore be considered within the greater issue of site context.

It will also be necessary to consider the context of the receiving site. Buildings may be relocated to an area of older buildings (a precinct) or they may be relocated to other appropriate sites. There may be opportunities to enhance an existing cluster of buildings by relocating one or more additional structures within the vicinity. Clustering, or bunching, historic buildings together on one site to form an historic area has become a well-used technique worldwide. Milena Ivonovic writes:

The finest examples of cultural attraction bunching are found in various metropolitan historical districts across the world. A single building from any historical epoch usually does not receive much recognition and does not attract much tourism flow while standing on its own ... if we cluster together a few such historical buildings from the same historical era, we form one more interesting cultural attraction with significant drawing power ... In simple terms: one old building will always be one old building, but ten old buildings can form an historical district (Cultural Tourism, page 151).

Though clustering in West Clayton will depend on available land and the historic resources involved, it is possible to retain the physical representations of Clayton's agricultural history through the preservation of some of the rural farm houses and buildings. Examples of clustering, and other adaptive re-use methods, follow.

3.4 BEST PRACTICES OF RETENTION, RELOCATION AND ADAPTIVE RE-USE

Due to the impending development in the West Clayton area it may not be feasible to retain all identified heritage structures in situ. Worldwide, the urbanization of formerly rural areas has prompted the study of what to do with small rural heritage structures when they are not longer appropriate for housing purposes, or when they lose their historic agricultural context. Throughout the Lower Mainland and the province of British Columbia, there have been several examples of the adaptive re-use of such buildings. Globally, there have been studies conducted on the best new use for such buildings. The following is a selection of the most relevant examples.

Case Study 1: Jardine's Lookout, Hamilton Street (Vancouver)



Jardine's Lookout is located on the 800-block of Hamilton Street in downtown Vancouver. At one time, houses of this style and age (dating from 1893-1895) existed across the city, however, with increasing land value and development pressure, many of the city's historic houses were being demolished to make way for condominium towers. In the 1990s, the remaining houses on the 800-block of Hamilton Street were evaluated as having significant historical and architectural value. As a result, the houses were clustered closely together, moved further back from the street and fully restored. They exist now as representations of Vancouver's residential past and are used as businesses surrounded by residential towers.

Case Study 2: BC Mills House – Lynn Headwaters Regional Park (North Vancouver)



The BC Mills House in Lynn Headwaters Regional Park was built in 1908 by Captain Henry Pybus, who was the commander of the CPR Empress of China and the Empress of Japan. The house was originally located at 147 East 1st Street in North Vancouver and was part of Pybus' land speculation. The BC Mills House was a catalogue plan, listed for \$500 and developed by plant manager Edwin C. Mahoney, who found he could use the discarded board ends from the BC Mills plants in Vancouver and New Westminster for the construction of prefabricated houses. After Mahoney patented the technology, all of the BC Mills prefabricated building models could be purchased in the BC Mills catalogue; the choices included varieties within the categories of residential, commercial and institutional. In the early 1900s, during the construction and immigration boom that was taking place, the prefabricated 'kit' houses became extremely popular due to the ease and speed of construction. The company provided everything necessary to assemble the buildings on site, and BC Mills prefabricated buildings appeared throughout the Lower Mainland, Fraser Valley, the Prairies, and as far east as Ontario.

The BC Mills House spent more than 80 years in use as a residence, but was designated to be demolished before a former North Vancouver councillor and GVRD park committee member lobbied to save it. Too small to be desirable as a residence, the house was dismantled, rehabilitated, and reassembled in its current location in Lynn Headwaters Regional Park through the use of various grants and the collaboration and efforts of different groups and individuals. Currently, the house acts as a small museum displaying tools and other artifacts used in pioneer logging and mining operations around Lynn Creek; the house can also be rented for meetings and gatherings up to 30 people in size.

Case Study 3: Cammidge House – Boundary Bay Regional Park (Delta)



Edwin Cammidge, member of a well-established Delta family, built the Cammidge House in 1914 at its original location of 3rd Avenue and Boundary Bay Road in Delta. He purchased the land from Henry Pering Crease in 1885 and established a farm. The Cammidge family lived in the house until the 1920s. Members of the Gunn family then owned the property from 1927 until 1961, when it was purchased by S. Spetifore Farms and later by Century Holdings Ltd. During the Second World War, men stationed at the Boundary Bay Airport Training School occupied the house.

Cammidge House was moved into Boundary Bay Regional Park in 1998 and underwent a lengthy restoration. It is now owned by Metro Vancouver and provides a setting for private functions and has been the location of many weddings. Though large enough in size to potentially be sold as a residential property, the exterior and interior of the house were preserved through the relocation, adaptive re-use and conservation of the historic house.

Case Study 4: Inverholme Schoolhouse – Deas Island Regional Park (Delta)

Built in 1909 Inverholme Schoolhouse is a one-room schoolhouse that is now used for community meetings and private functions. The schoolhouse was originally located on 72 Street about a mile south of Ladner Trunk Road. It remained in operation there only until 1926, by which time it had been outgrown. When Alex D. Paterson sold a large portion of his land to the federal government for the development of the Boundary Bay Airport, the old schoolhouse was moved north, adjacent to the Paterson farm, 'Inverholme', from which its current name is derived. In 1982, it was moved to Deas Island Regional Park and restored to its original character.



Case Study 5: Minnehada Lodge – Minnehada Regional Park (Coquitlam)

Construction began on the Minnehada Lodge in 1934. Originally, architect Ross Lort was the intended designer, but after problems with owner Eric Hamber, architect Bernard Palmer was hired. Upon its completion, Minnehada became a place of entertainment and relaxation. The Farm was acquired by the GVRD from the Crown in 1995 as an addition to the Minnehada Regional Park. Though large in scale and more grand than some of the more vernacular West Clayton buildings, Minnehada Lodge was transformed into an estate for weddings and special events in order to preserve the original building. Had the house not been used in this way it risked being demolished or severely altered.



Global Case Study

Ribera del Duero Soriana (Central Spain)

Ribera del Duero Soriana has historically been an agricultural region in Central Spain, however, due to the urbanization of the countryside, the vernacular agricultural architecture of the area was under threat of demolition:

Changes in the activities and ways of life of rural society have given rise to the loss of traditions and the dereliction of many vernacular buildings, which are no longer useful for their original function. The reutilization of these obsolete constructions for either new economic or residential purposes means new activities and people in the rural habitats, the preservation of local identity symbols and an energy saving compared with new construction.

Though not identical to the situation in West Clayton, agricultural areas in Spain are struggling to maintain vernacular buildings which are visual reminders of the history of the community. Through adaptive reuse, the development of rural areas is unhindered while the agricultural history of the area is preserved.

3.5 HISTORICAL INTERPRETATION

Commemorative actions may be employed to help remember the greater historic context of Clayton. Signage and passive interpretation will increase the understanding of the area's history and contribute to the greater public awareness of Surrey's communities. Interpretation can be used for both existing and demolished structures as well as for landscapes, plantings, outbuildings and other significant features of the area.

Options for interpretation include:

- Use the Parks, Recreation and Culture's current program for commemoration as the basis for general area interpretation, including parks, trails and open space as locations for interpretive panels
- Integrate site-specific interpretation with conserved heritage sites
- Explore the use of public art for opportunities to integrate heritage information
- Interpret the original neighbourhood boundaries in the NCP
- Explore ways to integrate heritage references in the design of new buildings and public places

The following are suggestions for themes and sub-themes of interpretation:

<p>Agricultural/Industrial History</p> <ul style="list-style-type: none"> • Ranching • Farming and fruit-growing • Dairy farming • Bee-Keeping • Poultry Raising • Logging/Milling 	<p>Transportation History</p> <ul style="list-style-type: none"> • Trails • Roads • Railroads • Highway 	<p>Historic Names</p> <ul style="list-style-type: none"> • Family names • Road names 	<p>Multicultural Settlement</p> <ul style="list-style-type: none"> • Aboriginal • English, Scottish, Irish, German
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3.6 NATURAL HERITAGE FEATURES

As relocation is not an option for trees/landscapes, retention on site should be pursued. This could involve a number of negotiation mechanisms:

- Heritage Revitalization Agreements, for those sites identified specifically as heritage
- Covenants on Land Title
- Zoning flexibility, including density re-allocation
- Public acquisition

When possible, identified features could be acquired as park land, or else integrated into individual new developments as part of open space/green space requirements.

3.7 POTENTIAL SOURCES OF FUNDING

There are a number of funding options that may assist in conservation planning, restoration and interpretation. These include, but are not limited to:

- Developer Contributions - contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off-site.

4.0 IMPLEMENTATION METHODS

4.1 GENERAL PLANNING ACTIONS

1. Continue to monitor identified sites (flag on municipal database).
2. Negotiate with owners of identified sites.
3. Identify appropriate regulatory tools and conservation incentives.
4. Identify standard levels for:
 - a. archival documentation;
 - b. commemoration.
5. Assess, on a regular basis, how many resources have been conserved or demolished.
6. Interpret the history of the area within the context of ongoing redevelopment.

4.2 RECOMMENDATIONS

1. Clayton Elementary School, Clayton United Church, George Lawrence House (Register Sites)

These three sites deserve special consideration as they have been previously identified as having significant heritage value. The sites should be incorporated into the new development plan for the community, as they will help to tell the story of West Clayton and will add educational, cultural, and heritage value to the neighbourhood. As it is premature to make final decisions regarding the sites, the situation of all three should be monitored. Community consultation may assist in finding the appropriate way of incorporating the three buildings into the redeveloped neighbourhood.

2. Other Buildings of Heritage Value

For the nine sites identified as 'heritage opportunities,' preservation should be achieved when possible. The options include:

- Retain the buildings on their existing site, within the context of new development. Negotiate retention and an appropriate site context using heritage incentives.
- Relocate to other, yet unidentified sites, for use as out-buildings, service/washroom facilities, community spaces or private residences.

3. Natural Heritage Features

- Retain the West Clayton Ravine site as a natural walkable feature within the new development.
- Negotiate for retention of other identified natural features, either through park acquisition, or else integrate them into individual new developments as part of open space/green space requirements.
- Retain view corridors and topography to reflect the historic 'feel' of the neighbourhood.

4. Heritage Interpretation and Documentation

The history of the area can be celebrated in a number of ways, which may include:

- Interpretation of First Nations history, based on ongoing consultation and further archaeology and research
- Re-introduction of historic street names
- Use of pioneer family names whenever possible
- Interpretation of historic activities
- Documentation, especially if sites are threatened with demolition

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APPENDIX A: SURREY LEADER, OCTOBER 10, 1979

Centennial Highlights

Early pioneer days in Clayton district

The history of the pioneer days in Clayton was written by Barb Jenne, in April, 1979. It was an original research report completed for Mr. J. Brown's Social Studies 11 class at Lord Tweedsmuir Senior Secondary School, Cloverdale.

In the early days of Surrey's history the community of Clayton was located on the east side of New Westminster and Southern (the Great Northern) Railway at the junction of Old Yale and Clover Valley roads, it was the area on the east hillside.

John George, an early pioneer in the area, was appointed post master and operated a store and post office nearby. He named the area Clayton after his home town Clayton, Ohio.

Clayton was a small village at one time with a post office, store, gas pump, church and community hall. The post office was operated by Jack McCallum at his home. It was located on Fraser Highway where the Hillcrest Drive-in is today.

The post office closed down in 1915 when Cloverdale rural route #3 was started. Mr. Beveridge and Geo. Blanchurst had gone around to all concerned with a petition for mail service. Johnny Armstrong was the first mail carrier on R.R.3, and used a horse and buggy to serve his round.

The original Clayton General Store was built on Yale Road, just around the bend where Fraser Highway comes into Clayton. The big hill was known as "Clayton Hill". The little gravel road is still there today. This store burned down some time in 1923 or '24.

After this another store was built, west of the present one, and run by a family by the name of Dempster. It closed its doors after a short operation and in 1925 Mr. Calkins built the Clayton Store where the gas station sits today, on the corner of Hall's Prairie Road (184th) and Fraser Highway.

A gas pump was put in around 1926 and the store was moved over to its present site near the gas station some time during the 1950's.

Clayton pioneers were very fortunate to have a hard-working Methodist minister conducting church services for them. His name was Reverend T.H. Wright and he walked from Cloverdale to Clayton where he held services in the old Clayton schoolhouse. From there he walked on to Tynehead where he conducted another service before making the trip back to Cloverdale.

This was some time before 1920, and it was not until the 1930's that Clayton United Church was built. It was located just north of Fraser Highway on 184th Street and was in operation until about fifteen years ago.

After World War I Victory Hall was built in Clayton. It was located near the old church. Alfred Simmons donated the land, and volunteer labor and donations took care of the building. Dances, whist drives, concerts and bean suppers were a few of the events Clayton residents held at the hall.

The present community hall is located in the park on 70th Avenue, southeast of where Victory hall used to be.

As far as transportation went, the Great Northern Railway did not provide reliable service to Vancouver for the residents of Clayton. The station was at the intersection of what is now Fraser Highway and Harvie Road. The railway was abandoned in 1917.

Back in the 1920's there used to be a lumber yard at the junction and a sign posted there that read Clayton.

Early Settlers of Clayton

The northeast corner of Bose Road (64th Avenue) and Hall's Prairie Road (184th Street) was a 40-acre Crown grant for Surrey and Langley to have a joint fair. It came to nothing as Surrey and Langley never managed to agree on anything.

The property was sold and H.G. Lawrence of Hall's Prairie bought 20 acres, selling 10 acres to W.H. Scott in 1910. The Scott house was built in the early spring of 1911, and still stands on 184th Street before you approach 64th Avenue.

At that time Clayton was a scattered community, mostly of small farms. Beveridge, Lawrence, Munro, McGregor, Terpstra and Brooks were names of some of the early residents.

Farm produce was taken to New Westminster Market on Front Street. It was a long day's outing by horse and wagon, beginning at daybreak.

More people began moving into the area "to get cheaper living in the country," and chicken farming soon became the popular livelihood in Clayton. A hatchery began operation on Latimer Road and some residents prospered. Some stayed while many did not, as a small farm often did not bring in enough money to support a family.

Clayton began as a distinct community and remains so today. It is especially recognizable to the people who live in the community.