

ANNIEDALE AREA "A" HERITAGE STUDY



CITY OF
SURREY

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DONALD LUXTON & ASSOCIATES



ANNIEDALE AREA "A" HERITAGE STUDY

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1. HISTORICAL CONTEXT

1.1 INTRODUCTION

On June 13, 2005, Surrey City Council approved a General Land Use Plan for the South Port Kells area, providing the basis for the preparation of Neighbourhood Concept Plans (NCPs) for the neighbourhoods of the South Port Kells communities. The process for the preparation of the NCP for the neighbourhood of Anniedale Area "A" (see Figure 1) has now commenced. This area covers approximately 93.5 hectares of land.

This heritage study provides an analysis of existing heritage features within the Anniedale area, and provides options for conservation, commemoration and integration of heritage character within the context of new development and proposed changes to transportation routes within the area. In addition to built heritage, Anniedale also retains heritage plantings and landscapes that contribute to our understanding of its historic context. Many sites have mature trees and plantings, which contribute to the significance of siting and landscaping. Heritage sites currently identified in Anniedale Area "A" are shown in Figure 1.

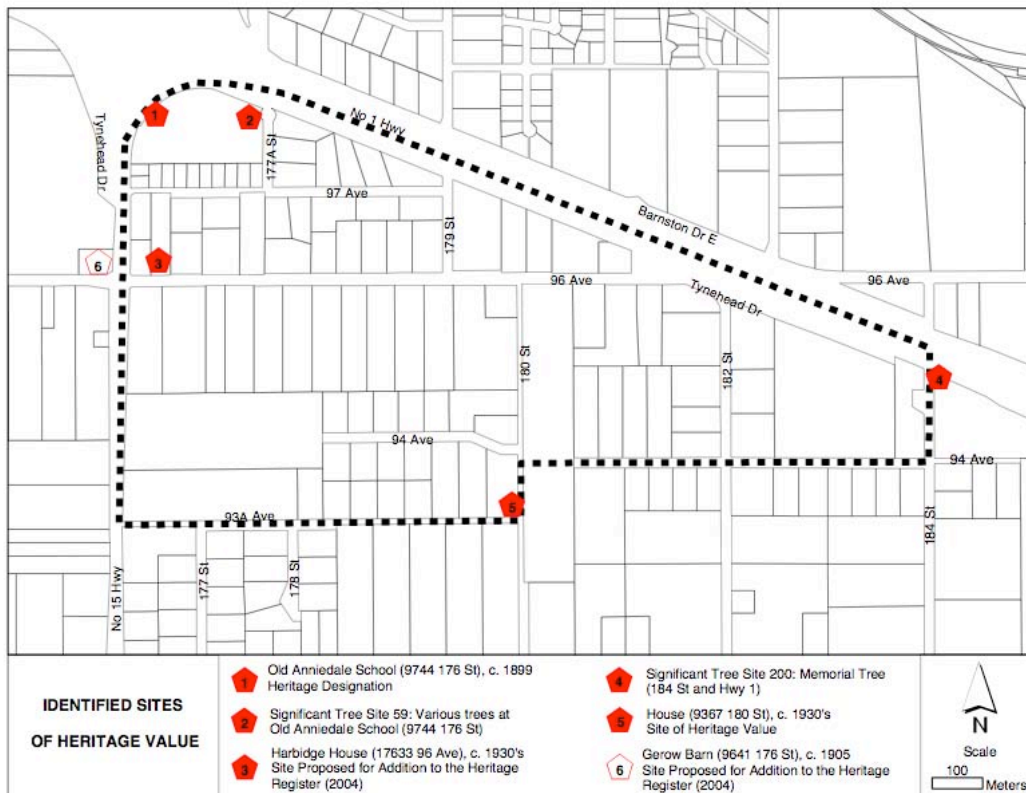


Figure 1: Identified Sites of Heritage Value

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1.2 THE SURROUNDING AREA

The Port Kells area, occupied in pre-Contact time by the Katzie and Semiahmoo First Nations, contains three distinct sub-communities from the post-Contact area: Port Kells, Anniedale and Tynehead. The Tynehead (known as "Tinehead" until 1899) and Anniedale areas were among the first in Surrey to be settled by European settlers. Surveyed in 1859, the Coast Meridian (now 168 Street) was defined by the meridian of longitude closest to the Pacific coast at the 49th parallel. By 1860, the first pre-emption of Crown land was made by John Hasselwood, on District Lot 121 opposite Barnston Island. Robert Halloway pre-empted District Lot 99 the same year. In the early 1860s, the three Bothwell brothers – Thomas, James and William – pre-empted land along the Coast Meridian Road (168 Street) near the headwaters of the Serpentine River. Mary Ann Bothwell was the first European woman to arrive in the area in 1887. Access was originally provided by water transportation, and the only road connecting to Tynehead was the Kennedy Trail, built in 1859 by pioneer James Kennedy. 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. Settlement occurred as logging and fishing developed in the area, but as the logs were depleted, agriculture became increasingly important, and ultimately became the predominant use. In 1883, a mail route was established between New Westminster and Langley. The Tynehead mail was left in a box on a tree at the corner of the Yale Wagon Road (now the Fraser Highway) and Coast Meridian (168 Street). In 1893, a separate Post Office was established in Tynehead at the home of D.M. Robertson.

In 1885, two Irish pioneers who shared the name of Henry Kells planned the town site of Port Kells. Their intention was to establish a fresh-water port on the Fraser River, and they chose a one square mile tract of waterfront straddling the Surrey and Langley municipal border as their site. This land was subdivided in 1889 into town lots. A wharf was established at the north foot of what is now 192 Street, and a store and post office soon followed. People and provisions arrived by river boat. By 1891, the New Westminster Southern Railway (NWSR) was established, and the Kells donated sixteen acres near 190 Street and Harvie Road to ensure that a station would be built here. Major development failed to occur, and the area remained as a modest service centre for the local community. A school was built in Anniedale in 1891.

In 1911, Sir Donald Mann and Sir William MacKenzie, co-builders of the Canadian National Railway, decided to establish Port Mann as their western terminus and a rival to Vancouver. It was anticipated that this would benefit Port Kells, and precipitated a building boom in the area. Walter J. Walker, a real estate developer and former Surrey Reeve, donated money for construction of three Anglican churches in North Surrey in 1910, including a new St. Oswald's in Port Kells. Despite the development of extensive rail yards and warehouses at Port Mann, the CNR's plans for a major urban centre failed to materialize, and the boom in Port Kells also fizzled. After the Great Northern Railway completed its Mud Bay route in 1909, service declined on the NWSR line, and by 1917 passenger service was discontinued. In 1929 the tracks were removed, and as the automobile was replacing the railway as the predominant means of transportation, the municipality purchased the rail right-of-way, and paved it for use as a road between Port Kells and Cloverdale. Named after Robert Harvie, pioneer logging locomotive operator and first engineer on the NWSR, it was one of the few paved roads in Surrey. Despite the many hopes for development of the area, over time the town lots in Port Kells reverted to agricultural use. Upon the completion of the Trans-Canada Highway in the 1960s, industrial development started to occur to the north between the highway and the river. Rapid change is now anticipated as new transportation access is being planned throughout the area.

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1.3 HISTORY OF THE ANNIEDALE SETTLEMENT

The first time that Anniedale is mentioned in provincial directories is 1891; these directories list communities and the residents of each area. For the first two years it was listed as "Annieville" but the name was likely changed to avoid confusion with the Annieville settlement in North Delta. Anniedale is only mentioned separately in directories for two years, and only in conjunction with Port Kells. After 1893, the residents are listed either under Port Kells or Tynehead (spelled "Tinehead" until 1899), and later as part of Surrey or Cloverdale.

"Port Kells (including Barnston Island and Annieville)

The town site is situated on a slightly elevated plateau gently sloping towards the Fraser River and Serpentine Flats. It is partly in the municipality of Surrey and partly in Langley. There is daily communication with New Westminster and other points on the Fraser, and it will have a station on the New Westminster Southern Railway, which is now about completed.

An immense deposit of iron ore has been discovered. This ore has been analyzed and is said to be hematite and limonite of the best quality. So far nothing has been done towards working this mine.

At Annieville, a mile or so below Port Kells, is a large brickyard. The proprietors of the brickyard intend going fully into the manufacture of Pottery, as the clay there is of the very best quality, experts claiming that it is equal in quality to that used in the great potteries in England.

The land is lightly timbered in the whole vicinity.

A school house is to be built immediately.

Port Kells is connected by waggon road with the main waggon road of the New Westminster District, namely the Yale and New Westminster trunk road, over which in early days all the Cariboo freight was carried.

A bridle path also, called the "Telegraph Trail," connects it with Langley."
(Provincial Directory, 1891)

"Annieville (See Port Kells)

In the Dominion and Provincial Electoral District of New Westminster, a mile or so below Port Kells, on the Fraser river, has a large brickyard; nearest post office Port Kells; nearest telegraph and express office, New Westminster; distance 3 miles. Daily communication by steamer with New Westminster and all points on the Fraser river.
(Provincial Directory, 1893)

The borders of Anniedale were determined by the catchment area of Anniedale School - from the river on the north to 92 Avenue on the south, and 176 Street on the west; the eastern boundary is more unclear (184 Street) but there was a rough dividing line between Anniedale and Port Kells. These borders were thought to be flexible and people traveled back and forth for various services. Barnston Island originally had its own school but the students later came to Anniedale. Anniedale was apparently named after the wife of the pioneer settler who donated the one acre parcel for the school. This cannot yet be confirmed, as the ownership of Lot 121 where the school was located is shown on the 1897 map as being A.J. McColl, who was not a resident of Anniedale and whose wife's name was not Anne or Annie. A "Report of Anniedale School District: Returns for 1897" signed C. S. Richmond teacher, lists the residents of the area; see **Appendix A**.

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The school was the heart of the area. Originally it did not have a basement. The original school yard had: a large old Maple Tree (alive at the original school site but in very poor condition); a woodshed; 2 outhouses (boys and girls); and a well out front. The school was built under a contract for \$750 between the British Columbia Department of Public Works and Sam Edge of Hammond, B.C. The contract was dated November 15, 1890. The cost included \$90 for a perimeter fence which was later deleted for an adjusted total price of \$660. Anniedale School opened for attendance in 1891, and the first teacher was Mr. Duncan J. Welsh of Milner who "received part of instruction in the New Westminster High School, and we predict him a successful career in his chosen profession" (*British Columbian*, Fraser Valley Edition, August 12th, 1891, p. 6.). The one room school had 13 students the first year, ranging in age from 4 to 15, serving grades 1 to 8. Children came to Anniedale School from Port Kells and Barnston Island. The school was used as the community hall for social events; there was also a community hall on Barnston Island. Students were proud of the fact that Anniedale School had the highest percentage of students in the District that went on to higher education. The school closed in 1954 for need of a bigger school. The last teacher was Miss Shirley Schuster.

Directories were thoroughly searched to determine who the earliest residents of Anniedale were, and the subsequent patterns of development as the originally large farm properties were subdivided. The following residents are listed as being in Annieville in 1891:

- Joseph Boiciée, Farmer
- A.H. Embrough [sic], brick maker
- --- Popperwell, head potter
- --- Vascoe, brick maker
- F.J. Wenger, brick maker
- --- Williams, brick maker

It is possible to trace only Jonathan Popperwell through BC Vital events. He was a native of Castleford, Yorkshire, England and died in New Westminster District on August 31, 1893, profession listed as "potter." It is notable that Castleford was famous for its potteries. By 1893, the directories note "Hemborough, Thos, Hemborough & Co." and the "Hemborough & Co. Brick Works." The brickyard was located close to the river, at the north foot of the slope on what is now 182A Street, but was not listed as being in business after circa 1895. Some residents remember that the chimneys of their houses were built with bricks salvaged from the closed brickyard, and that the quality of the bricks was very poor. There was a paddlewheeler that used to travel along the river to and from Chilliwack, that transported cord wood, the result of people clearing their land.

The 1897 map shows property ownership, and some names can be traced through the directories and the 1897 School District returns:

- Lot 389: J. Bossi (or Bossie) - likely Joseph Boiciée, as the spelling changes in the 1893 directory.
- Lot 390A: Donald McClure, rancher
- Lot 121: A.J. McColl - was never resident; this was the property from which the school was subdivided
- Section 32 Northwest: James Childs, rancher
- Section 32 Southwest: Alex. J. Gordon, rancher
- Section 32 Northeast: Peter Thompson, first listed in 1893 directory as a rancher; in 1899-1900 as a farmer and carpenter; died in Port Kells in 1908, profession farmer.

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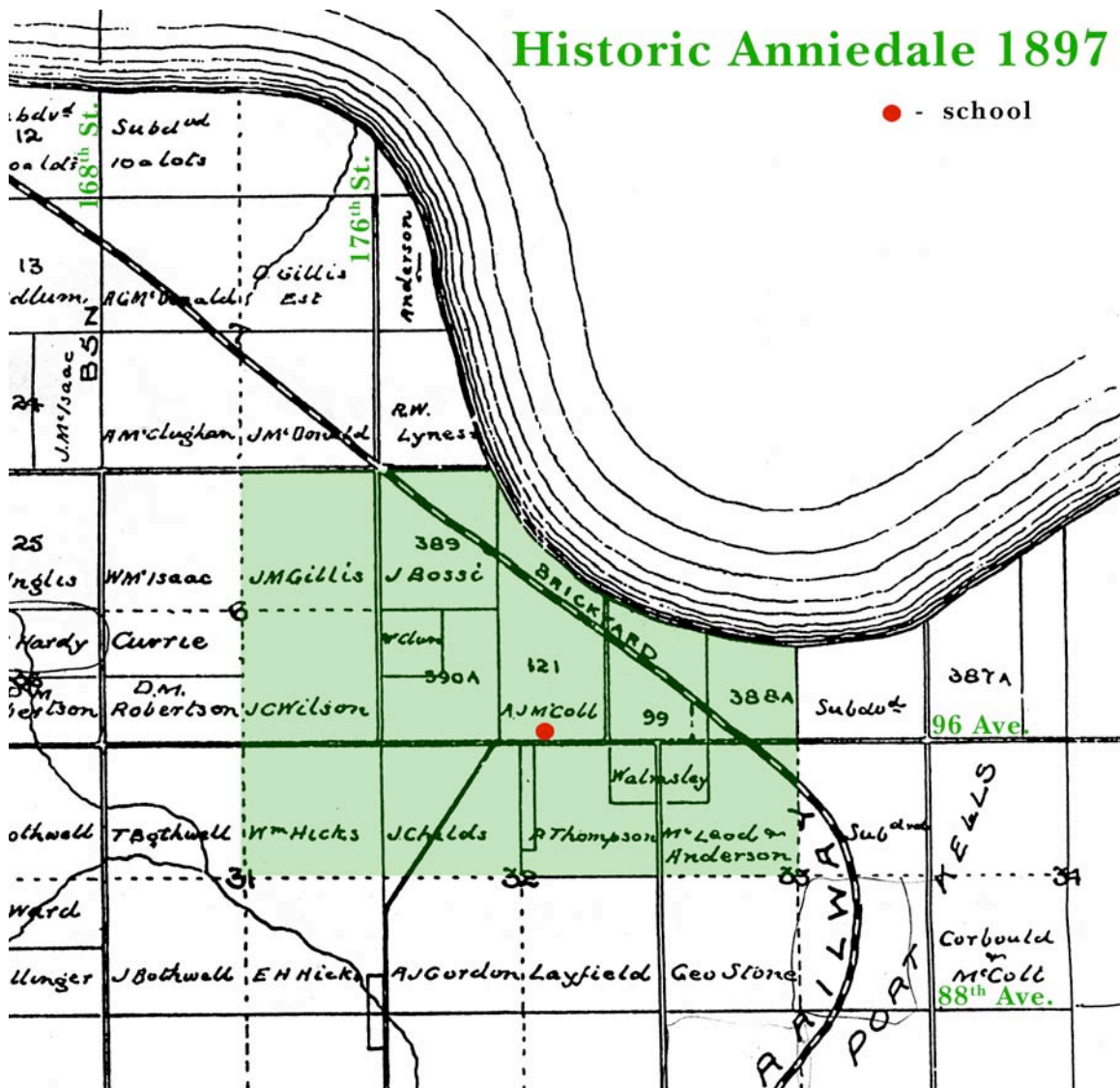


Figure 2: Anniedale and Surrounding Area, 1897
(Surrey Museum & Archives)

- Section 32 Southeast: George Layfield, rancher
- Section 6: Northeast: John M. Gillis, rancher
- Section 6: Southeast: J.C. Wilson, rancher
- Section 31: Northeast: William Hicks, rancher
- Section 31: Southeast: Ezra Healy Hicks, rancher, died in Port Kells in 1904
- Section 33 Northwest: McLeod and Anderson: Peter Anderson listed as rancher
- Section 33 Southwest: Geo. Stone; William Stone listed as rancher
- Unidentified Lot: Walmsley: not listed as resident

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In 1897 it was noted that "This district is mostly heavy timbered and consequently the majority of the farmers have only small clearings." By the turn of the twentieth century, ranching was starting to be replaced as the predominant profession by farming. The population increased as families grew and some of the larger properties were subdivided. The names in the directories remain predominantly English and Scottish in derivation. A petition to establish a separate post office in Anniedale was not successful.

The one church in Anniedale was the Anniedale Methodist (later United) Church that was located at Townline Road (96 Avenue) and Clover Valley Road (176 Street). It was built in the summer of 1907 and dedicated September 1, 1907. The church has since been moved to Port Kells.

"The new Methodist church at this point is rapidly nearing completion, the opening services being arranged for Sunday, Sept. 1st. There will be two services on that day. The dedication service will be held in the morning at eleven o'clock and an evening service at seven-thirty which will be followed by a sacramental service. At both morning and evening service the Rev. J.H. White D.D., the local superintendent of missions, will preach, and will be assisted by the local ministers as well as some from a distance. On Monday evening there will be a supper and concert given by the Ladies Aid. Besides a good program there will be a lecture by Rev. Robt Wilkinson of Ladysmith. The admission to supper and concert will be fifty cents for adults and twenty-five cents for children under twelve. Supper to be served from 6 to 8."
British Columbian, Fraser Valley Edition: August 27, 1907, pg. 4

After the end of the First World War, there was a distinct shift in the nature of settlement. In the 1919 directory, more "small" and "mixed" farms are listed, and the population has clearly grown, indicating further subdivision of the larger farm properties. Fruit-growing and poultry-raising are now being listed as important. At the time, Port Kells was served by the CNR to Latimer Road, by river steamers and by stage from New Westminster. By 1921, the Port Kells Gravel Company is listed; it is noted in the directories that the area has "gravel bunkers."

In 1923, the first known Estonian shows up in directories - George Walt, a shipwright, who had anglicized his last name. From this point on, a number of other Estonian, Finnish and Russian families move into this area, and become a noticeable part of the local population; Mid-summer Night celebrations ("Yauni Paddi") used to be held in a local barn.

Since that time the area has become increasingly mixed in population, and as further subdivision occurred, Anniedale lost its once separate identity. The construction of the Freeway in the early 1960s cut the area in half, completely changing the community by severing its north-south connections and its orientation to the Fraser River.

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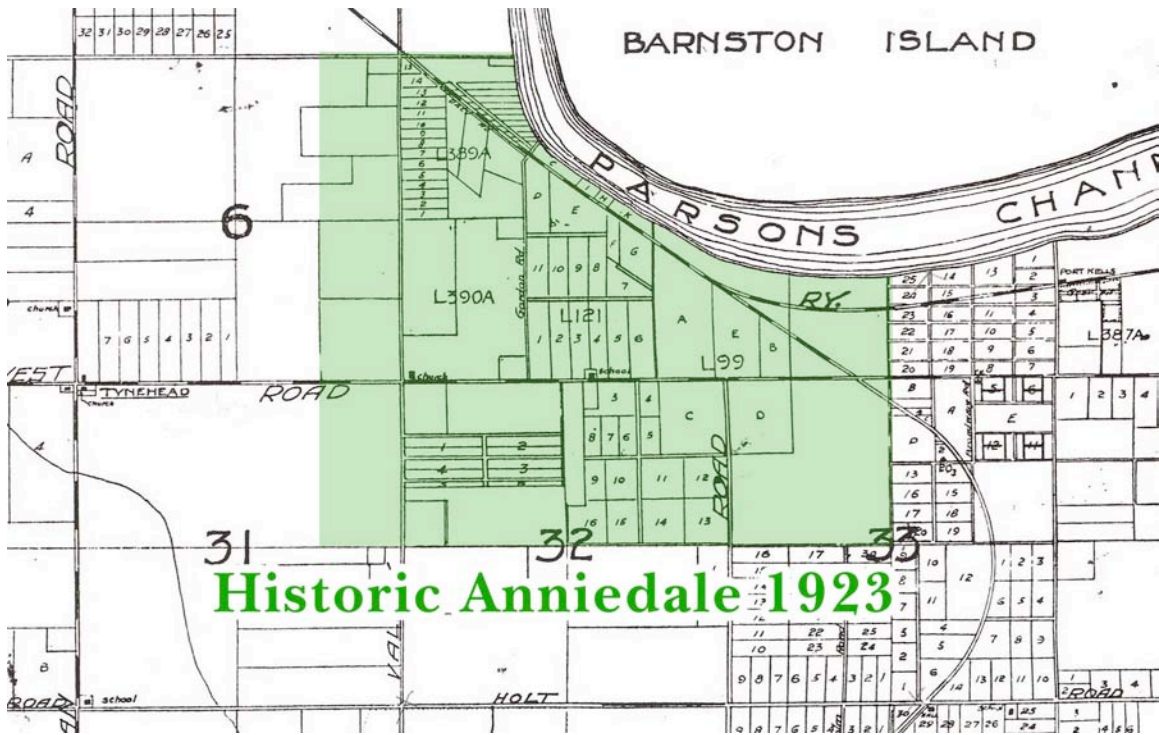
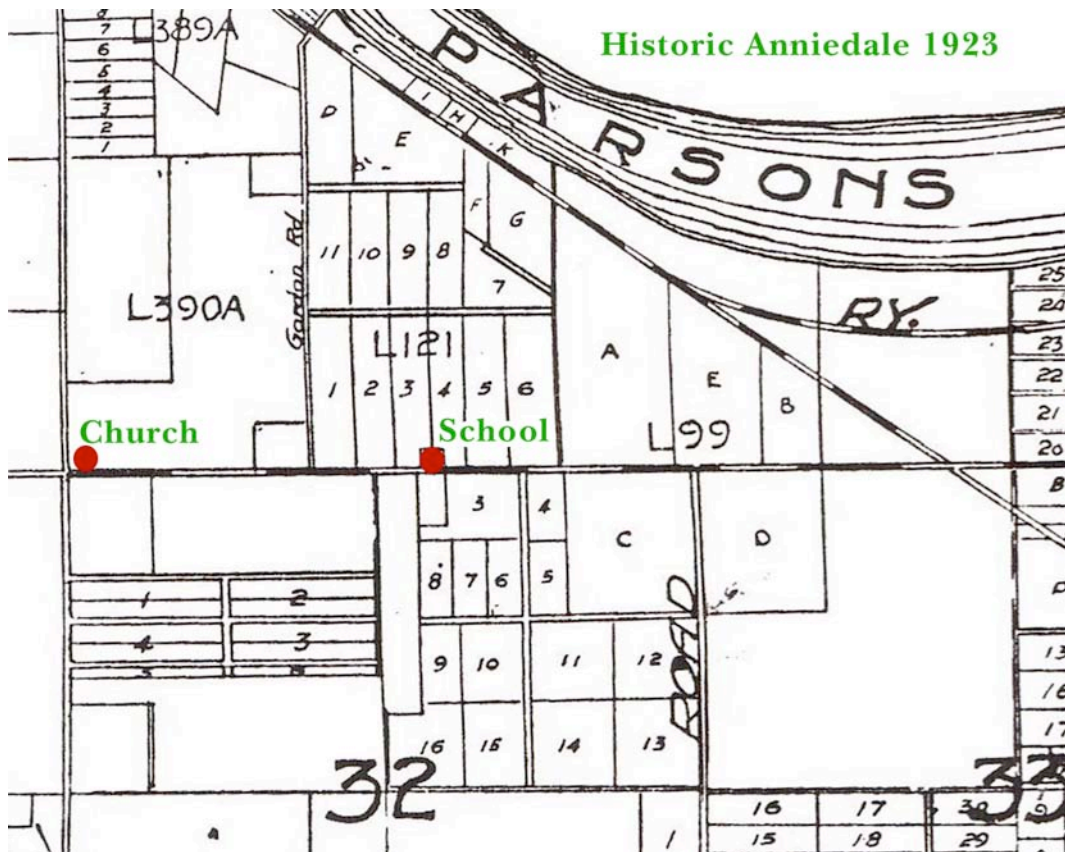


Figure 3: Anniedale and Surrounding Area, 1923 (close-up below)
(Surrey Museum & Archives)



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1.4 ORIGINAL ROAD NAMES

- 88 Avenue east of 176 was Holt Road
- 88 Avenue west of 176 was Davis Road
- 92 Avenue was Northline Road
- 94 Avenue is on 1923 map but not labeled; known later as Hill Road
- 96 Avenue was Townline Road
- 98 Avenue is on 1923 map but not labeled
- 99a Avenue is on 1923 map but not labeled
- 104 Avenue was Hjorth Road

- 168 Street was Coast Meridian
- 176 Street was Clover Valley Road
- 179 Street was Gordon Road (on 1923 map); North Gordon Road did not connect with South Gordon Road
- 182 Street was Jones Road (not labeled on 1923 map)
- 182A Street north of the Highway was Brickyard Road (not labeled on 1923 map)
- 184 Street was Halls Prairie Road
- 192 Street was Latimer Road
- Daly Road same as on 1923 map

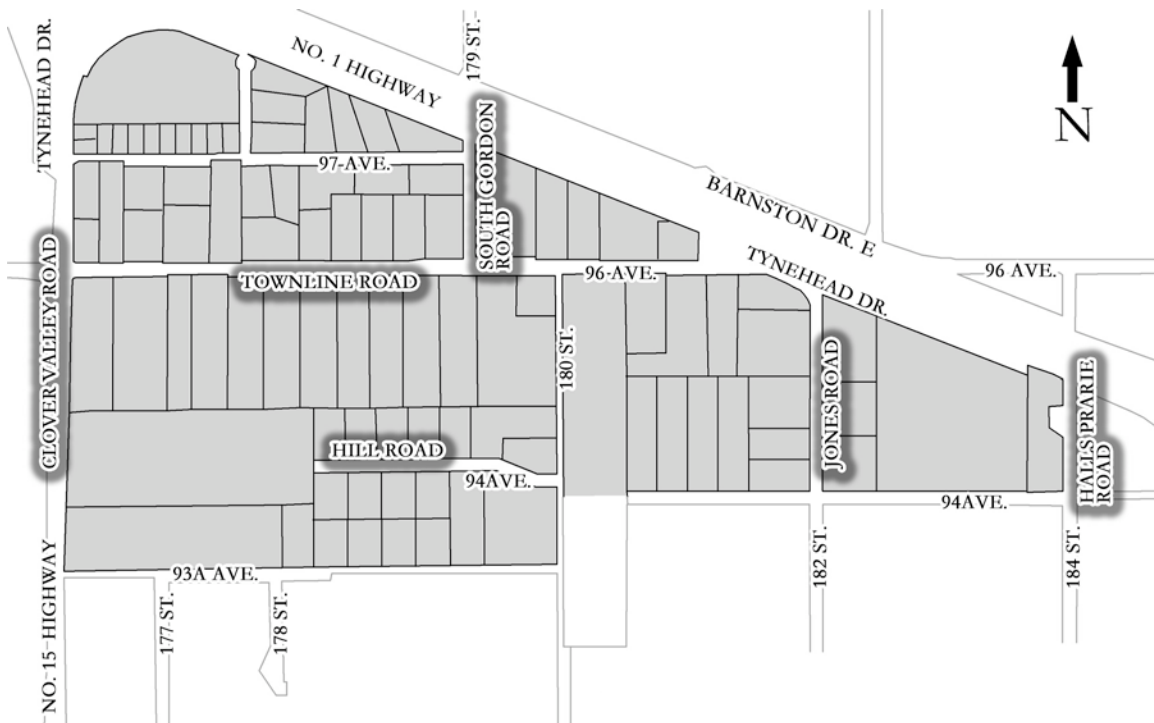


Figure 4: Historic Road Names in Anniedale Area "A"

2. HERITAGE RESOURCES

2.1 HERITAGE BUILDINGS

There are a number of historic buildings, and their site context, that have been determined to have recognizable heritage significance through the Heritage Register evaluation process; one is on the Heritage Register and two are on the Heritage Inventory and are proposed for the Register. In addition, several other sites have been found to have community value, and are being proposed for the Heritage Register; these sites – one building and two landscape features – have been evaluated on City of Surrey Heritage Worksheets. These identified sites should be the primary focus for heritage conservation efforts.

Site Currently on the Heritage Register

- Old Anniedale School (1890-91), 9744 - 176 Street (Heritage Designation)

Sites Currently on the Heritage Inventory (proposed for the Heritage Register)

- Gerow Barn (circa 1905), 9641 176 Street
- Harbidge House (1937), 17633 96 Avenue

Site Proposed for Addition to the Heritage Register

- Witzer Residence (circa 1936), 9367 180 Street



Figure 5: Anniedale School

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Anniedale School, 9744 - 176 Street

The one-room Anniedale School is a designated heritage Site (Bylaw #8579), listed on the City of Surrey, BC and Canadian Heritage Registers. It is one of the oldest surviving schools in Surrey, and opened in 1891 with thirteen pupils. The school was originally located on the north side of 96 Avenue just west of 182 Street. The design for the school was provided by the provincial Department of Lands and Works and was a standard one-room plan. It was abandoned as a school when a new school was built in the area. When Highway #1 was cut diagonally through the area, the back of the property was sliced off and the remainder abutted the Highway. The land was owned by the City of Surrey, and presumably still is. The school was closed in 1954 and sat vacant for many years. It was eventually relocated, and its restoration was completed in 1976. It is now owned and operated by the School District, and is used for educational and interpretive purposes.

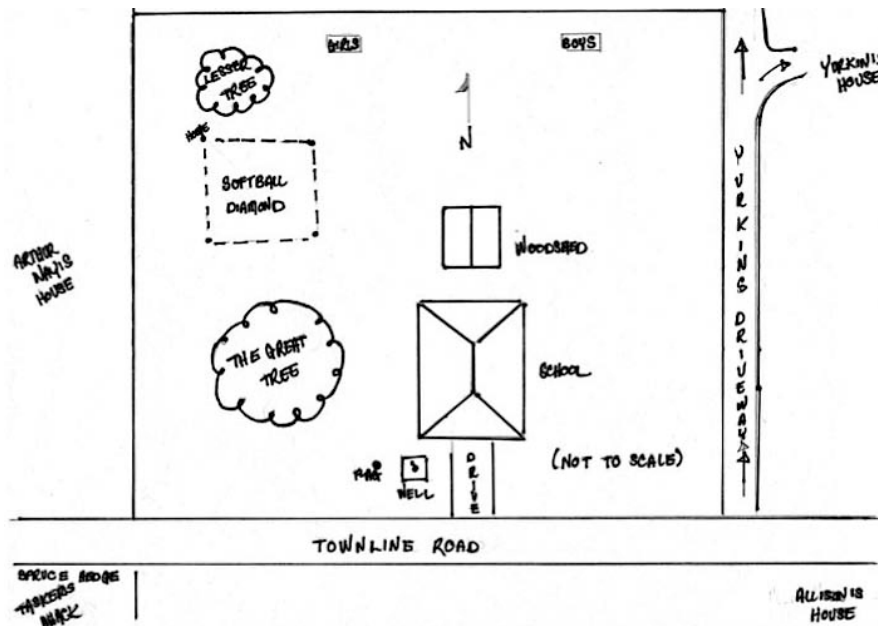


Figure 6: Anniedale School: original site plan before relocation (Ken Allison)

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Jim and Phyllis Rae with her parents, Dorothy and George Harbidge.

Figure 7: Harbidge House (archival image from “Tynehead Memories”)

Harbidge House, 17633 96 Avenue

The Harbidge House was built in 1937 by Bill Harbidge and his father. Bill was fourteen at the time. The two bedroom house was built by hand – they mixed their own cement and cut their own wood. Bill went off to the Navy within a year of completing the house and did not stay in contact with his father. Apparently, his father sold the property and moved to the property just north of his and built another house on a 2.5 acre lot. This site is currently listed on the City of Surrey Heritage Inventory, and is proposed for the Surrey Heritage Register; see Heritage Register Worksheet, **Appendix C**.

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Figure 8: Gerow Barn

Gerow Barn

Although it is not within the study area, the Gerow property was historically considered part of the original Anniedale community. This barn was built circa 1905, likely by the Hine family. The farm was occupied by the Gerow family by 1936. The barn is located on lands owned by the Greater Vancouver Regional District. No decision has been made on what to do with this site. This site is currently on the City of Surrey Heritage Inventory, and is proposed for the Surrey Heritage Register; see Heritage Register Worksheet, **Appendix C**.



Figure 9: Witzer Residence

Witzer Residence, 9367 180 Street

This modest house was built circa 1936 by Bob Witzer. The surrounding acreage was originally a dairy farm. See **Appendix D** for further information. This site is proposed for the City of Surrey Heritage Register; see Heritage Register Worksheet, **Appendix C**.

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2.2 NATURAL HERITAGE FEATURES

Consideration should be given to the preservation of a number of specific cultural landscape features with heritage value, as listed below. The two sites listed below have been listed on the City's List of Significant Trees, that is maintained by the Planning and Development Department, and are identified in the schedule to the Tree Protection Bylaw.

Trees listed on City's List of Significant Trees

- Anniedale School Trees (Site #59)
- Charlie Perkins Memorial Tree (Site #200)

These two sites have been evaluated on City of Surrey Heritage Worksheets, and are proposed for the Surrey Heritage Register; see Heritage Register Worksheet, **Appendix C**.



Figure 10: Anniedale School Trees

Anniedale School Trees (Significant Tree Site #59)

This stand of Douglas Fir trees were originally located on the McClure property (shown on the 1897 map as Lots 390A). They are second growth, and took root likely about 1900. Most of the other large trees in the area were blown down in a windstorm in 1934, but these survived, and have grown to mature size.

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Figure 11: Charlie Perkins Memorial Tree, looking east on Highway 401.

Charlie Perkins Memorial Tree (Significant Tree Site #200)

Known by the Perkins family as the "Big Tree," this was a 210 foot Douglas Fir that was located on the Perkins farm, and was too big to be horse-logged. Three of the Perkins boys signed up for service during the First World War. Charlie Perkins joined the expeditionary forces and was assigned to the Royal Flying Corp, trained in Camp Borden in Ontario, and became a flying instructor at Camp Borden and Forth Worth, Texas. All three boys were fortunate to return home from the war. Charlie planted ivy at the base of the "Big Tree" in 1919 as a personal memento to the memory of the young cadets who had died in training crashes and the pilots who had died overseas. In 1960, the surveys for the #1 Highway right-of-way included the "Big Tree" on the south edge and it was slated to be removed. After many stories and publicity locally and across Canada, and a visit from Highways Minister Phil Gaglardi, it was decided to go around the tree. Charlie believed progress was needed and one should not stand in the way and was a happy man when the tree was saved. He placed a wreath at the tree on Remembrance Day for several years and later the Canadian Legion took over. In the years to follow, the tree was vandalized twice by fire and the Highways Department had to cut the ailing tree to 12 metres in 1968. To this day, 'Charlie's Tree' still stands in tribute to those who lost their lives.

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Figure 12: Trout Bearing Watercourse, running south of 96th Avenue.

2.3 OTHER NATURAL FEATURES

Phoenix Environmental Services Ltd. has been retained by the City to perform an environmental review of the South Port Kells area, including Anniedale Area "A". There are a number of natural features located through the area that have been identified as part of the environmental assessment.

Although no specific sites have been listed in Anniedale Area "A" as environmentally sensitive areas, there are three that are identified on the borders of the study area. Although there are no fish values present, these areas meet the ESA criteria values of community, ecological significance, naturalness, typicalness and uniqueness. See **Appendix B** for their location.

A draft watercourse classification map has been prepared, and Class B and C watercourses have been identified. One watercourse has been identified as trout habitat, and there are also several watercourses feeding this stream that provide nutrients to the fish. Other natural features in the study area include elements of mature deciduous and coniferous forest, shrublands and old fields, identified in the environmental assessment. These will be further studied, and preserved if they have significant environmental value.

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.

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2.4 ARCHAEOLOGICAL SITES

Prior to European settlement, there was First Nations settlement in this area. The swampy lowlands to the north of the study area provided a hunting location for beaver and bear, and there is a high likelihood that associated camps were located on the higher ground to the south. The area was also likely a travel route to the Fraser River, and was used by the Katzie and possibly other groups. The Serpentine River watershed is asserted traditional aboriginal territory claimed by the Semiahmoo First Nation.

There are several identified archaeological sites located at the periphery of the area. It has been noted that the higher flats above the Serpentine River may yield further evidence of pre-Contact occupation. In addition, a post-Contact Katzie cemetery is apparently located at the current intersection of 189 Street and Highway #1, which could be affected by any plans to reconfigure the highway interchanges.

This issue will require further assessment, and ongoing discussions with the local First Nations, to determine the probability of further archaeological potential.

3. HERITAGE OPTIONS

The redevelopment of the Anniedale area will constitute a major change to the current low density of the area. In order to maintain a sense of the area's historical context, a programme of interpretation, documentation and interpretation should be considered in conjunction with 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. Tools to manage heritage resources include:

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

This can include one or more of the following options:

- Conservation of identified heritage sites, which may include selective site acquisition or relocation of buildings to other sites;
- Enhanced educational awareness including commemorative signage and historical interpretation; and
- Archival documentation (which can be mandated as a development requirement).

Buildings to be retained need not necessarily be used in their original manner and may be candidates for adaptive reuse.

3.1 HERITAGE INCENTIVES

The most effective way to encourage heritage resource owners or potential owners to conserve and invest in the rehabilitation of their properties is by offering incentives. Incentives refer to programs or measures administered by the municipality or other community-based agencies to encourage the protection and retention of historic resources. Unlike regulatory measures, these tools usually offer something to the owner or developer in return for undertaking rehabilitation work or legal protection. Often they work in hand with the policies referred to above to offer tangible advantages to owners. Examples of incentives are grant programs, tax incentives, technical assistance, or negotiated relaxations.

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 conserve 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.

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Legal protection, in the form of a heritage designation or a covenant, should be a pre-requisite for any municipal heritage incentive.

Financial Incentives:

1. Grants: The most motivating incentive is direct financial assistance. Modest financial grants are sometimes extremely effective in promoting conservation, especially in the residential context. These are often only seed money or a show of support rather than reflecting a large share of restoration costs. Grants sometimes "top up" a project so that the specific heritage character-defining elements can be restored. Sometimes relatively small projects can have a dramatic impact on the appearance of a heritage building exterior (e.g., opening of an enclosed verandah, heritage paint colours, re-installation of wood windows and doors, roof replacement). The City of Surrey currently provides funding to designated sites (\$3,000 per year to a maximum of \$9,000 per site). Non-profit groups and the City are also eligible to apply to the Heritage Legacy Fund for community projects (up to \$25,000 cost-shared funding for restoration).

2. Tax Incentives: Currently, if a property owner undertakes a rehabilitation of a heritage building, he or she usually encounters an increased property tax assessment due to an increase in market value. This, combined with the high cost of meeting building code requirements, can make the upgrading of heritage properties a marginal economic proposition. Tax exemption is an appropriate tool to use in cases where a local government wishes to provide financial support to a property owner to encourage conservation of a heritage property. In 1998, the City of Victoria became the first municipality in British Columbia to institute a system of tax relief for heritage buildings. The City of Vancouver has now followed this action by offering tax incentives for conservation within several historic districts.

Non-Financial Incentives

1. Negotiated Agreements: There are a number of potential incentives that are enabled under the Local Government Act. The City has previously negotiated Heritage Revitalization Agreements (HRAs) to conserve other sites in the City, a technique that could be useful in this area. This can be an effective way to achieve conservation for privately-owned sites, as subdivision and other zoning requirements can be adjusted to recognize non-conforming situations. HRAs are considered a legal protection and registered on the title of the property. The agreement outlines the responsibilities of the respective parties with respect to the conservation of a heritage property. Such an agreement may be used to establish the amount, schedule, and details of the financial compensation negotiated with the owner in return for designation of the property, or it may be used to establish the conservation work program and required maintenance requirements.

2. Density Bonus and Transfer Procedures: An effective incentive in some circumstances is the redistribution of density. Density refers to the ratio of floor area to lot size. For conservation projects where the heritage building is located on a property which has much higher development potential than currently occupied by the building, density can be transferred or sold to another property – and the resulting financial benefits applied to conservation costs of the heritage building. There are also a number of circumstances under which a bonus density could be offered and/or transferred as an incentive for preservation. Bonus density should be calculated so that it relates directly to the cost of retaining significant heritage portions of the site.

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3. Building Code Equivalencies: Building Code upgrading is the most important aspect of heritage building rehabilitation as it ensures life safety and long-term protection for the resource. These costs, if Codes are strictly interpreted, may be prohibitive. It is essential to consider heritage buildings on a case-by-case basis. Usually, blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been developed and adopted in the *BC Building Code*, which makes heritage building upgrading more feasible. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

4. Administrative Support: Streamlining the development and building permit application process for heritage properties is a desirable objective. Heritage projects can be complex and require additional review time. Therefore it is recommended that the heritage permit review procedure be simplified as much as possible.

3.2 REGULATIONS

The City can enact numerous regulations that could protect these identified heritage resources, however regulation in itself will not achieve conservation, given the potential 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. The intent is to achieve voluntary conservation through negotiation rather than through involuntary regulation. Regulations should always be coupled with incentives for maximum effectiveness.

Examples of potential regulations may include requirements for owners or potential developers to prepare feasibility plans for conservation, and/or mitigation plans if resources cannot be retained on site. It can be mandated as a condition of development that archival documentation of resources be required before they are relocated or demolished.

New regulations could also include amenity contributions from developers or donations to dedicated trust funds, related to specific sites, that could be dedicated to heritage conservation purposes. It would be essential that this fund be dedicated specifically to heritage, and that it would be allocated in consultation with the City's Heritage Advisory Commission.

3.3 RELOCATION

For some or all of the identified buildings, retention at their existing location is problematic. Proposed road widenings, higher proposed densities, and rationalization of site development puts the buildings at risk. Relocation is a preferred option to demolition, especially given the modest size of the identified resources. If relocation is being considered, then all efforts should be made to 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. Will the building be relocated to an area of older buildings (a precinct) or will another isolated site be appropriate? There may be opportunities to enhance an existing cluster of buildings by relocating one or more additional structures within the vicinity.

ANNIEDALE AREA "A" HERITAGE STUDY

Anniedale School

The relocation of the Anniedale School, the most important heritage building in the area, has already been discussed during community consultation. Road widening, and the construction of highway interchanges, may affect the existing school and lead to its closure, although no decisions have yet been made. If the school site closes and the 1891 school house needs to be relocated, there is a strong feeling among the community stakeholders that – as the symbolic heart of the area – it should remain in Anniedale. As it was also used as the local community hall, there was consensus that it should remain in public ownership and be available for the benefit of the community, as well as used for historic interpretation.

As it is uncertain where roads will be located and what uses will ultimately be seen in the area, it was also considered premature to determine the school's ultimate location if it requires to be moved. This is a designated site, therefore the current owner, the School District, bears responsibility for its maintenance and for any proposed changes to its situation. Whatever is decided for Anniedale School, the operation and function of the building must be considered. Will it be run by the School District as an interpretive facility, will another agency take control, or can a community partnership be developed that will operate the building? Options for Anniedale School could include:

- Retain at existing location, and determine the potential for a suitable new use within the context of a new development. Negotiate, using heritage incentives, an appropriate site context.
- Relocate to original site, if there is sufficient land available.
- Relocate to another, yet unidentified site. Preference should be given to a site in historic Anniedale
- Explore potential for relocation to sites in the neighbouring communities of South Port Kells.

As the school has already been moved once, its original site context has been lost, including its relationship to the large Maple Tree. Any relocation should therefore have the advantage of potentially recreating its original context in a more sympathetic manner, including the planting of a new Maple of the same species. As the Anniedale School is a designated heritage site, its future will need to be decided based on discussions with, and recommendations from, the City of Surrey Heritage Advisory Committee.

Other Buildings in the Study Area

The situation of the other two other identified buildings, the Harbidge House, 17633 96 Avenue, and the house at 9367 180 Street, should be examined on a case-by-case basis. Conservation options include:

- Retain these two buildings at their existing location, and determine the potential for a suitable use within the context of new development. Negotiate, using heritage incentives, an appropriate site context.
- Relocate to another, yet unidentified site within the Anniedale area.
- Explore potential for relocation to sites in the neighbouring communities of South Port Kells.

Last resort options include documentation before demolition, and appropriate commemoration.

ANNIEDALE AREA "A" HERITAGE STUDY

Gerow Barn

The Gerow Barn is located outside the study area boundaries, on lands owned by the GVRD. Any re-use or development of these lands may impact the re-use or retention of this structure. Transportation impacts from the Highway #1 improvements have not yet been determined, and if retained, the barn may have to be relocated as a result of these upgrades. The possibility of relocating the barn to an appropriate location within Tynehead Regional Park could be an option the GVRD may consider, with advice from the City's Heritage Advisory Commission. If this option is considered by the GVRD, opportunities for the relocation of other historic structures within the park could also be considered by the GVRD; this would be a similar situation to Deas Island Regional Park in Delta, where several heritage buildings have been relocated as a historic grouping.

3.4 HISTORICAL INTERPRETATION

Commemorative actions may be employed to help tell the story of the area's greater historical context. Signage and passive interpretation will increase the understanding of the area's history and contribute to education of the public about 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, interpret and communicate heritage information. One example is the site-specific artwork developed in Cooper's Park, Vancouver, once the site of the Sweeney Cooperage and Sawmill. Historical markers are formed from timber baulks bound with iron rigs, material that speak to the site's historical industry. Attached plaques with text and photographs tell the story of the site, and other landscape elements show outlines of buildings and other features.

ANNIEDALE AREA "A" HERITAGE STUDY

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

THEME: Historical Activities

1. Industrial

- Logging
- Brick-making
- Gravel extraction

2. Agriculture

- Ranching
- Farming and fruit-growing
- Dairy farming

3. Transportation

- River boats
- Trails
- Roads
- Railroads
- Highway

THEME: Historic Names

- Family names
- Road names

THEME: Multicultural Settlement

- First Nations
- English, Scottish, Irish
- Estonian, Finnish, Russian

Interpretation can be delivered in a number of different formats and in a variety of media, from site-specific (plaques and signs) to printed documents (brochures) and electronic information (web-based). The key issue is to make the information broadly available. Web-based delivery is becoming increasingly popular, given the opportunity for interactive mechanisms; an example is the City of Richmond's website, with its posting of heritage resources, and opportunities for the public to submit additional information through a guestbook. Following are some considerations that relate to the broad themes of interpretation:

Historical Activities

As much of this relates to industrial development, interpretation should be meaningfully related to the activity itself. This can be site-specific ("here is where the sawmill was") or area-based ("logging occurred throughout the area"). An example of site-specific interpretation would be Cooper's Park in False Creek, Vancouver, that tells the story of the now-demolished Sweeney's Cooperage, using square timber armatures bound together with metal straps similar to barrel hoops. This can also be expressed through an integration of historical artifacts or public art with the site.

ANNIEDALE AREA "A" HERITAGE STUDY

Historic Names

The City of Surrey already has marked some roads with their historic names. This provides an effective linkage between historic memories and historic documentation. As these names tend to be area specific they also reinforce the idea of the historic community. These names show up on maps identified during the research for this project and have been confirmed with long-time residents (see **Figure 4**). In addition, the boundaries of Anniedale and the surrounding communities have been clarified and should somehow be marked or commemorated. As much as possible, early road names and pioneer names should be used when new developments are named.

Multicultural Settlement

The variety of settlers who lived in the area can be interpreted through plaques, signs, print and electronic media. Some information has been assembled through the research summarized in this report, while other information can be determined through genealogical research and further consultation. This is an area where themes of interpretation could be coordinated within the context of public art.

3.5 NATURAL FEATURES

Although the City has identified heritage/significant trees throughout the City and has created a Significant Tree List, a comprehensive inventory of heritage/significant trees has not been performed by the City or any other agency, and other natural features may yet be identified. As relocation is not an option for trees, retention on site should be pursued as part of proactive negotiations within the development context. This could involve a number of mechanisms:

- Heritage Revitalization Agreements, for those sites identified specifically as heritage sites
- Covenants on Land Title
- Zoning flexibility, including density re-allocation
- Public acquisition
- Incentives provided with the advice of the City's Heritage Advisory Commission

When possible, and appropriate based on the basis of the land use options, identified features could be acquired as park land, or else integrated into individual new developments as part of open space/green space requirements. Habitat compensation areas are currently being determined for new creek alignments.

3.6 FURTHER RESEARCH

During this study, a broad range of research sources were consulted. Community consultation also helped in understanding the more recent development of the area. There are, however, still aspects of the area that are not clearly understood, for example the origins of the name "Anniedale."

ANNIE DALE AREA "A" HERITAGE STUDY

Further information may become available in the future, and as part of the ongoing historic interpretation of the area, should be gathered and recorded as possible. Sources of potential historical information include:

- Genealogical research
- Oral histories of previous residents
- Land Titles searches for individual properties

3.7 POTENTIAL SOURCES OF FUNDING

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

Heritage Branch

http://www.tsa.gov.bc.ca/heritage_branch/planning_programs/planning_programs.htm

- Implementation Planning Program: up to \$15,000 cost-shared funding. Eligibility: Local governments, First Nations bands and post-secondary institutions.
- Conservation and Feasibility Planning Program: up to \$7,500 cost-shared funding. Eligibility: Local governments, First Nations bands, registered non-profit societies, school districts, post-secondary institutions, provincial crown corporations and regional health authorities.

Heritage Legacy Fund of British Columbia

<http://www.heritagelegacyfund.ca/>

- Heritage Conservation Program: up to \$25,000 cost-shared funding
- Heritage Awareness Program: up to \$10,000 cost-shared funding
- Eligibility: Registered non-profit societies, registered federal charities and local governments.

This available funding could be combined with other sources, such as developer amenity contributions, to assist in conservation and interpretation.

4. IMPLEMENTATION

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 for all heritage sites; and
 - b. commemoration for sites that cannot be preserved.
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. Add Sites to the City of Surrey Heritage Register

Additional sites identified and evaluated in this report should be added to the City of Surrey Heritage Register.

- Gerow Barn (circa 1905), 9641 176 Street (Inventory Site #240)
- Harbidge House (1937), 17633 96 Avenue (Inventory Site #271)
- Witzer Residence (circa 1936), 9367 180 Street (Inventory Site #272)
- Anniedale School Trees (Significant Tree Site #59)
- Charlie Perkins Memorial Tree (Significant Tree Site #200)

2. Anniedale School (Heritage Designated Site)

Anniedale School deserves special consideration. As it is premature to make decisions regarding its treatment, its situation should be monitored. Community stakeholder consultation may assist in finding a solution for the school. Additionally, the City's Heritage Advisory Commission should be consulted. An interim step may be the establishment of a "Friends of the Anniedale School" group. In conjunction with community members, various operational models should also be assessed.

3. Other Buildings of Heritage Value

For the two other buildings identified as having community heritage value, the Harbidge House, 17633 96 Avenue, and the Witzer Residence, 9367 180 Street, conservation should be achieved if possible as the sites are considered for redevelopment. Conservation options include:

- Retain these buildings at their existing location, within the context of new development. Negotiate, using heritage incentives, an appropriate site context.
- Relocate either or both to another, yet unidentified site within the Anniedale area.
- Explore potential for relocation to the neighbouring communities of South Port Kells.

If these sites cannot be preserved, last resort options include documentation before demolition, and appropriate commemoration.

ANNIEDALE AREA "A" HERITAGE STUDY

4. Natural Features

- Retain two identified Significant Tree sites (to be added to the City of Surrey Heritage Register)
 - Anniedale School Trees (Site #59)
 - Charlie Perkins Memorial Tree (Site #200)
- Confirm condition of School House Maple Tree, and determine species/condition and the possibility of regenerating from historic stock.
- Negotiate for retention of other identified natural features, such as other tree stands and the trout-bearing watercourse, either through park acquisition, or else through integration with individual new developments as part of open space/green space requirements.

5. Archaeology

Consult with local First Nations regarding the potential for the existence of archaeological sites in the area, that have not been previously identified through previous investigations. Known sites are registered with the Archaeology Branch of the Province of B.C.

6. Heritage Interpretation

A program of historical interpretation should be developed that celebrates the history of the area in a number of ways, which may include:

- Interpretation of First Nations history, based on ongoing consultation and further archaeology and research
- Interpret and celebrate the multicultural settlement of the area, through different methods such as on-site interpretation and printed material
- Re-enforcement of historic neighbourhood boundaries through street signs, interpretation and site-specific streetscape design
- Re-introduction of historic street names
- Use of pioneer family names whenever possible
- Interpretation of historical activities
- Further research into area settlement and family history

ANNIEDALE AREA "A" HERITAGE STUDY

ACKNOWLEDGEMENTS

The project team for the Anniedale Area "A" Heritage Study, was undertaken for the City of Surrey in 2006 by Donald Luxton & Associates; Donald Luxton, Principal; Susan Boissonneault; and Laura Pasacreta.

We would like to thank the project manager, Bhargav Parghi, Senior Planner, Planning and Development Department, City of Surrey for his assistance with this project.

In addition we would like to thank the following for their contributions to this project:

City of Surrey

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- Tina Atva, Planner, Planning and Development Department
- Fay Keng Wong, Planning Technician, Policy and Long Range Planning
- Adrian Kopystynski, Senior Planner, Planning and Development Department
- Bev Sommer, Manager, Heritage Services; Parks, Recreation and Culture
- Greg Ward, Manager, Urban Forestry & Environmental Program, Parks, Recreation and Culture
- Tiina Mack, Manager of Planning, Research & Design, Parks, Recreation and Culture

Workshop Participants

- Ken Allison
- Jean Ardiel
- Darlene Bowyer, Heritage Advisory Commission
- Carl Fruno
- Hugh Gabrielse
- Jean Gabrielse
- Juta Kitching
- Hazel Lindenbach, Heritage Advisory Commission
- Kerry Magnus, Surrey School District #36
- Barbara Magnuson
- Larry Perkins
- Elsie Preedy
- Robert Zilcosky

Additional Comments

- Heather Wornell, Area Planner, Regional Parks, GVRD
- William Harbidge

ANNIEDALE AREA "A" HERITAGE STUDY

APPENDIX A:

ANNIEDALE RESEARCH

As Anniedale originated as a rural community, there are few sources of information that can be used to determine who lived here and how the area was settled. The following sources have been used for the background historical information:

- Neighbourhood histories and historical maps provided by the City of Surrey
- City Directories
- British Columbia Vital Events
- Community consultation

Several additional archival sources were also located.

REPORT OF ANNIEDALE SCHOOL DISTRICT RETURNS FOR 1897 PROVINCIAL SECRETARY. BUREAU OF STATISTICS

[Source: British Columbia Archives GR-0153]

Volume 1, file 2, Returns for 1897

"Report of Anniedale School District" signed C. S. Richmond teacher

Name	Address
Anderson, Peter	New Westminster
Alder, Henry	Port Kells
Bothwell, James	Tinehead
Benoist, A.	do.
Bossie, Joe	Port Kells
Childs, James	do.
Foster, Thomas	do.
Gillis, John	Tinehead
Gordon, A.J.	Port Kells
Hicks, E.	do.
Hicks, William	do.
Latta, Mrs. F. E.	do.
Lynass, Robert	New Westminster
Layfield, Mrs. George	Port Kells
Montgomery, John	do.
Mclsaac, Neil	Tinehead
McDonald, J. J.	Sapperton
McClure, Daniel	Tinehead
Smith, Joseph	Port Kells
Slater and Bell	do.
Thompson, Peter	do.
Williams, Stephen	do.
Wales, Harry	do.

A notes reads "This district is mostly heavy timbered and consequently the majority of the farmers have only small clearings."

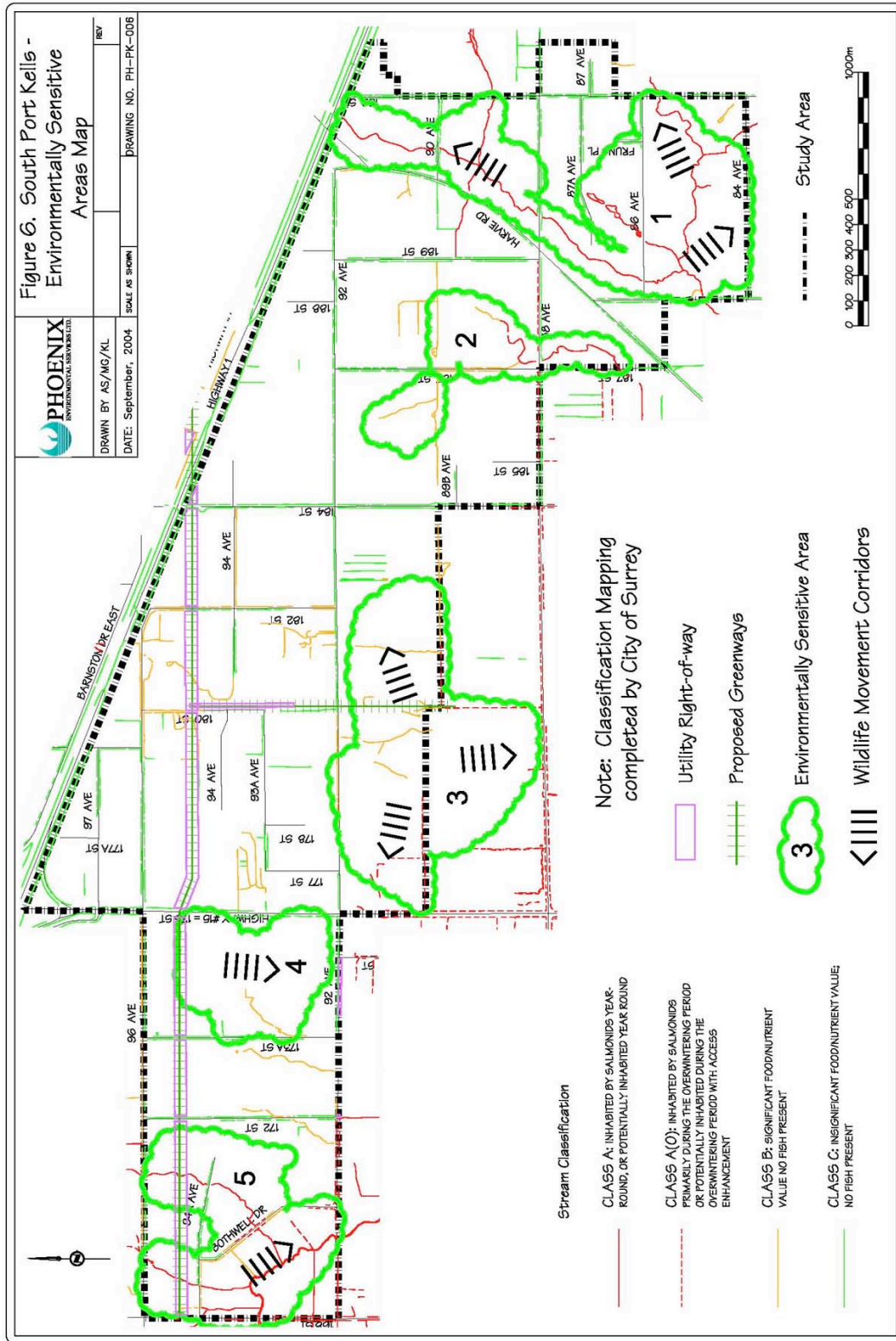
PETITION FOR THE ESTABLISHMENT OF A POST OFFICE AT ANNIEDALE

[Source: Library and Archives Canada: Textual Records; Former archival reference no: RG#-D-3; Microfilm Reel C-7229; Volume 10; File No. 1891-963; Finding Aid No. 3-1]. There is no reference that a post office was ever established in Anniedale.

ANNIEDALE AREA "A" HERITAGE STUDY APPENDIX B:

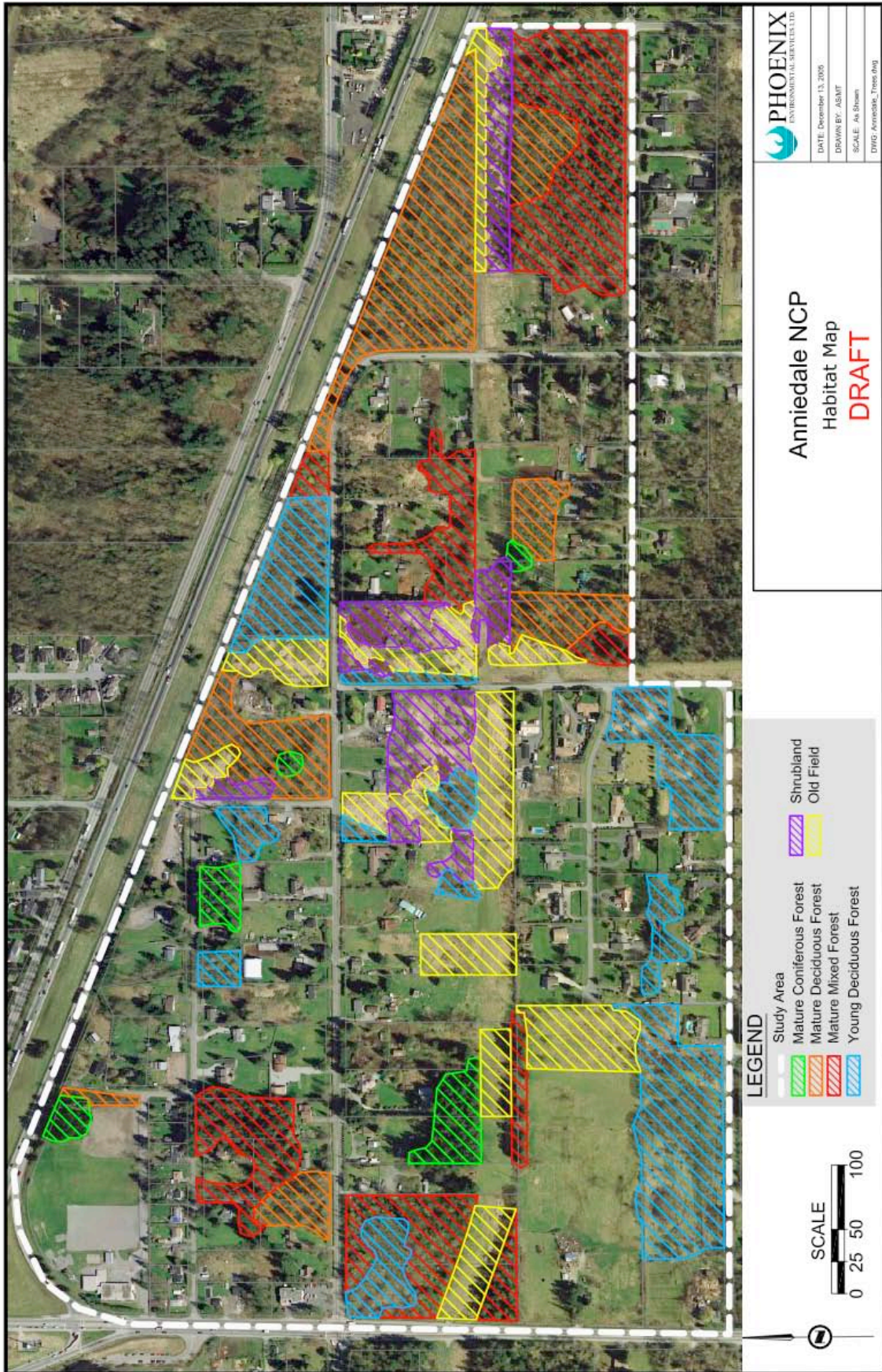
ANNIEDALE NATURAL FEATURES

Figure 13



ANNIEDALE AREA "A" HERITAGE STUDY

Figure 14



APPENDIX C:
SURREY HERITAGE REGISTER WORKSHEETS

1. GEROW BARN (Site #240)
2. HARBIDGE HOUSE (Site #271)
3. WITZER RESIDENCE (Site # 272)
4. ANNIEDALE SCHOOL TREES (Significant Tree Site #59)
5. CHARLIE PERKINS MEMORIAL TREE (Significant Tree Site #200)

ANNIEDALE AREA "A" HERITAGE STUDY SURREY'S HERITAGE EVALUATION WORKSHEET



Address	9641 176 Street (SITE #240)
Local Area	Tynehead
Building / Natural Feature	Gerow Barn
Construction Date	Circa 1905
Current Owner / Applicant	GVRD Regional Parks
Evaluated By	Donald Luxton
Inspection Date	September 2004

Part 1: Canadian Register of Historic Places

SECTION 1 – DESCRIPTION OF THE PLACE

SECTION 2 – DESCRIPTION OF HERITAGE VALUE

SECTION 3 – DESCRIPTION OF THE CHARACTER - DEFINING ELEMENTS

Part 2: Surrey Community Heritage Register

SECTION 1 – HISTORY (If Known) Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Historical Context / Association with Events/People: This property, at the corner of Townline (96 Avenue) and Clover Valley (176 Street) Roads was occupied by the Gerow family in 1936. The barn was already here when they acquired the farm. Although still in active agricultural use, the property is currently owned by Greater Vancouver Regional Parks.</p> <p>Cultural Association / Community Importance:</p>	9/10
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<p>Ownership / Construction History: The property was conveyed to George Adams in 1902. Acquired by Jane Hine and John Edwin Hine in 1905. Ownership passed to Calvin Lawrence Dow in 1919 (part of a Soldiers' Settlement Board transaction), and to Perry Ward Gerow in 1948 (the Gerow family may have rented the farm from the 1930s on).</p> <p>The barn was most likely built by the Hines. English-born John Edwin Hine (1855-1946) lived on Scott Road at the time of his death.</p>	8/10
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ANNIDALE AREA "A" HERITAGE STUDY

Designer / Building (If Known): Unknown	
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SECTION 2 – SITE AND CONTEXT EVALUATION

Excellent = 7-8 Very Good = 5-6 Good = 3-4 Fair = 1-2 Poor = 0

Landmark Value: Prominent at corner of 96 Avenue and 176 Street.	7/8
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Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Poor = 0

Context / Streetscape: Rural setting; now in park.	3/4
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Setting / Site Description and Features: Set in rural context; some mature trees nearby. Later farmhouse facing 176 Street.	4/4
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Environmental Value: Part of working farm complex; planted grounds. Now in park setting.	4/4
--	-----

SECTION 3 – ARCHITECTURAL EVALUATION

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

Stylistic Influence: Vernacular
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Design Features: <i>Exterior (Cladding, Trim, etc.):</i> Excellent example of utilitarian turn-of-the-19th century barn. Simple massing and vernacular materials. Clad with vertical planking. <i>Windows – Type, Assembly:</i> <i>Roof Type, Material:</i> Gable roof, currently clad with galvanized metal.	10/10
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Unique Details or Design Elements: <i>Exterior:</i> <i>Interior:</i> Pole-cut wooden structural elements	8/10
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ANNIEDALE AREA "A" HERITAGE STUDY

SECTION 4 – PHYSICAL ASSESSMENT

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Architectural Integrity: <i>Exterior:</i> Substantially intact exterior <i>Interior (Where Applicable):</i> Interior framing intact</p>	8/10
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

<p>Architectural Condition: <i>Foundation / Structure:</i> Appears to be in reasonable condition, given the age and lack of maintenance. No obvious signs of structural deterioration or failure.</p>	3/5
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

<p>Additions / Alterations: Plywood clad addition to south (does not impinge on main structure); cosmetic interventions; metal roof cladding</p>	3/5
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SECTION 5 – USABILITY

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Compatibility With Context: Compatible with current rural context and setting.</p>	9/10
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<p>Potential for Use / Future Use (If Known): Could be adapted for use as a park facility - exact use unknown, but there is adequate room for access and parking. Use could range from park-related facility (interpretation centre etc.) to commercial space (concessions etc.)</p>	9/10
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SECTION 6 – OVERALL HERITAGE SIGNIFICANCE

<p>Summary and Recommendations: Architectural significance and association with agricultural heritage</p>
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<p>Documentation and Reference Material: - <i>Tynehead Memories</i>, pages 47-48 - Land Titles Searches - BC Vital Events</p>

ANNIEDALE AREA "A" HERITAGE STUDY
SECTION 7 – Protection Summary

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TOTAL: 85/100¹
or 85%

¹ Where information is not available or not applicable, scoring must be left blank and the maximum of 100 must be discounted by an equivalent amount. A site may be considered for the Heritage Register with a score of at least 70/100 or equivalent percentage if discounted.

ANNIEDALE AREA "A" HERITAGE STUDY SURREY'S HERITAGE EVALUATION WORKSHEET



Address	17633 96 Avenue (SITE #271)
Local Area	Anniedale
Building / Natural Feature	Harbidge House
Construction Date	1937
Current Owner / Applicant	unknown
Evaluated By	Donald Luxton & Associates
Inspection Date	March 2006

Part 1: Canadian Register of Historic Places

SECTION 1 – DESCRIPTION OF THE PLACE

SECTION 2 – DESCRIPTION OF HERITAGE VALUE

SECTION 3 – DESCRIPTION OF THE CHARACTER - DEFINING ELEMENTS

Part 2: Surrey Community Heritage Register

SECTION 1 – HISTORY (If Known) Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p><u>Historical Context / Association with Events/People:</u></p> <p>Situated in historic Anniedale neighbourhood, the Harbidge house, built in 1937, is associated with George and Dolly Harbidge who lived in the area from 1924. The modesty of this vernacular house with Craftsman-revival details reflects the rural setting of Anniedale and the focus on agriculture, logging and the brick industry that dominated the neighbourhood. The Harbidges moved into the Anniedale area after the First World War.</p> <p><u>Cultural Association / Community Importance:</u></p> <p>The house is part of the historic landscape of rural Anniedale community; one of the earliest areas in Surrey to be settled and farmed.</p>	9/10
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<p><u>Ownership / Construction History:</u></p> <p>The Harbidge house is valuable as a showcase of the historically significant Harbidge family, who moved into the area in 1924. George Harbidge, born in Birmingham, England in 1896 and his wife Dorothy Renshaw married in England in 1918 and moved to British Columbia shortly thereafter. They had four children; Phyllis (born in Smithers in 1920), William (Bill) (born in Rosedale in 1923), Jean (born in Burnaby in 1926) and Juanita (born in Tynehead in 1937). George worked in a mill on 96 Avenue (formally Townline Road) and also built a number of houses in the Tynehead area including the one at 17633 96 Avenue. George and Dorothy (Dolly) owned 26 acres of farmland on Townline Road between 168 (Coast Meridian) and 176 (Clover Valley Road) and lived in the area until their deaths in 1974 (George) and Dolly in 1976. Their son, Bill helped George build the Harbidge House in 1937 when he was 14 years old. Bill went off to the Navy within a year of its construction and George sold the house and built a house on a 2.5 acre lot just north of the property. Much of the Harbidge family still lives in Surrey.</p>	9/10
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ANNIEDALE AREA "A" HERITAGE STUDY

<p><u>Designer / Building (If Known):</u></p> <p>George and Bill Harbidge. Bill and George Harbidge constructed the house by hand, cutting down trees for the framing and siding, utilizing bricks from the nearby brick factory and mixing their own cement for the foundation. Simple late Craftsman details such as broad bargeboards and tapered porch columns add to the rural charm of the house.</p>	
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SECTION 2 – SITE AND CONTEXT EVALUATION

Excellent = 7-8 Very Good = 5-6 Good = 3-4 Fair = 1-2 Poor = 0

<p><u>Landmark Value:</u></p> <p>The house serves as a testament to the persistence and success of rural and agricultural / natural resource industries in the 1930s and 1940s in the Anniedale community and is one of the few remaining historic houses associated with this era.</p>	7/8
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Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Poor = 0

<p><u>Context / Streetscape:</u></p> <p>The Harbidge house is in association with a handful of contemporaneous houses in the Anniedale and adjacent Port Kells neighbourhood. It is also close to historic Anniedale School built in 1890 and the Gerow Barn built circa 1905.</p>	3/4
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<p><u>Setting / Site Description and Features:</u></p> <p>The house is situated just east of 176 Avenue, the main thoroughfare in and out of Surrey at the time and serves as the western border of Anniedale community. The house is situated deeply set back on a flat terrain once agricultural in use. Mature deciduous trees line the back of the property.</p>	3/4
---	-----

<p><u>Environmental Value:</u></p> <p>The site is of value as remnants of the agricultural landscape that dominated the Anniedale area from the turn-of-the-century until the mid century. Anniedale is situated on a large bed of silt clay; remnants from the Pleistocene Glaciation, which is conducive to agricultural practices.</p>	3/4
--	-----

SECTION 3 – ARCHITECTURAL EVALUATION

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p><u>Stylistic Influence:</u></p> <p>The house displays the late influence of the Craftsman style.</p>	
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<p><u>Design Features:</u></p>	8/10
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ANNIEDALE AREA "A" HERITAGE STUDY

<p><i>Exterior (Cladding, Trim, etc.):</i> Wood-framed, one-storey house with rectangular plan.</p> <p>Modest Craftsman details such as wide bargeboards, wide overhangs with open purlins and exposed rafter tails, tapered porch columns and wood shingles at basement level and lapped siding on main level.</p> <p><i>Windows – Type, Assembly:</i></p> <p>Craftsman-revival windows such as triple assembly, double-hung, 6-over-1 wood sash windows with regular fenestration.</p> <p><i>Roof Type, Material:</i></p> <p>Period-revival details such as side gabled, low pitched jerkin-headed roof with modern composition roof shingles.</p>	
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<p><u>Unique Details or Design Elements:</u></p> <p><i>Exterior:</i></p> <p>Central internal brick chimney, matching window and door window detailing.</p> <p>Windows typical of the 1930s, with patterned upper sash; triple assembly windows on the front elevation.</p> <p><i>Interior:</i></p> <p>Not assessed.</p>	7/10
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SECTION 4 – PHYSICAL ASSESSMENT

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p><u>Architectural Integrity:</u></p> <p><i>Exterior:</i></p> <p>Good. Wood siding, windows and configuration appear intact and original. Chimney is original.</p> <p><i>Interior (Where Applicable):</i></p> <p>Not assessed.</p>	9/10
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

<p><u>Architectural Condition:</u></p> <p><i>Foundation / Structure:</i></p> <p>Good. No major cracking, settling or degradation of foundation was observed.</p>	4/5
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ANNIEDALE AREA "A" HERITAGE STUDY

Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

<u>Additions / Alterations:</u> Covered porch entryway was added to west side of house. Roof was replaced within last 10 years with new. Alterations are sympathetic with the period of the house.	4/5
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SECTION 5 – USABILITY

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<u>Compatibility With Context:</u> The house, modest in detailing and construction attests to the modest and rural industries that dominated the area in the 1930s – millwork, farming and the brick industry.	10/10
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<u>Potential for Use / Future Use (If Known):</u> Private residence. Not applicable.	N/A
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SECTION 6 – OVERALL HERITAGE SIGNIFICANCE

<u>Summary and Recommendations:</u> The Harbidge house is a modest Craftsman bungalow located in the rural Anniedale neighbourhood of Surrey. The house, a private residence, should be surveyed by heritage professionals on a regular or as needed basis to monitor for potential alteration and/or renovation that do not conform to its historic nature.

<u>Documentation and Reference Material:</u> <i>Tynehead Memories</i> , Tynehead Historical Society Bill Harbidge, Personal Communication, March 2006 BC Archives Genealogical Files
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SECTION 7 – Protection Summary

17633 96 Avenue is a good example of rural vernacular housing in the 1930s set within the rural context of Anniedale. The house is well preserved and has not been significantly altered from its original form. The house should continue to be monitored for possible alteration or renovations that compromise the historic integrity of the house.
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TOTAL: 76/90¹

ANNIEDALE AREA "A" HERITAGE STUDY

or 84%

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- 1 Where information is not available or not applicable, scoring must be left blank and the maximum of 100 must be discounted by an equivalent amount. A site may be considered for the Heritage Register with a score of at least 70/100 or equivalent percentage if discounted.

ANNIEDALE AREA "A" HERITAGE STUDY SURREY'S HERITAGE EVALUATION WORKSHEET



Address	9367 180 Street (SITE #272)
Local Area	Anniedale
Building / Natural Feature	Witzer Residence
Construction Date	Circa 1936
Current Owner / Applicant	Beverley Anne Mitchell Peter William Eyzenga Michael Wesley Mitchell
Evaluated By	Donald Luxton & Associates
Inspection Date	March 2006

Part 1: Canadian Register of Historic Places

SECTION 1 – DESCRIPTION OF THE PLACE

SECTION 2 – DESCRIPTION OF HERITAGE VALUE

SECTION 3 – DESCRIPTION OF THE CHARACTER - DEFINING ELEMENTS

Part 2: Surrey Community Heritage Register

SECTION 1 – HISTORY (If Known) Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Historical Context / Association with Events/People:</p> <p>The modest Witzer House is associated with the Witzer family, who were longtime Anniedale residents connected with the prominent logging industry and dairy farming in the Port Kells / Anniedale area. The Witzers were originally from Estonia and shared ties with Estonian, Russian and Finnish immigrants that defined the heritage of the Anniedale neighbourhood.</p> <p>Cultural Association / Community Importance:</p> <p>The house is important to the Anniedale neighbourhood as an integral part of the rural fabric of the community. The house, modest in detailing and construction, attests to the modest and rural industries that dominated the area in the 1930s: millwork, farming and the brick industry. Simple late vernacular period revival details such as the jerkin-headed roof and multipane double-hung windows add to the rural charm of the house. During the Depression a number of people took up subsistence farming in the area, as it was relatively close to markets and a small farm like this could support a family. The very modest size of the house typifies the financial constraints of the time. Highly unusual for having survived in its original modest configuration.</p>	<p>9/10</p>
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ANNIEDALE AREA "A" HERITAGE STUDY

<p><u>Ownership / Construction History:</u></p> <p>The Witzer family, with origins in Estonia, moved from Alberta to Anniedale in the 1920s. The property was first occupied by Howard Witzer in 1924, then sold to Amalie (Amelia) Witzer (nee Yurri, 1875-1946) and her husband Reuben Witzer (1865-1950) who farmed the property and ran a small dairy farm until 1936, when he retired and sold the property to his son Robert. The property, which contained a large hay barn, was passed on and divided into two lots for their two sons Walter Witzer (1909-1973) and Robert Witzer (1907-1982). Research indicated that Amelia and Reuben had five other children (Charles, Etis, Vera, Mary, and Adolph) that did not own any of this property.</p> <p>The Witzer sons were involved in the logging business in the Port Kells / Anniedale area. Walter, who remained single, was a logger. He owned his portion of the property from 1938 to 1944. Robert (Bob), married to Eunice June Witzer (June Ogden) (nee Ovington, 1919 - 1964) owned his portion of the property from 1936 to 1953. As indicated on his death certificate, Robert was later a Planerman with Elk Falls Forest Products on Vancouver Island.</p> <p>According to informant Ken Allison, the Witzer house was the original residential building on the small dairy farm. Evidently, June was Bob's housekeeper, an unmarried mother to Marilyn. They became a couple and had a boy. On Bob's death certificate, June and Bob were listed as married. Allison further stated that Bob worked as a carpenter and was a fine woodworker for the Tidewater Mill at the foot of Latimer Road. He built the small house on the property that displayed his fine craftsmanship. The house was surrounded with a white picket fence and rose covered, gated trellis. In the 1940s, June left with their son and stepdaughter and he was not reunited with his children until many years later. Bob sold the property in 1953 to Ramon Ivan and Casandra Ruth Foan and moved to Vancouver Island to work at Elk Falls Forest Products. His brother Walter sold his share of the property to Lewis Allen White in 1944.</p> <p><u>Designer / Building (If Known):</u></p> <p>Robert Witzer (assumed).</p>	9/10
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SECTION 2 – SITE AND CONTEXT EVALUATION Excellent = 7-8 Very Good = 5-6 Good = 3-4 Fair = 1-2 Poor = 0

<p><u>Landmark Value:</u></p> <p>The house serves as a testament to the rural and agricultural / natural resource industries of the Anniedale community in the 1930s. It is one of the few remaining historic houses associated with this era.</p>	7/8
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Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Poor = 0

<p><u>Context / Streetscape:</u></p> <p>The house, located at the south end of 180 Street (formally South Gordon Road) in Anniedale is associated with contemporaneous modest vernacular houses in the Anniedale and adjacent Port Kells area. This area is a small pocket of remnant farmland.</p>	3/4
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<p><u>Setting / Site Description and Features:</u></p> <p>The east facing house is situated set back from the road at the corner of 93a Avenue and 180</p>	2/4
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Donald Luxton & Associates, November 2006

ANNIEDALE AREA "A" HERITAGE STUDY

Street. Situated on flat terrain, once agricultural in use, the property contains a mature cedar and coniferous trees.	
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<p>Environmental Value:</p> <p>The property is of environmental value as remnants of an agricultural landscape that dominated the Anniedale neighbourhood from the 1900s to 1950s. Anniedale is situated on a large bed of silt clay; remnants from the Pleistocene Glaciation, which is conducive to agricultural practices.</p>	3/4
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SECTION 3 – ARCHITECTURAL EVALUATION

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Stylistic Influence:</p> <p>The house is mainly vernacular but displays elements of Period Revival design, which typifies domestic architecture from the 1920s-1930s.</p>	
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<p>Design Features:</p> <p><i>Exterior (Cladding, Trim, etc.):</i></p> <p>Wood-framed, one-storey house with rectangular plan. Horizontal lapped wooden siding. One addition at the back of the house.</p> <p>Modest vernacular details such as simple rectangular plan, bargeboards, symmetrical design, central doorway.</p> <p><i>Windows – Type, Assembly:</i></p> <p>Period Revival details such as symmetrical double-hung, wooden sash widows, 3-over-1 with vertically proportioned panes in the upper sash; double-assembly at front and side, with some single-assembly, with broad casings.</p> <p><i>Roof Type, Material:</i></p> <p>Low-pitched, jerkin-headed roof with modern composition roof shingles. A second addition at the back of the house is front gabled.</p> <p>Roof eave has a narrow overhang.</p> <p>Roof over porch is shallow-arched with large triangular braces.</p>	9/10
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<p>Unique Details or Design Elements:</p> <p><i>Exterior:</i> N/A</p> <p><i>Interior:</i></p> <p>Not assessed.</p>	N/A
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ANNIEDALE AREA "A" HERITAGE STUDY

SECTION 4 – PHYSICAL ASSESSMENT

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Architectural Integrity: <i>Exterior:</i></p> <p>Good. Form, scale and massing, wood siding, chimney and windows appear to be original and are in good condition.</p> <p><i>Interior (Where Applicable):</i></p> <p>Not assessed.</p>	9/10
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

<p>Architectural Condition: <i>Foundation / Structure:</i></p> <p>The foundation appears to be in excellent condition with no major cracking or degradation observed. No structural settlement or deterioration evident.</p>	5/5
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

<p>Additions / Alterations:</p> <p>A front gabled addition at the back of the house with multi-paned casement windows of sympathetic design appears to have been added at a later date. A large wood porch surrounds this addition.</p> <p>The roof has been replaced in the last 10 years with new composition roof.</p> <p>Additions/alterations generally sympathetic with the original design of the house.</p>	3/5
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SECTION 5 – USABILITY

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Compatibility With Context:</p> <p>The modesty and vernacular nature of the house comply with the rural atmosphere of the Anniedale community in the 1930s.</p>	9/10
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<p>Potential for Use / Future Use (If Known):</p> <p>Private residence. Not applicable.</p>	N/A
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ANNIEDALE AREA "A" HERITAGE STUDY

SECTION 6 – OVERALL HERITAGE SIGNIFICANCE

Summary and Recommendations:

The Witzer house is a one-storey, symmetrical house with multi-paned double-hung windows located in the agricultural and natural resource industry-focused community of Anniedale.

The house is a private single-family residence and should be assessed by heritage professionals on a regular or as required basis to monitor for potential alteration and/or renovations that do not conform to its 1930s origins.

Documentation and Reference Material:

BC Archives Genealogical Files
Tynehead Memories, Tynehead Historical Society

Information submitted by Ken Allison, resident of Anniedale area: Personal Communication, March 2006

THE LITTLE HOUSE AT THE END OF SOUTH GORDON ROAD

This little house (9367-180th Street) was the original residential building on a small working dairy farm on a dead end that I knew as a South Gordon Road. Farms of this size made a small profit by selling milk and separated cream in cans to a large local processor who came out from town to pick up the tins from a stand at the end of the road. It was a system something like the current postal system, but instead of "super boxes" there were raised platforms at crossroads where the milk and cream cans were set out for pick up and the empties returned. The property was referred to as "The Old Mortimer Place" although I never knew the Mortimers. A large empty hay barn stood derelict about 50' behind the house waiting to crumble into the ground and there was a huge hay field beyond it that stretched to the crest of the hill some miles away.

When I first knew the place it was home to Bob Witzer and June Ogden. Bob was a large-boned, tall American who visited us regularly and spoke in a loud voice, punctuating his speech with the American "HUH" instead of the Canadian "EH". He visited us a lot it seemed and spent long periods staring at me. It was only years later that I understood why.

The story, as told to children by embarrassed parents, was that June was his "housekeeper." When she first came to live with Bob, June was an unmarried mother with Marilyn, a toddler who was four years my senior. Bob and June, "housekeeping" aside, soon became an unmarried couple with a young daughter from a previous arrangement and a newborn son of their own. Uncharitable neighbours considered this to be a scandalous situation not to be discussed in front of their children, but by today's standards (2006) they would be considered a contemporary family.

Bob was mildly mentally challenged, but was absolutely devoted to June who was a dark-haired beauty with a lively wit. He daily walked to and from his work at Tidewater Mill at the foot of Latimer Road where he did rough carpentry work, but he could also turn his hand to fine woodworking detail too. He had used this skill to make the little house at the end of South Gordon Road with its white picket fence and rose-covered, gated trellis an absolute thing of beauty. Some disapproving neighbours claimed he had spent too much time on the building and not enough on the people inside, but I suspect he just did what he did best in the unquestioning spirit of the love he felt for his wife and child. This was the 1940s and a woman's place was definitely in the home. How June spent her days in that little house down at the back of beyond changing diapers, scrubbing floors, making Bob's evening meal one can only imagine, but apparently it wasn't enough and one day she just snapped.

Bob claimed they had never argued and he had always felt theirs was a very loving relationship. That all ended when he came home one day to find the house cold and June, toddler Marilyn and his infant son vanished with just their clothing and a few dollars from the top dresser drawer. He was absolutely crushed and spent hours at our place talking about it and watching me. Apparently I was the closest thing he had to remind him of his son and how he might be changing. He set out on a quest to find him which at first

Donald Luxton & Associates, November 2006

ANNIEDALE AREA "A" HERITAGE STUDY

seemed to come to nothing, but he never gave up.

Later when Tidewater Mill closed, he sold the little house and moved to Vancouver Island where millwright work was more plentiful, but he still stopped in to see us whenever he was on the Mainland.

Years and years later when I was married with a tiny son of my own, starting my first school teaching position in Cloverdale, I was at my parent's house on a warm spring Sunday afternoon. We were all sitting out on the front lawn. Bob stopped in out of nowhere driving a new bright red Dodge "Swinger". The irony of Bob arriving in a "Swinger" made me chuckle to myself, but he was absolutely over the moon. He had just found his son living in Hope who was now, like me, married with a son of his own, and he was taking them all on a driving holiday in the new "Swinger" next summer.

SECTION 7 – Protection Summary

The Witzer House is a good example of fine craftsmanship and vernacular rural architecture with elements of Period Revival that defines the 1930s rural architecture in the Anniedale community. The house is in good condition, set on a solid foundation and alterations are sympathetic to the original design. The house should continue to be monitored for possible alterations or renovations that do not comply with the historic nature of the house.

**TOTAL: 68/80¹
or 85%**

¹ Where information is not available or not applicable, scoring must be left blank and the maximum of 100 must be discounted by an equivalent amount. A site may be considered for the Heritage Register with a score of at least 70/100 or equivalent percentage if discounted.

ANNIEDALE AREA "A" HERITAGE STUDY SURREY'S HERITAGE EVALUATION WORKSHEET



Address	9744 176 Street
Local Area	Anniedale Area "A" – South Port Kells
Building / Natural Feature	Anniedale School Trees
Construction Date	Planted circa early 1900s
Current Owner / Applicant	Surrey School District No. 36
Evaluated By	Donald Luxton & Associates
Inspection Date	March 2006

Part 1: Canadian Register of Historic Places

SECTION 1 – DESCRIPTION OF THE PLACE

SECTION 2 – DESCRIPTION OF HERITAGE VALUE

SECTION 3 – DESCRIPTION OF THE CHARACTER - DEFINING ELEMENTS

Part 2: Surrey Community Heritage Register

SECTION 1 – HISTORY (If Known) Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Historical Context / Association with Events/People: Associated with Donald McClure, who appears to have been the earliest settler on this property (See 1897 map)</p> <p>Cultural Association / Community Importance: These trees are among the few large second growth trees in the area. This stand of Fir is a prominent reminder of the forest that once covered these lands.</p>	7/10
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<p>Ownership / Construction History: This stand of Douglas Fir trees were originally located on the McClure property (shown on the 1897 map as Lots 390A). They are second growth, and took root likely about 1900. Most of the other large trees in the area were blown down in a windstorm in 1934, but these survived, and have grown to mature size.</p> <p>Designer / Building (If Known):</p>	7/10
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ANNIDALE AREA "A" HERITAGE STUDY

SECTION 2 – SITE AND CONTEXT EVALUATION Excellent = 7-8 Very Good = 5-6 Good = 3-4 Fair = 1-2 Poor = 0

Landmark Value: Highly visible in the area; located beside Highway #1.	7/8
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Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Poor = 0

Context / Streetscape: Buffer to Highway #1. Set at far corner of grassed school yard.	4/4
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Setting / Site Description and Features: Stand of old Douglas Fir and some other mixed growth. Mature trees set at edge of grassed field and therefore highly visible.	4/4
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Environmental Value: Provides large stand of mature trees adjacent to highway – buffers field and would also provide protection for any other use on the site.	4/4
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SECTION 3 – ARCHITECTURAL EVALUATION Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

Stylistic Influence:	
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Design Features: <i>Exterior (Cladding, Trim, etc.):</i> <i>Windows – Type, Assembly:</i> <i>Roof Type, Material:</i>	N/A
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Unique Details or Design Elements: <i>Exterior:</i> <i>Interior:</i>	N/A
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SECTION 4 – PHYSICAL ASSESSMENT Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

Architectural Integrity: <i>Exterior:</i>	N/A
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ANNIEDALE AREA "A" HERITAGE STUDY

<i>Interior (Where Applicable):</i>	
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

ANNIEDALE AREA "A" HERITAGE STUDY

Architectural Condition: <i>Foundation / Structure:</i>	N/A
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

Additions / Alterations:	N/A
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SECTION 5 – USABILITY

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

Compatibility With Context:	N/A
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Potential for Use / Future Use (If Known):	N/A
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SECTION 6 – OVERALL HERITAGE SIGNIFICANCE

Summary and Recommendations: Can be preserved if the site becomes redundant for school use. Located at the very edge of the property.

Documentation and Reference Material: Information from Hugh Gabrielse, whose family acquired the property from the McClures: When our family arrived on the scene in 1929 there was little cleared area available for farming. The McClures had a wonderful orchard encompassing perhaps half a hectare east and southeast of the house which contained enormous, and obviously quite old cherry, pear, apple, and plum trees. They were almost completely hidden by the growth of alder and other varieties of deciduous and evergreen trees. Immediately east of the house was a swamp that was crossed by a corduroy road leading to the orchard. Brushing out the orchard left us with a great source of fruit for many years. The original house was likely built in the 1890s. South of the house was a large spruce tree, the branches of which are visible in the photo. Farther south was an area of possibly a few hectares area that once had been cleared but subsequently had been overgrown by trees. Still farther south and extending as far as the site of the present school was a magnificent forest of old growth Douglas fir that the previous owner(s) had protected from logging. Many of these trees were two to three hundred years old judging from the tree rings and many were more than two metres in diameter at the butt. Unfortunately, many were blown down in a terrific windstorm on November 11, 1934. Subsequently most of the farm was cleared with the use of horses, dynamiting the enormous stumps, moving enormous quantities of stones and boulders and finally preparing the area for the growing of hay. With no market at the time for the trees the wood was used for firewood or bartered for hay produced in the fertile area several kilometres to the south. When the Trans Canada Highway and cloverleaf took over most of the farm my father built a house from the lumber obtained from a part of one of the firs.
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ANNIEDALE AREA "A" HERITAGE STUDY

The trees currently east of Anniedale School are certainly of a younger vintage than those noted above. I presume they may have taken root in the early 1900s. A forester could undoubtedly check their age by obtaining a tree ring core.

SECTION 7 – Protection Summary

City of Surrey List of Significant Trees – Site #59

The Anniedale School is protected by Heritage Designation Bylaw - #8579 (86/06/23)

TOTAL: 37/44¹
or 84%

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- 1 Where information is not available or not applicable, scoring must be left blank and the maximum of 100 must be discounted by an equivalent amount. A site may be considered for the Heritage Register with a score of at least 70/100 or equivalent percentage if discounted.

ANNIEDALE AREA "A" HERITAGE STUDY SURREY'S HERITAGE EVALUATION WORKSHEET



Address	South Side of Highway #1 East at 184 Street
Local Area	Anniedale Area "A" – South Port Kells
Building / Natural Feature	Charlie Perkins Memorial Tree
Construction Date	
Current Owner / Applicant	Province of BC
Evaluated By	Donald Luxton
Inspection Date	March 2006

Part 1: Canadian Register of Historic Places

SECTION 1 – DESCRIPTION OF THE PLACE

SECTION 2 – DESCRIPTION OF HERITAGE VALUE

SECTION 3 – DESCRIPTION OF THE CHARACTER - DEFINING ELEMENTS

Part 2: Surrey Community Heritage Register

SECTION 1 – HISTORY (If Known) Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Historical Context / Association with Events/People: Known by the Perkins family as the "Big Tree," this was a 210 foot Douglas Fir that was located on the Perkins farm, and was too big to be horse-logged. Three of the Perkins boys signed up for service during the First World War. Charlie Perkins joined the expeditionary forces and was assigned to the Royal Flying Corp, trained in Camp Borden in Ontario, and became a flying instructor at Camp Borden and Forth Worth, Texas. All three boys were fortunate to return home from the war. Charlie planted ivy at the base of the "Big Tree" in 1919 as a personal memento to the memory of the young cadets who had died in training crashes and the pilots who had died overseas. In 1960, the surveys for the #1 Highway right-of-way included the "Big Tree" on the south edge and it was slated to be removed. After many stories and publicity locally and across Canada, and a visit from Highways Minister Phil Gaglardi, it was decided to go around the tree. Charlie believed progress was needed and one should not stand in the way and was a happy man when the tree was saved. He placed a wreath at the tree on Remembrance Day for several years and later the Canadian Legion took over. In the years to follow, the tree was vandalized twice by fire and the Highways Department had to cut the ailing tree to 12 metres in 1968. To this day, 'Charlie's Tree' still stands in tribute to those who lost their lives.</p>	8/10
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ANNIEDALE AREA "A" HERITAGE STUDY

Cultural Association / Community Importance: Important as a place of remembrance – highly visible to community.	
Ownership / Construction History: Originally part of the pre-emption of Robert Halloway of Lot 99 in 1860. Circa 1907, a 125 acre portion of this pre-emption was acquired by the Perkins Family, Surrey pioneers.	8/10
Designer / Building (If Known):	

SECTION 2 – SITE AND CONTEXT EVALUATION

Excellent = 7-8 Very Good = 5-6 Good = 3-4 Fair = 1-2 Poor = 0

Landmark Value: Extremely visible; symbolic; well-known.	8/8
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Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Poor = 0

Context / Streetscape: Part of Highway right-of-way; located beside other later buffer plantings.	4/4
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Setting / Site Description and Features: Set at bend in Highway, which was surveyed to curve around the tree. Prominent in all directions.	4/4
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Environmental Value: Set at edge of buffering stand of later trees; tree now dead (condition unknown) and cut down to 12 metres in height, but acts as armature for large growth of ivy.	2/4
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SECTION 3 – ARCHITECTURAL EVALUATION

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

Stylistic Influence:	
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Design Features: <i>Exterior (Cladding, Trim, etc.):</i> <i>Windows – Type, Assembly:</i> <i>Roof Type, Material:</i>	N/A
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ANNIE DALE AREA "A" HERITAGE STUDY

Unique Details or Design Elements: <i>Exterior:</i> <i>Interior:</i>	N/A
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SECTION 4 – PHYSICAL ASSESSMENT

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

Architectural Integrity: <i>Exterior:</i> <i>Interior (Where Applicable):</i>	N/A
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

Architectural Condition: <i>Foundation / Structure:</i>	N/A
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

Additions / Alterations:	N/A
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SECTION 5 – USABILITY

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

Compatibility With Context:	N/A
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Potential for Use / Future Use (If Known):	N/A
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SECTION 6 – OVERALL HERITAGE SIGNIFICANCE

Summary and Recommendations: Conservation measures may have to be taken to ensure long-term survival. Current condition unknown.
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Documentation and Reference Material: Submitted by Larry Perkins (son of Charlie Perkins)

ANNIEDALE AREA "A" HERITAGE STUDY

Charles Edward Perkins, third son of Mr. and Mrs. William Winter Perkins, was born in Vancouver on June 29, 1894. In 1907 W.W. Perkins moved his family out to 160 acres (purchased for \$25.00 per acre) in the Anniedale area. They arrived by stern wheeler from New Westminster to the south bank of the Fraser River near the foot of the Brickyard Road (now 182 A Street). The property extended south from the river to what is now 94 Street west to 182A Street and east to 186 Street. The family consisted of Lindsay, Hubert, Charlie and Roy. Lindsay stayed in Vancouver to complete a patternmaker's apprenticeship. The father and three sons cleared 60 acres for livestock and hayfields. In later years Charlie and Hubert logged the cedar for "shingle bolts" and cordwood. The Fir and Hemlock had been logged by the previous owner. A large Douglas Fir remained near the rear of the property by a "skid road" which ran north to the river. The "Big Tree" was too large (approximately 9 feet in diameter) to be "horse logged."

Charlie became interested in "flying machines" and with a group of young men from New Westminster and Vancouver formed the B.C. Aero Club, raised money, purchased a Curtis Pusher aeroplane and learned the rudiments of flight. In 1915 Hubert and Roy joined the army and went overseas. Charlie joined the expeditionary forces and was assigned to the Royal Flying Corp, trained in Camp Borden in Ontario, became a flying instructor at Camp Borden and Forth Worth, Texas. All three boys were fortunate to return home from the war. Charlie planted ivy at the base of the "Big Tree" in 1919 as a personal memento to the memory of the young cadets who had died in training crashes and the pilots who had died overseas. In 1960 the #1 Highway surveys for the right-of-way included the "Big Tree" on the south edge and it was slated to be removed. After many stories and publicity locally and across Canada and a visit from Highways Minister Phil Gaglardi it was decided to go around the tree. Charlie believed progress was needed and one should not stand in the way and was a happy man when the tree was saved. He placed a wreath at the tree on Remembrance Day for several years and later the Canadian Legion took over.

Following the war Charlie lived at home for ten years logging and working in Wade's Sawmill on the river in Port Kells. In the late 1920s Charlie, Hubert and Roy built homes at the corner of Townline Road and Halls Prairie Road. Roy married Mary Hagel, from Anniedale, and later moved to New Westminster. Hubert married Veva Arnold from Port Kells and settled to farming. In 1928 Charlie married Nellie Astin, a school teacher from Cloverdale whose family had moved to Port Kells from Saskatoon and operated the Red & White Store at the corner of Latimer Road and 96 Avenue. In 1930 Charlie went to work for the Municipality of Surrey as a Road Foreman until retirement in 1959.

Charlie and Nellie had a daughter Frances and a son Larry who both attended the "old" Anniedale School from grades 1-6. Frances attended UBC and moved to Campbell River to teach. Larry completed high school, apprenticed on the CNR, later went to UBC and taught Industrial Education in Delta. Larry still resides in Surrey as does his eldest son and grandson, who is the fifth generation Perkins to live in Surrey.



Construction photo of the house built by Charlie Perkins in 1927 on the southeast corner of Townline Road (96 Avenue) and Halls Prairie Road (184 Street), where he and his wife Nellie and family lived until his death in 1986. The "Big Tree" can be seen in the distance just to the left of the house and became a

ANNIEDALE AREA "A" HERITAGE STUDY

"hot topic" during the building of the #1 Highway. (courtesy Larry Perkins)

SECTION 7 – Protection Summary

City of Surrey List of Significant Trees – Site #200
Information supplied by Larry Perkins

TOTAL: 34/40¹
or 85%

¹ Where information is not available or not applicable, scoring must be left blank and the maximum of 100 must be discounted by an equivalent amount. A site may be considered for the Heritage Register with a score of at least 70/100 or equivalent percentage if discounted.

**APPENDIX D:
COMMUNITY MEMORIES**

- 1. HUGH GABRIELSE**
- 2. CARL FRUNO**
- 3. THE CHARLIE PERKINS FAMILY**
- 4. JUTA KITCHING**
- 5. KEN ALLISON**

ANNIEDALE AREA "A" HERITAGE STUDY

1. HUGH GABRIELSE

When our family arrived on the scene in 1929 there was little cleared area available for farming. The McClures had a wonderful orchard encompassing perhaps half a hectare east and southeast of the house which contained enormous, and obviously quite old cherry, pear, apple, and plum trees. They were almost completely hidden by the growth of alder and other varieties of deciduous and evergreen trees. Immediately east of the house was a swamp that was crossed by a corduroy road leading to the orchard. Brushing out the orchard left us with a great source of fruit for many years. The original house was likely built in the 1890s.

South of the house was a large spruce tree, the branches of which are visible in the photo. Farther south was an area of possibly a few hectares area that once had been cleared but subsequently had been overgrown by trees. Still farther south and extending as far as the site of the present school was a magnificent forest of old growth Douglas fir that the previous owner(s) had protected from logging. Many of these trees were two to three hundred years old judging from the tree rings and many were more than two metres in diameter at the butt. Unfortunately, many were blown down in a terrific windstorm on November 11, 1934. Subsequently most of the farm was cleared with the use of horses, dynamiting the enormous stumps, moving enormous quantities of stones and boulders and finally preparing the area for the growing of hay. With no market at the time for the trees the wood was used for firewood or bartered for hay produced in the fertile area several kilometres to the south. When the Trans Canada Highway and cloverleaf took over most of the farm my father built a house from the lumber obtained from a part of one of the firs.

The trees currently east of Anniedale School are certainly of a younger vintage than those noted above. I presume they may have taken root in the early 1900s. A forester could undoubtedly check their age by obtaining a tree ring core.

ANNIEDALE AREA "A" HERITAGE STUDY



Figure 15: McClure House in the 1950s (courtesy Hugh Gabrielse)

This picture of the McClure house shows a front porch and rear porch added to the original structure.

ANNIEDALE AREA "A" HERITAGE STUDY

2. CARL FRUNO

Carl's father, Saverio Fruno, came to Armstrong from Italy in 1904 with his mother and one of his brothers. The brothers built a rough honed log cabin and cleared the land for farming. In 1909 he returned to Italy to find a bride and married Angelina in April, 1910 and brought her back to Armstrong. Six boys and two girls were born there and lived to adulthood. Four others died before their fifth birthdays due to lack of any medical doctors. They moved to Port Kells in 1926 ("the winters in Armstrong were too cold"). Laura (1927) and Ida (1929) were born at 18280 Northline Road. The Frunos let that property go during the depression as they couldn't afford the taxes. They moved onto the last twenty acres at 18118 Northline Road where Carl was born in 1931. Carl lived in Port Kells for 62 years, just shy of being classified as a pioneer. Laura taught at Barnston Island school for one year then two and one-half years at Tynehead.

Carl belonged to the Port Kells Fire Department for 25 years. Northline Road ran from Halls Prairie Road to the first address above (18280). Father and 3 brothers cleared another section of land down to second house.

Electricity didn't come in until 1941 when the municipality pushed the road further down past South Gordon Road. The original house was torn down and the materials used to build the new house and barn with a six foot deep basement made of logs. Both houses built by older members. Nails were salvaged from Wade's Sawmill when it burned down across from Barnston Island. Had a Model T Ford and used to take farm goods to New Westminster Market. Used to go through Green Timbers on a gravel road, now Fraser Highway. The trees used to cover the road. Had to go over the railroad bridge before the Patullo Bridge was built. On Saturdays used to go to Farmers Market in Vancouver on Pender Street, Chinatown. Carl remembers being taken to a movie on his first birthday in Chinatown.

Around 1937, Carl delivered milk by walking down South Gordon Road and over to Horace Tasker's place opposite old Anniedale School and Yurkins next door. Milk was 10 cents a quart. Also delivered newspapers up Northline Road, Town Line Road, Welch Road, Edenholme Road, Davis Road and Halls Prairie Road.

Two of the boys fought on the side of the Allies during the Second World War. Nick was killed outside of Rome in 1941. Orlando, now 80, is living in the Okanagan. Mrs. Angelina Fruno was chosen as Mother of the Year once by placing a wreath at the Cenotaph. There are now five surviving children of Saverino and Angelina with the oldest, Pete, who turned 90 in March of 2006.

ANNIEDALE AREA "A" HERITAGE STUDY



Figure 16: Fruno House, 8753 Latimer Road (courtesy Fruno Family)

While still living and working the farm on Northline road a large 6 foot Spruce tree, that was on the corner of the family property and South Gordon Road was felled by Albert Lund of Port Kells and skidded to Wade's sawmill where it was cut to specifications for the house that Carl had built for himself and his bride. This house was about 890 square feet and still exists at 8753 Latimer Road (192nd). It has since had a second storey added onto it but we still have fond memories of it when we had lumber floating in the back yard and bantie hens and roosters living in the garage.

Carl went on to develop 10 acres of property in Port Kells which has been named Fruno Place as it is a cul-de-sac road. This name was suggested by Bill Van der Zalm who was the mayor of Surrey at the time.

Carl then went in with his brother-in-law to develop Shannon Service Station at the corner of 86th Avenue and 200th Street (in Langley).

ANNIEDALE AREA "A" HERITAGE STUDY

3. THE CHARLIE PERKINS FAMILY

Submitted by Larry Perkins

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ANNIEDALE AREA "A" HERITAGE STUDY



Figure 17: The above house was the second home built by W.W. Perkins in 1909 on six acres of land between the Great Northern Railway tracks and the Fraser River. The small trees in the foreground are cherry trees, part of a large orchard of apple, pear, plum and prune trees. The first house built in 1907 was destroyed by fire started in a dry fern patch by sparks from a Great Northern locomotive. (courtesy Larry Perkins)



Figure 18: The house built by Charlie Perkins in 1927 on the southeast corner of Townline Road (96 Avenue) and Halls Prairie Road (184 Street), where he and his wife Nellie and family lived until his death in 1986. The "Big Tree" can be seen in the distance just to the left of the house and became a "hot topic" during the building of the #1 Highway. (courtesy Larry Perkins)

ANNIEDALE AREA "A" HERITAGE STUDY

Plaque on site at the Memorial Tree:

“Presented by The Royal Canadian Legion Whalley Branch #229”

“Originally, the Memorial Tree was a 210 foot Douglas Fir surrounded by firs and vine maples in a small park-like setting. The Memorial Tree was first given recognition in 1919 by a resident named Charles Perkins who had recently returned from World War I as a flight instructor with the Royal Flying Corps. Mr. Perkins chose one of the tallest trees on the property and planted ivy at its base, as a simple tribute to buddies who were killed on the battlefields in Europe [NOTE: see in Larry Perkins information above]. The tree was bravely saved from fire in 1920 and stood as a remembrance in the family for many years. By 1960, construction of the Trans Canada Highway was planned to run through the memorial, destroying it. Persuasion by Charlie and many members of the local community influenced then Highways Minister Phil Gaglardi to divert the east-bound lane around the tree. In the years to follow, the tree was vandalized twice by fire and the Highways Department had to cut the ailing tree to 12 metres in 1968. To this day, ‘Charlie’s Tree’ still stands in tribute to those who lost their lives. Lest we forget.”



Figure 19

ANNIEDALE AREA "A" HERITAGE STUDY

4. JUTA KITCHING

I found some information about some of the Anniedale area settlers from an Estonian language source entitled, in translation, "Estonians in Canada" (published 1975). I shall reproduce the information in a scattered fashion, as found here and there in the book:

The Wartnau family (also Wartnow, Estonian version Väärtnõu) lived in the Anniedale area and there still are members in the Lower Mainland. They came from various places in Alberta (some of the first Estonian settlements were Sylvan Lake, Stettler, Red Deer, Medicine Valley, Eckville; also Barons and Walsh). There is a photo of Juhan Wartnau with the soccer team of the Linda Society in Stettler (no year given). A list of settlers in Sylvan Lake 1899-1904 includes Mihkel Väärtnõu with family who later moved to Stettler.

Peter Unger is referred to as a resident of Vancouver in the 1920s. The name Unger occurs in the Lower Mainland too.

Another reference states that at the end of World War II the following farmers of Estonian background lived in Port Kells, Langley and Surrey:

- Jaan Yurkin
- Fred. Johanson
- August Flink
- Ed. Mahlman
- Johannes Lapman
- Richard Hennel
- Johan(nes) Onton
- Hans Nikolai
- Jaan Vroon
- Fred Slank
- Len Ploom
- George Walt
- Ed Witzer
- Alex Wartnow

The Yurkin family used to celebrate Midsummer at their farm in the Estonian tradition and I remember participating in the great festivities in the early 1950s.

My own family was a 1960 addition to Anniedale. William and Raissa Kovamees with children Juta and Hain, immigrated to Canada, direct destination Vancouver, in 1951 from Sweden; there we had lived as 1944 refugees from war torn Estonia and later as aliens. My parents purchased our Anniedale place on 182nd Street in 1960, at first as a weekend retreat (work and permanent living being in Vancouver), because mother longed for a quiet country setting for her creative writing and father had space to practice various hobbies. Over the years our parents spent more and more time at the country place, especially with grandchildren Kitching. Now Thomas Kitching lives there permanently.

ANNIEDALE AREA "A" HERITAGE STUDY

I have wondered why my parents chose to buy in the Anniedale community. They never talked about other settlers in the area being of Estonian background as neighbours, except for one older lady who sometimes stopped by on her walks and chatted in Estonian (I think it may have been Mrs. Ploom). Also, the real estate agent who found and sold the property was of Estonian background. I think his name was Rummo. He may have had friends in the area and thereby known of the availability of the place for sale. So that is my personal little Anniedale story. Now Thomas Kitching lives there permanently and both the Kovamees and Kitching families still congregate there.

Another personal note is about Anniedale School, even if I never went there and even if it had already ceased instruction by the time I saw it. But it was on its original site and I passed it driving back and forth to our place. Even then, when I knew nothing about it, it emitted a distant blessing of sorts, a greeting from all who had walked through its doors; it may have been because my own first teaching job had been in a one-room school in the B.C. Interior and because I could identify with the teacher's role and relate to the pupils' situation; it may have been because I sensed a certain kinship with destinies. The school was always the heart of Anniedale to me. It continues to represent the aspirations and accomplishments of its settlers to this day: in addition to their daily toil, they knew how to create the heart from which grows intellect, tradition, moral strength. Even when social order is being rocked by what is referred to as progress, even when stability is threatened, some signs of respect for what has been will sustain the remaining life.

ANNIE DALE AREA "A" HERITAGE STUDY

5. KEN ALLISON

THREE X THREE BROTHERS

I found out late in life that our neighbours, the Yurkins, whose property was directly across the street and just to the east of the school yard, were Estonians just like us. I had thought they were Russian. That may have been because John drank his vodka straight up. In truth the Finns, Estonians, and Russians were all close neighbours in Anniedale just like they were in the Old Country and trying to separate one from the other was pretty much impossible. For example, my grandfather George Walt's birth certificate said he was a Finn, but he was born on the Island of Saaremaa before it was seceded to Estonia, and he always referred to himself as an Estonian. Then, of course, Estonia was occupied by Russia after World War II so one's specific nationality became a moot point.

John Yurkin and his family were not only our closest neighbours, he was a particularly good friend of my fathers. He had a way of silently appearing with a big smile on his face. My father caught off guard would ask him, "How did you get here John?", and he predictably replied, "Oh, I came on my White Horse." White Horse was the brand of whiskey he preferred, but then again he always had lots of those little purple "Seagram's Crown Royal" bags around. He gave some away to kids like me who treasured them. They were great for your marble collection. Come to think of it I don't ever remember seeing him drunk or disorderly and I suspect the whole thing about expensive brands of liquor and excessive drinking was just a bit of a show to fight off the boredom of country life in the late 40s and early 50s.

John was the most gregarious, but there were three Yurkin brothers, John, Jake, and Gus who all owned contiguous property. John lived directly across the street from us with his wife "Dolly" who died several years before him. They were Old Country people who spoke both the old and new languages fluently. She once said she saw Len Ploom's ghost in the upstairs window where he had committed suicide and he had a "jesusly long tail!" Most people believed in ghosts, and there were still a lot of other superstitions alive as well. Len Ploom, before he was a ghost, had shot at my uncle for putting a hex on his fruit trees one summer when they didn't set fruit. So much for Science.

My mother explained to me that Estonians for all their artistic intelligence hadn't had a Renaissance or an Enlightenment as Western Europeans had, and because of their isolation and linguistic differences, they were still living much as Western Europeans had during the Middle Ages. This was not meant to discredit the culture, the language or the people. It was a simple fact. They were a nation of survivors who had fought back against unbelievable oppression and kept their dignity. Having an Estonian as an ancestor was something we could all be proud of.

John and Dolly had three children, Frank and then Helema and Fred who were twins. John had lost his arm in a mill accident and for awhile tried poultry farming. He had a double-decker chicken barn that stretched out over the creek that ran through both of our properties. Salmon loved the nutrients that grew in the creek from all those chicken droppings, and each fall we had a little salmon run all our own.

He drove a new baby blue Cadillac "Coupe de Ville" two-door hardtop with a knob attached to the steering wheel so he could manage with his one arm. He was a loud, good-natured character who perhaps liked to show off a little or maybe it was just that my parents were so much more conservative and quieter than he was. We were observers; the Yurkins, on the other had were doers.

ANNIEDALE AREA "A" HERITAGE STUDY

Son Frank was a fisherman who built wooden fishing boats on the premises, so did son Fred. I watched them bend and fasten ironwood rub rails freshly pulled from a 30' steam box to their soon to be launched gillnetter. Wooden boat building is now considered an art form, but they did it very well and in a very matter-of-fact way without any formal training.

When the boat was finished the whole community got together to help them launch it at the foot of Brickyard Road. It lurched down the road on a cradle resting on green alder and maple logs towed by an old Farmall tractor. As new logs were laid out before it; the old ones were picked up behind. It took 25 workers and about four hours to reach the River. Once there they found a surprise case of Japanese saki hidden in the bank when excavating a launch site with the old tractor. The saki was a bonus for everyone. There was a nice lunch with pre-WWII saki on the shore as neighbours took rides up and down the river in the new boat for the rest of the afternoon.

Fred's boat was smaller and older, but it had the best name, "My Blue Heaven" from the popular song of the same name. "Evening shadows make me blue, when each weary day is through, how I long to be with you, my blue heaven." Fred fished a bit but mostly worked as a bodyman for Dick Hornby at Cloverdale Auto Body and repaired wrecks at home to earn extra money. I watched him fix up cars piece-by-piece and was fascinated by the work he did.

Frank married Dagny Devitt and moved to Barnston Island to help her elderly parents on their dairy farm. Fred now lives in Clayton with his family.

Jake Yurkin was, when I remember him best, a bachelor or widower who owned the land and house immediately to the east of John's place on Townline Road. Well into the 1950s he drove a faded blue 1918-20 Dodge Brothers four-door sedan with wheels with faded yellow wooden spokes. Top speed was about 25 mph. - what a contrast to John's Cadillac. Like his car he was much quieter, but he also had a tendency to go on a little "toot" with a friend called Sam from Cloverdale. "Jake of the North and Sam of the South" were like two old characters from a Robert Service poem to me. Together they migrated to and from the Dell Hotel on a regular basis. "A bunch of the boys were whoopin' it up one night in a (Whalley) bar."

Gus lived elsewhere but owned the two undeveloped parcels to the north of both John and Jake. In the summer staying on the Yurkin property we would follow the little stream that dived down the hillside to the Flunks where it emptied in the Fraser at the railway trestle. The Yurkins were our friends, but they were also friends to the entire community. They entertained regularly and were hospitable to all comers.

In 1952 John and family has a huge midsummer's night party in their new barn that brought people from all around. These annual parties had become something of an institution, a time for people of Estonian and Finnish heritage to get together and speak the old language and catch up on local relatives as well as those still in the Old Country.

ANNIDALE AREA "A" HERITAGE STUDY

HOW TELEVISION CAME TO TIDEWATER

A poor family inadvertently becomes the first to own a television.

In the fall of 1952 Charles Cluett was my best friend and his father, Charles Senior, wanted a television set about as badly as anyone I knew. They were the latest in conspicuous public consumption, cost a ton of money, and because of the roof top antennae, everybody knew when you had one. A new television, pristine and unattainable, came to represent an absolute, iron-clad passport to the good life so frequently denied him.

Charles Junior was the second of six kids who lived in an unfinished house perched high on a narrow strip of land between the Fraser River and the CN tracks. Three times a day a gigantic hooting locomotive passed within 20 feet of his bedroom rendering the whole house momentarily mobile. No one ever spoke of these disruptions. It was the family's way of dealing with adversity.

Old man Cluett drove the school bus in winter and fished the river in summer. Both amounted to part time jobs and the needs and wants of his young family lay heavily upon him. Sometimes, when there had been one too many overdue notices in the mail box, the red carbuncle on his forehead, his angry spot, turned ruby and a locomotive of a different kind momentarily shook the house.

Each morning and afternoon on his empty return run, he would stop at SuperSave, scoop another six pack of Kik Cola, and, pausing only for frequent, gratuitous loud belches, polish it off. Home, inside the rough garage, he would place the empties by the front bumper. Over time this gave him an immense belly, with which to our delight he could steer, but more important and to the point he was gradually, relentlessly filling his 40 foot garage with pop bottles. When the bus supervisor drove by and saw that the bus hood was getting wet, and threatened to cancel his garaging allowance, Old Man Cluett took decisive action. The next Friday after school Charles said, "You wanna come over tomorrow? Dad's taken the empties to town."

By noon the bus was stuffed with jangling glass, and we lurched onto the highway headed to the mother-of-all bottle depots in New Westminster. After unloading, without a word, we headed down Sixth to Front Street. Old Man Cluett parked in the lot behind Wosk's, and strode confidently in the front door past 'Easy Credit Plan' in blue neon, as Charles and I waited in silence.

About half an hour later, he opened the big rear door and two employees stuffed a long, thin cardboard box under the back seat. At the same time another arrived at the front door wheeling a huge carton. In the fading winter light I could read 'RCA Aldrich model 21CS-781'. Old man Cluett was buying a television set. He'd saved up his empties and was buying his kids a television set for Christmas!

ANNIEDALE AREA "A" HERITAGE STUDY

HORACE TASKER

There are hundreds of little stories about the people who lived in the area. I lived at 2158 Townline Road (18114-96th Ave,) across the road from the original location of Anniedale School. I attended grades 1-2 there and transferred to Port Kells when the school closed in 1949. Miss Soyki was my teacher. The school janitor was Horace Tasker, a returning World War I soldier who was given under the Soldiers Settlement Act two acres from what had been a 12 acre block of land. My grandparents had purchased the remaining 10 acres in 1923. The 10 acre remainder was irregular because the surveyors of the time could not calculate the appropriate width for the existing 12 acre property. Therefore our property surrounded his on two sides and we saw quite a lot of him.

He lived entirely by himself in a 9x12 shack beside the little stream that runs through what was most recently the Stewart's property. He was a kind and gentle person, patient with children who somehow fell out with his neighbour directly across the street, a retired fisherman from Newfoundland, a Mr. Arthur Way. Their front doors faced each other directly yet they did not speak a word to one another for fifteen years. This made for a remarkable situation, two old men, both bachelors who might have been good friends living directly across the street from each other way out in the country each sneaking a peak out the window to see if the other was around before they stepped outside.

Mr. Tasker died in Veterans Hospital when I was a teenager. He gave his two acres and shack to the last hospital orderly he saw before he died, a Mr. Wilkinson who built the current house in the early 1960s. It recently sold for \$804,000.

THE LITTLE HOUSE AT THE END OF SOUTH GORDON ROAD

This little house (9367-180th Street) was the original residential building on a small working dairy farm on a dead end that I knew as a South Gordon Road. Farms of this size made a small profit by selling milk and separated cream in cans to a large local processor who came out from town to pick up the tins from a stand at the end of the road. It was a system something like the current postal system, but instead of "super boxes" there were raised platforms at crossroads where the milk and cream cans were set out for pick up and the empties returned. The property was referred to as "The Old Mortimer Place" although I never knew the Mortimers. A large empty hay barn stood derelict about 50' behind the house waiting to crumble into the ground and there was a huge hay field beyond it that stretched to the crest of the hill some miles away.

When I first knew the place it was home to Bob Witzer and June Ogden. Bob was a large-boned, tall American who visited us regularly and spoke in a loud voice, punctuating his speech with the American "HUH" instead of the Canadian "EH". He visited us a lot it seemed and spent long periods staring at me. It was only years later that I understood why.

The story, as told to children by embarrassed parents, was that June was his "housekeeper." When she first came to live with Bob, June was an unmarried mother with Marilyn, a toddler who was four years my senior. Bob and June, "housekeeping" aside, soon became an unmarried couple with a young daughter from a previous arrangement and a newborn son of their own. Uncharitable neighbours considered this to be a scandalous situation not to be discussed in front of their children, but by today's standards (2006) they would be considered a contemporary family.

ANNIDALE AREA "A" HERITAGE STUDY

Bob was mildly mentally challenged, but was absolutely devoted to June who was a dark-haired beauty with a lively wit. He daily walked to and from his work at Tidewater Mill at the foot of Latimer Road where he did rough carpentry work, but he could also turn his hand to fine woodworking detail too. He had used this skill to make the little house at the end of South Gordon Road with its white picket fence and rose-covered, gated trellis an absolute thing of beauty. Some disapproving neighbours claimed he had spent too much time on the building and not enough on the people inside, but I suspect he just did what he did best in the unquestioning spirit of the love he felt for his wife and child. This was the 1940s and a woman's place was definitely in the home. How June spent her days in that little house down at the back of beyond changing diapers, scrubbing floors, making Bob's evening meal one can only imagine, but apparently it wasn't enough and one day she just snapped.

Bob claimed they had never argued and he had always felt theirs was a very loving relationship. That all ended when he came home one day to find the house cold and June, toddler Marilyn and his infant son vanished with just their clothing and a few dollars from the top dresser drawer. He was absolutely crushed and spent hours at our place talking about it and watching me. Apparently I was the closest thing he had to remind him of his son and how he might be changing. He set out on a quest to find him which at first seemed to come to nothing, but he never gave up.

Later when Tidewater Mill closed, he sold the little house and moved to Vancouver Island where millwright work was more plentiful, but he still stopped in to see us whenever he was on the Mainland.

Years and years later when I was married with a tiny son of my own, starting my first school teaching position in Cloverdale, I was at my parent's house on a warm spring Sunday afternoon. We were all sitting out on the front lawn. Bob stopped in out of nowhere driving a new bright red Dodge "Swinger". The irony of Bob arriving in a "Swinger" made me chuckle to myself, but he was absolutely over the moon. He had just found his son living in Hope who was now, like me, married with a son of his own, and he was taking them all on a driving holiday in the new "Swinger" next summer.

TRAILS

The best known "trail" that has gone completely missing is the remaining Harvie Road railway bed north of the freeway. I walked on this as a child. It was completely flat and provided a connection between Townline Road and the River. We would walk down 96th to Aston's Store at 192nd and 96th, collecting pop bottles along the way. Buy jawbreakers and "Strawberries" at 2 cents each and then take a short cut through the bush via the old railway bed to the river before returning up Brickyard Road.

The path to 92nd Avenue (Northline) from the little house at the end of 180th we discussed earlier was the main way of travelling north-south locally before Jones Road (182nd) was built. Jones was a bachelor farmer who lived on the large property at the northwest corner of 182nd and 92nd. While working alone he fell off a horse-drawn side deliver rake and was rolled over and over by the tines. A neighbour heard his screams and came and stopped the horses. He was taken to Cloverdale for treatment but lost his leg. From that time onward he was called Peg Leg Jones. He was responsible for opening the road now called 182nd Street to provide access to his farm. The gravel was taken from the land at the north end of 182nd near the freeway. We called it "The Gravel Pit" although much of it was wet low land. Coyotes now live in the hollows at the north end where the gravel was taken out of the ground. It's a dark brown coarse road base.

ANNIDALE AREA "A" HERITAGE STUDY

RIGHT THROUGH THE MIDDLE OF MY HOUSE

There's a road running through the middle of my house, or rather there will be in a couple of years, a great big four-lane highway complete with a median strip and limited access points. Heavy traffic including 400 plus trucks a day, all "Hell Bent for Leather" down to the new Port Kells Waste Transfer Station. I found out about it six months ago. It came as a note in my mailbox late one Friday afternoon.

I've lived in this house for the past twenty-seven years, and before that in another house, and before that in another, all on the same property, all of my life, and my parents' and my grandparents' lives before me.

I grew up with this place, with this City, long before there were numbered streets and avenues, love it like I love my Country, know all the local roads by their names, and sometimes I even remember the people who gave the roads their names. Peg Leg Jones, for example, who lost his leg in a haying accident and gave his name to my road. That's Jones Road, 182nd Street now, the street where I live and where the East-West connector that joins the New Fraser Crossing to Highway 15, will soon pass through the middle of my house.

I'm going to have to move, get the hell out, now, in my retirement, after getting everything organized like a favourite old chair. There's no use in whining or trying to fight it. "Fate springs at you from an auger hole," Shakespeare said. But someone else said something different at a recent meeting, "Why don't we put the new road there?" It was just a suggestion. Nothing personal.

I've heard native people talk about the importance of their ancestral home to their health and dignity, and, I'm ashamed to say, I've never quite understood. "Why is that particular piece of property so important? Why can't they just let it go, find another place, start a new ancient tradition, get on with their lives?"

It's because real estate, like the people that live on it, is uniquely personal. When you've lived for a long, long time in one place, and generations of babies have been born and old people died, the spirits of your ancestors are left there even if you don't believe in a spirit world. They live on in the minds of all who knew them. Mine are in the hollow husk of a cedar fence post I found in my last spring's cleanup that my grandfather set the summer before he died, and in the curbing that outlines the old well where my mother hung for hours waiting for someone to come home and rescue her. It isn't so crazy after all. These are real and tangible things.

None of them could have meaning for anyone else nor could they ever understand their importance. Each of us have our own ancestral memories to honour and preserve, but by leaving an ancient home, finally and forever walking away from a place where our family has lived for generations, our own spirit is diminished, no matter where the decimal place falls on the government cheque.

My grandparents knew all about receiving the most soul-destroying news imaginable in the most casual of ways. Their foreclosure sale poster arrived unannounced in their Stettler mailbox Thursday September 28th, 1923. It listed every personal possession and remnant of their Alberta farmstead to be sold the following Saturday in their own front yard. It was the first they had heard of it.

ANNIEDALE AREA "A" HERITAGE STUDY

"Tea and sandwiches will be served at noon," said the notice. Then and now it's important for those in charge to keep up appearances. These are the civilities that separate the executioner from the assassin.

That "Invitation to Tea" is framed and hanging on the wall downstairs as a reminder of the struggle my family faced such a long time ago. It and our own May 2nd expropriation notice make strange bookends to three generations of family life on this little Port Kells rectangle.

Then suddenly it came to me that I do have choice. I'm healthy, I have people that care about me, and pretty soon I'll have a little money in the bank. I love the time I have spent building this house. There are new, better materials available now that I have never used. I could build a smaller, but a BETTER house.

I found a plan for a little rancher that I like, showed it to my wife, sketched in some changes and I've been off this morning to visit the architect in New Westminster. As I was driving home I heard an old Cat Stevens song called "Moon Shadow." The signal kept fading in and out, but it sounded like he was singing:

"And if I ever lose my house
And the land both north and south
And if I have to say goodbye
I a-a-a-a-a ain't
Gonna cry... no more."

I'm Ken Allison in Surrey British Columbia... for now anyway.