



Corporate Report

NO: R045

COUNCIL DATE: March 7, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: March 3, 2005
FROM: General Manager, Planning and Development FILE: 6800-20-203
SUBJECT: Statements of Significance (Second Round Review)
Canadian Register of Historic Places

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize staff to forward to the Province, for uploading onto the Canadian Register of Historic Places, the Statements of Significance that are attached as Appendix I to this report.

INTENT

The purpose of this report is to advise Council about 21 Statements of Significance ("SOS") drafted with the assistance of Don Luxton and Associates and to obtain Council authorization to forward the 21 SOS to the Province for uploading onto the Canadian Register of Historic Places.

BACKGROUND

On January 17, 2005, Council received and approved the uploading onto the Canadian Register of Historic Places (the "CRHP") 40 SOS related to significant heritage sites and buildings in the City of Surrey. These SOS were the product of work undertaken with the assistance of Provincial funding in 2003 and 2004. An SOS is the format which has been chosen as the standard to describe heritage sites in Canada under the "Heritage Places Initiative" (the "HPI"). The HPI is a new approach to heritage conservation established by the Federal government.

An SOS has a main descriptive element consisting of the following three parts:

- Location - This is a description that is designed to paint a picture about "the place" deemed to have heritage significance;
- Heritage value - This is a description of what is perceived to give a site heritage significance; and
- Character-defining Elements - This lists the physical elements that express the heritage value.

Additional funding for SOS was made available by the Province for 2004/2005. On October 4, 2004, based on a recommendation from the Heritage Advisory Commission (the "HAC"), Council approved the preparation of SOS for an additional 21 sites using the services of Donald Luxton and Associates. This work is known as the Second Round SOS Review. A further recommendation from the HAC was approved by Council on November 29, 2004 which identified the 21 sites to be investigated as part of the Second Round SOS Review.

At its meeting on February 23, 2005, the HAC reviewed and approved the 21 SOS, which are attached to this report as Appendix I. At that same meeting the HAC requested that staff forward a Corporate Report to Council recommending that the SOS be forwarded to the Province, before the March 15, 2005 deadline for completion of the project that was a condition of the Provincial funding commitment.

DISCUSSION

The SOS review undertaken last year involved 40 sites on the Surrey Heritage Register that were either:

- protected (e.g. subject to Heritage Designation or Heritage Revitalization Agreement By-laws); or
- were sites owned by a government or were public or private institutions such as churches and community halls.

The sites selected for this year's review are sites which are related to a new HAC initiative to place plaques on heritage buildings or sites, beginning with those in Cloverdale. The design and content of the plaques is currently being developed. This project is similar to a project, which was undertaken over a number of years, resulting in the placement of yellow heritage signs along some of the major streets in Surrey that indicate historic street names.

The First Round SOS Review included a number of sites in Cloverdale, including the 1881 Town Hall, the Guy Richardson Farm, the Boothroyd House and the Anderson Cabin. The Second Round Review was focussed on 21 additional heritage sites in Cloverdale that are on the Heritage Register or Heritage Inventory.

With the completion of the Second Round SOS Review, there is sufficient information to achieve the following objectives:

- Allow accurate information about heritage properties in Cloverdale to be on record. The SOS will form the basis for composing a brief description to be placed on a plaque that will be displayed on sites to be selected by HAC; and
- Increase the community's profile by having the "plaqued" sites in Cloverdale described in detail on the CRHP. The community's heritage profile, including that of historic Downtown Cloverdale, will be highlighted across Canada.

The Second Round Review includes SOS for the following categories and sites:

Transportation Corridors (1 site)

- **BC Electric Rail Interurban Line** - This former commuter line was the transportation backbone of the Fraser Valley. Along its 23 kilometres across Surrey, there were a series of historic stops, including a major station in Cloverdale and just over a dozen smaller platform stations, including a partially covered station in Sullivan. The agricultural community relied on this line to get their products to market. In locations such as Newton and South Westminster, the line gave impetus to the establishment of industrial areas in Surrey.

Residences (14 sites)

- Fourteen houses are included in this year's SOS. These include seven houses in the proposed Heritage Conservation Area along 182 Street, just to the east of Downtown Cloverdale. The Currie House, the Cecil Heppell House and the Robert D. MacKenzie House are included. Other residences include: the Samuel Shannon House (home of one of Cloverdale's pioneer families), the Dr. Sinclair House (the home and office of a long time Surrey physician and Medical Health Officer) and the Henry Parr House (Cloverdale businessman and School Board and Council member).

Commercial Buildings (4 sites)

- Four buildings that are examples of commercial buildings in Downtown Cloverdale, have been included in this year's review. These are the Bank of Montreal (now a florist shop), the Royal Bank (now Dann's Electric), the Clova Theatre and the Highway Garage (which has also been adapted for re-use).

Churches and Institutions (2 sites)

- The longest continuously used school site in Surrey is the Cloverdale Elementary School. The current building was built as Surrey's first secondary school. It was originally named Surrey High School before it became the first in a succession of three schools in Cloverdale, named after former Canadian Governor General, Lord Tweedsmuir. Cloverdale United Church is one of the more prominent churches and a landmark at the entrance to Downtown Cloverdale.

The SOS description, including the location, the heritage value and the character-defining elements, for each of the 21 sites is attached in Appendix I. Figure 1 in Appendix I identifies the location of each site on a map of Cloverdale. Comments that were provided by the HAC, the City Architect, Engineering Department staff, Parks, Recreation and Culture Department staff and Area Planning staff have been considered in preparing the final version of the SOS that are attached to this report.

It is important that the Second Round SOS review be forwarded to the Province by March 15, 2005 so as to not jeopardize the Provincial funding that has been committed in relation to the work of preparing the SOS.

CONCLUSION

Based on the above, it is recommended that Council authorize staff to forward to the Province, for uploading onto the Canadian Register of Historic Places, the 21 SOS that are attached as Appendix I to this report.

Murray Dinwoodie
General Manager
Planning and Development

AK/kms/saw

Attachment

Appendix I Statements of Significance - Second Round Review

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Statements of Significance

(Second Round Review)

City of Surrey Planning and Development Department

February 2004

Prepared with the assistance of Don Luxton and Associates, LTD.

TABLE OF CONTENTS

[Transportation Corridors](#)

[B.C. Electric Rail Interurban Line](#)

[Commerce And Industry](#)

[Bank Of Montreal, 5679/5681-176 Street](#)

[Royal Bank Of Canada, 5657-176 Street](#)

[Highway Garage, 5723-176 Street](#)

[The Clova Theatre, 5732-176 Street](#)

[Residences](#)

[Currie House, 5731-182 Street](#)

[Cecil Heppell House, 5818-182 Street](#)

[Floyd Partlo House, 5720-182 Street](#)

[Sidney Partlo Residence, 5672-182 Street](#)

[Haines House, 5678-182 Street](#)

[Neville Curtis House, 5658-182 Street](#)

[Robert D. Mackenzie House, 5634-182 Street](#)

[Dr. Sinclair House, 17725-58 A Avenue](#)

[Henry Parr House, 17724-57 A Avenue](#)

[James William White House, 5962-180 Street](#)

[Ross House, 17826-59 Avenue](#)

[Samuel Howard Shannon House, 5569-181 A Street](#)

[Brown House, 18076-58 Avenue](#)

[Whiteley/Bourassa Farmhouse, 18089-56 Avenue](#)

[Churches](#)

[Cloverdale United Church, 17553-58 A Avenue](#)

[Schools](#)

[Cloverdale Elementary School, 17857-56 Avenue](#)

[Figure 1:](#)

Transportation Corridors

B.C. ELECTRIC RAIL INTERURBAN LINE

Description of Historic Place

The former British Columbia Electric Railway (BCER) Interurban Line ran diagonally across Surrey, connecting to New Westminster (across the 1904 Fraser River Bridge) to the west, and to Langley to the east.

Heritage Value of Historic Place

The BCER line is valued for its significant role in the development of settlements throughout Surrey, by providing passenger and freight access at a time of rapid population expansion. Originally established as Canada's fourth electric railway, this extension of the line into the Fraser Valley was a successful commuter and freight system and a thoroughly modern mode of transportation. The alignment provided access to farming communities along the tracks, fostering trade and contributing to the growth and improvement of these communities. This extension of the interurban in 1910 occurred in concurrence with explosive real estate speculation in the boom years prior to the First World War, spurring the growth of regional centres as far east as Chilliwack. In Surrey, the line passed through a number of local centres including South Westminster, Kennedy, Newton, Sullivan, Cloverdale and Hall's Prairie. These regional centres were later integrated into the road network that continues the pattern of development throughout the Fraser Valley to this day. The BCER knit these communities together for four decades, until the ascendancy of automotive transportation prompted the closure of this line in 1950, and the closure of the remainder of the BCER lines by 1958.

Of additional significance was the impetus provided to industrial development by this railway. Spur lines facilitated the development of flat lands along the right-of-way, setting the pattern for industrial land use in Surrey that persists to this day.

The arrival of the BCER had an especially significant impact on Cloverdale, and illustrates the climate of booming optimism at the time. Originally a small agricultural settlement, Cloverdale's population expanded after it became a stop on the New Westminster Southern Railway in 1891. The arrival of the Great Northern Railway (GNR), the B.C. Electric Railway

(BCER) and the construction of the Pacific Highway (176 Street) and Highway No. 10 transformed Cloverdale into an important transportation junction and initiated major growth.

Character-Defining Elements

Key elements that define the heritage character of British Columbia Electric Railway Interurban Line include its:

- horizontal and linear character
- retention of the original alignment
- vistas along the length of the right-of-way
- original raised rail or trestle structure remnants in some locations
- vestiges of the line's infrastructure such as a brick culvert under the rail line, close to 102 Avenue and 124 Street
- one remaining original wooden station from Sullivan

Commerce and Industry

BANK OF MONTREAL, 5679/5681-176 STREET

Description of Historic Place

Located on the west side of the main commercial street in Cloverdale, the Bank of Montreal is a prominent two-storey masonry structure with a double storefront and central entry to the upper floor, set amidst mostly smaller scale commercial buildings. Now clad with stucco, this building is distinguished by its original ground level fenestration and decorative cornice. Built during the Edwardian era, it is one of the oldest surviving commercial buildings in Cloverdale.

Heritage Value of Historic Place

Built in 1912, the Bank of Montreal is valued as a good example of Edwardian era commercial architecture. Located amidst buildings of a smaller scale, the solid and substantial appearance of this building speaks to its original function, and exemplifies the image of security portrayed by the bank to inspire confidence in its customers. Original architectural features that have been retained include its sheet metal cornice and ground level fenestration of display windows, transoms and multiple entrances. Additionally, the locally-produced brick cladding of the building, now covered in stucco, distinguished the building as one of importance and permanence, given that the adjacent buildings were generally clad in less expensive wood siding.

As one of the few banks located in Surrey during the early years of the twentieth century, the Bank of Montreal provided an essential service for many residents and was an important asset in the development of Cloverdale as the commercial centre of the municipality. It replaced an earlier, less imposing structure that the bank had occupied upon its arrival in 1909. Cloverdale was expanding rapidly due to the confluence of new railways and transportation routes in this area, and construction of this more impressive structure reflected local growth and prosperity. The bank occupied this building until the construction of larger premises in 1958, reflecting the continued growth of the community and the desire to modernize services. Since that time, the building has been used for general commercial purposes.

Character-Defining Elements

Key elements that define the heritage character of the Bank of Montreal include its:

- mid-block location on the main commercial street in downtown Cloverdale
- lack of setbacks on the front and side property lines, with side elevation light wells on the second floor
- form, scale and massing as expressed by its two-storey height, flat roof, regular rectangular plan and horizontal proportions
- masonry and wood-frame construction with brick cladding
- exterior details such as the sheet metal cornice at the front parapet with shallow brackets and dentil course, secondary sheet metal cornice between the first and second storeys, three street level entrances - two to the commercial spaces and one to the upper floor, and original storefront features such as transom windows and glazed entry doors
- regular, symmetrical fenestration: large plate-glass display windows with continuous transoms on the ground level, and triple assembly rear windows with segmental arched heads
- interior features such as the ground floor banking vaults

ROYAL BANK OF CANADA, 5657-176 STREET

Description of Historic Place

One of the older commercial buildings on Cloverdale's main commercial street, the Royal Bank is a two-storey, wood-frame building located on a prominent corner lot. Although obscured by later sidings on its main elevations, the building's original rectangular form, with hipped roof and bellcast eaves, remains evident above a one-storey later storefront.

Heritage Value of Historic Place

Constructed in 1920, this building is significant for its continuous commercial presence on Cloverdale's main commercial street since the time of its construction. Built as a branch of the Royal Bank of Canada in 1920, it is an important example of the type of vernacular bank architecture that predominated in western Canada during the early twentieth century. Drawn up at bank head offices, these designs could be quickly, easily and inexpensively executed across the country in emerging communities. As was common in those days, the Royal Bank included a suite of rooms on the second floor, which were used as living quarters by branch staff. This branch reflected the short-lived optimism, and then the retrenchment, of the post-First World War era. By 1922, the Royal Bank was closing a number of small and unprofitable branches across the country. In Cloverdale, the Royal Bank had not fared well against the more established Bank of Montreal, and Cloverdale was not large enough to support two banks. After three years of operation, the Royal Bank shut down in 1923, and was not re-established in Cloverdale until 1970.

This building is of additional value for its subsequent commercial occupation. The sale of liquor was transferred to the provincial government in 1921, and in 1923 the liquor control board acquired the building for use as a government liquor store, which operated here until 1931. The building was then acquired by Ernest Hugh Dann (1893-1973), an electrical contractor. Ernie Dann, his wife Dorice, and their family lived in the upstairs suite, above Dann's electrical business. Since 1973, the business has been operated by their son, Alan Dann. Now known as Dann's Electronics, this is a rare example of a long-established family retail operation in Cloverdale.

Character-Defining Elements

Key elements that define the heritage character of the Royal Bank include its:

- corner location on the main commercial street in downtown Cloverdale
- form, scale and massing as expressed by its two storey height and regular, rectangular plan
- shallow hipped roof with bellcast eaves and small repetitive eave brackets
- concrete foundation and wood-frame construction with narrow width, lapped wooden siding (exposed on north facade)
- original facade elements concealed under later claddings
- exterior details such as the red brick chimney
- regular and symmetrical fenestration, including the original double-hung 6-over-1 wooden-sash windows on the side elevation

HIGHWAY GARAGE, 5723-176 STREET

Description of Historic Place

Located mid-block on the west side of downtown Cloverdale's main commercial street, the Highway Garage is distinguished by its bowed roof. The structure is set back from the street and occupies only a portion of the property, the remainder of which is paved. Now adapted for general commercial purposes, the form of the structure is still recognizable, although obscured by later alterations.

Heritage Value of Historic Place

The Highway Garage is valued as a reflection of Cloverdale's response to the increasing use of the automobile and modernization in transportation methods in the early twentieth century. The confluence of passenger and freight rail and early highways had spurred Cloverdale's rapid growth as a major transportation hub. During the 1920s and 1930s, more roads were being opened up, surfaced with durable paving that facilitated the use of the automobile. With increased automobile traffic, the demand grew for service stations that could provide refined petroleum products as well as mechanical services. Built in 1919 as a livery stable, within a year this building reopened as an automotive garage, known as the Highway Garage - a name it carried for a number of years. The location of this garage is significant as a reminder that in 1923 the Pacific Highway, an important north-south transportation route, was completed along 176 Street. The Highway Garage was later rebuilt as the local outlet for Imperial Oil, one of the largest of the chain service stations that was emerging at the time.

The Highway Garage is notable for its association with the Hamre family, Cloverdale residents of Norwegian extraction who operated this business for several decades. In 1920, Charles G. Hamre and Frank Carmichael acquired the original livery stable and converted it to a garage. Carmichael later sold his shares to Hamre, who entered into a partnership in 1938 with his brother Edmond Obie Hamre (1900-1958). Ed Hamre was involved in numerous community and fraternal organizations, and was the founder of the local fire brigade and Cloverdale Fire Chief for almost thirty years. During that time, the garage was the location of the town's fire siren and was where local emergency calls were answered.

Furthermore, the Highway Garage is of heritage value for its evolving architecture, that demonstrates the growth of this business and the larger community. Originally a wooden industrial shed, the structure was rebuilt to accommodate changing needs and functions. In 1938, this sophisticated and stylish bowed roof structure was constructed, with a front canopy projecting over the pumps, illustrating the increasing growth of automobile traffic and the sophistication of gasoline company marketing and branding. When a highway bypass was constructed to divert traffic around downtown Cloverdale, this garage lost its main clientele and was converted for commercial use.

Character-Defining Elements

Key elements that define the heritage character of the Highway Garage include its:

- mid-block location on the main commercial street in downtown Cloverdale
- setback from the property line, separated from other buildings
- commercial form, scale and massing as expressed by the prominent bowed roof, single storey height and regular,

- rectangular plan
- wood-frame construction with wooden bow truss roof structure with raised front parapet
- surviving exterior details such as bevelled wooden siding on the side elevations

THE CLOVA THEATRE, 5732-176 STREET

Description of Historic Place

The Clova Theatre is a modest, Streamline Moderne neighbourhood movie house located mid-block on the main commercial street of Cloverdale. Identifiable for its smooth, curved stucco-clad front facade and projecting theatre marquee, the Clova Theatre continues to operate as a neighbourhood movie theatre.

Heritage Value of Historic Place

Constructed in 1946, the Clova Theatre is valued as one of the first modern buildings built in Cloverdale during the postwar era. Constructed immediately after the Second World War, the theatre recalls a period when Cloverdale's downtown area was still a regional commercial, retail and entertainment centre, prior to the arrival of the automobile-oriented suburban shopping malls. Downtown areas such as Cloverdale contained all essential services for the expanding population, with movie houses being an essential cultural element. The Clova was highly significant to the community, as television was not yet widely available and movies were the main form of public entertainment.

Additionally, the Clova Theatre is valued as a rare surviving example within Cloverdale of the Streamline Moderne style. A later variation of Art Deco architecture, it displays the influence of the technological marvels of the day such as airplanes, steamships and locomotives, and was characterized by rounded corners and smooth planar surfaces. The refined appearance stems from the elegantly clean and simple, serpentine profile of the facade, reflected in fashionable building materials such as neon and smooth, well proportioned symmetry. Significantly many original interior features have survived, and the Clova still functions as a neighbourhood theatre.

Character-Defining Elements

Key elements that define the heritage character of the Clova Theatre include its:

- continuous use as a theatre since the time of construction
- mid-block location, abutting neighbouring buildings, in downtown Cloverdale
- form, scale and massing as expressed by its two-storey height and regular, rectangular plan
- low-pitched hipped roof hidden behind a raised front parapet
- concrete foundation and masonry construction with a smooth, stucco-clad facade
- Streamline Moderne features such as the serpentine front facade with unadorned stucco finish
- exterior details such as the centrally placed box office, elongated stylized keystone detail over the side windows on the second floor of the front facade, elaborate vertical 'Clova' neon can sign and a projecting front marquee
- double-hung 1-over-2 wooden-sash window on the second floor facade
- elements of the original layout and design such as the raked auditorium, illuminated signs located above the auditorium access doors, lobby with restrooms, concession and symmetrically placed auditorium access doors, projection room accessed by lobby area staircase, and projection room fittings such as heavy, metal clad, fireproof doors with assembly of connected weights linked to the fire alarm system for automatic closure, fire suppression system and escape ladder

Residences

CURRIE HOUSE, 5731-182 STREET

Description of Historic Place

The Currie House is a one and one-half storey, stucco-clad, wood-frame romantic storybook cottage. Set well back from the street on a large heavily treed lot on the west side of 182 Street, the house sits in a garden setting with rolling lawns. It is situated within a cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre.

Heritage Value of Historic Place

The Currie House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources.

This house is additionally valued for its association with the Currie family, who moved to Cloverdale in 1904. Like many early Surrey residents, Abraham and Martha Currie were involved in agricultural pursuits, and operated an orchard at their first farm. Abraham Paul Currie (1868-1960) settled in Cloverdale in 1892, where he organized and operated a creamery, and from 1911-25 held the position of Municipal Assessor for Surrey. In 1902, he married Martha Jane Currie (1875-1962), who is remembered for helping those in need through her community work; a local school is named in her honour. The Curries acquired this property in 1918, and built this house in the mid-1930s. In 1939, the Curries subdivided their large property on the west side of 182 Street to allow further residential development on that side of the street. Their son Hugh, operator of the "Flying Feather" egg farm, took ownership of the house in 1940.

Furthermore, the Currie House is valued as an example of the influence of the Period Revival styles on residential designs between the two World Wars. Designed as an interpretation of the Storybook Cottage movement, the picturesque roofline, casement windows and garden setting of the Currie House reflect a romantic representation of traditional domestic ideals and an idyllic county lifestyle.

Character-Defining Elements

Key elements that define the heritage character of the Currie House include its:

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- location, set back on a large property that slopes to the west
- form, scale and massing as expressed by its one and one-half storey height and simple, regular rectangular plan
- steeply pitched side gabled roof with front gabled projection, clad with cedar shingles
- wood-frame construction with plain, stucco-clad exterior walls
- Period Revival details such as the picturesque roofline, with cat-slide extension over a round arched entry porch
- additional exterior elements such as its projecting eaves, corbelled red brick chimneys (one internal and one external), round columns supporting the front porch roof, and original front door and hardware
- regular fenestration with casement and double-hung windows

- picturesque garden setting with tall mature trees, shrubs, lawns and foundation planting

CECIL HEPPELL HOUSE, 5818-182 STREET

Description of Historic Place

The Cecil Heppell House is a modest one and one-half-storey, wood-frame Craftsman bungalow, with a low-pitched front gabled roof. Located on a southeast corner lot at the intersection of 182 Street and 58 Avenue, in an area to the east of Cloverdale's town centre near Claude Harvey Park, it sits within a cluster of interwar suburban houses of a similar quality, age and scale.

Heritage Value of Historic Place

The Cecil Heppell House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character.

This residence is significant for its association with Cecil Wesley Earl Heppell (1899-1968), a prominent member of the Cloverdale community. Heppell worked for the Municipality of Surrey for forty-four years, employed in a variety of engineering-related jobs including supervisor of Public Works. Highly respected for his involvement in community organizations, his participation included establishment of the local branch of the Royal Canadian Legion with fellow community members Dr. F.D. Sinclair and Mayor MacNeil. Heppell is also remembered for his involvement in local fraternal organizations including the Cloverdale Odd Fellows Lodge, where he served as Noble Grand.

Built in 1928, the Cecil Heppell House is additionally valued as a good example of a late Craftsman bungalow, and maintains many of its original design features. It was built by local contractor, Percy Jones, who constructed many homes in Cloverdale in the 1920s and 1930s. Jones married Cecil Heppell's sister, Dorothy, in 1922.

Character-Defining Elements

Key elements that define the heritage character of the Cecil Heppell House include its:

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one and one-half storey plus basement height and regular, rectangular plan
- front gabled roof with gabled dormer and side gabled projection, clad with cedar shingles
- wood-frame construction clad with lapped wooden siding
- Craftsman style details such as the triangular brackets under the projecting eaves
- additional exterior details such as a gabled roof over the front entry and a square projecting bay to the south side with gabled roof
- wooden-sash windows, including 4-over-1 double-hung windows, double-assembly 3-over-1 and 4-over-1 double-hung windows, triple-assembly 4-over-1 double-hung windows flanked by 2-over-1 double-hung windows, geometric pattern multi-paned window on the west elevation, stained glass piano window on the north elevation, 3-over-1 double-hung basement windows and six-pane verandah windows
- mature landscaped setting on a west-sloping lot

FLOYD PARTLO HOUSE, 5720-182 STREET

Description of Historic Place

The Floyd Partlo House is a one and one-half storey, stucco-clad, wood-frame residence with Period Revival detailing that provides an overall Storybook Cottage appearance. Set back on a sloped corner lot on the east side of 182 Street, it is located

within a cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre.

Heritage Value of Historic Place

The Floyd Partlo House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources.

Built during the 1930s, the Floyd Partlo House is valued as a good example of a picturesque, Period Revival cottage. The Storybook Cottage character of this house is exhibited primarily by its modest scale, stucco cladding and steeply pitched, irregular roofline, which consists of multiple, mixed height gables with rolled edges. The original roof covering was a steam-bent cedar shingle roof, reminiscent of the thatched roofs of rural English dwellings. It was built by local contractor, Percy Jones, who built many homes in Cloverdale in the 1920s and 1930s.

Also of note are the associations with the Partlo family. Floyd Sidney Partlo, the son of Chilliwack garage man Sidney C. Partlo, was married in 1924 to Marie Malcolm. Floyd Partlo was a partner in Mackie and Partlo Imperial Oil Distributors. During the 1920s and 1930s, Cloverdale was transformed from a small railway stop into an important transportation hub. A number of businesses such as Partlo's located in Cloverdale to provide services for the increasing vehicular traffic that passed through the area, reflecting the dramatic shift in transportation modes at the time.

Character-Defining Elements

Key elements that define the heritage character of the Floyd Partlo House include its:

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one and one-half storey height and regular, rectangular plan
- wood-frame construction with roughcast stucco cladding
- Period Revival features such as its steeply-pitched side gabled roof with front gabled projections, rolled eaves and round-arched porch opening
- additional exterior features such as its front shed roofed dormer, and central front entrance porch with poured concrete steps with splayed cheeks
- regular fenestration with single, double and triple-assembly three-pane wooden-sash casement windows, and corner curved glass block wall
- mature landscape elements and garden setting on a west-facing slope

SIDNEY PARTLO RESIDENCE, 5672-182 STREET

Description of Historic Place

The Sidney Partlo Residence is a one and one-half storey bungalow distinguished by its Craftsman style features and jerkin-headed roof. This house is located mid-block on the east side of 182 Street amidst a cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre.

Heritage Value of Historic Place

The Sidney Partlo House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources. This house was built for Sidney Floyd Partlo, who acquired the property in 1931 and likely had the house constructed the

following year.

Additionally, this house is valued as a good example of a late Craftsman bungalow that demonstrates the late persistence of the influence of the Craftsman style on residential architecture. In addition to typical features of the style such as the triangular eave brackets, the house is distinguished by a picturesque jerkin-headed roof that recalls the roof form of traditional British cottages.

Character-Defining Elements

Key elements that define the heritage character of Sidney Partlo Residence include its:

- location amidst a suburban grouping of high quality, suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one and one-half storey plus basement height and regular, rectangular plan
- side jerkin-headed roof with shed roofed front dormer and cedar shingle cladding
- concrete foundation and wood-frame construction with wide horizontal lapped siding
- Craftsman style features such as open projecting eaves with triangular eave brackets, open front porch with jerkin-headed roof, square porch columns, sidelights flanking the front door and extended bargeboards with pointed ends
- additional exterior elements such as the external, multi-coloured chimney of red and grey brick
- wooden-sash windows, including double-hung windows with multi-pane upper sashes over a lower single-pane sash, double-assembly upper storey windows, single and triple assembly first storey windows, and casement windows in the dormer
- landscape features such as the rubble-stone retaining wall at the front of the lot

HAINES HOUSE, 5678-182 STREET

Description of Historic Place

The Haines House is a one and one-half storey, stucco-clad, wood-frame residence, designed in an eclectic Period Revival style with modernist details. It is located mid-block on the east side of 182 Street amidst a cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre.

Heritage Value of Historic Place

The Haines house is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources. Of note are the associations with the Haines family, who acquired this site in 1934 and had this house constructed shortly afterwards. Thomas Warden Haines (1879-1957), who married Eleanor Amy Thomas in 1923, was a farmer, and the quality of this house indicates the prosperity of the local agricultural industry at the time. The house was sold in 1945 to the Creelman family, who lived here for many years; Barry Creelman was the manager of the Surrey Co-op.

Additionally, the Haines House is valued as an eclectic example of domestic architecture based on French precedents. Typical of smaller French manor houses, the Haines House has a formally composed symmetrical front facade, corner quoins, a prominent front gabled wall dormer and a gabled roofline with clipped eaves. Unlike most houses of this type, the Haines house features a side gabled roof instead of the more common hipped roof. Additionally, the complexity of the house is increased with the incorporation of features of the Modern movement such as the flat roofed extension and smooth stucco cladding. Reputedly, the Haines family had seen a photograph of a similar house in a magazine, and used that as the basis for the design of this house.

Character-Defining Elements

Key elements that define the heritage character of Haines House include its:

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one and one-half storey height, and regular, rectangular plan with flat-roofed side extension

- steeply pitched, side gabled roof, with hipped eave returns across the front wall dormer, and rear shed roof dormer
- wood-frame construction with stucco cladding
- eclectic French-influenced Period Revival features such as clipped eaves, central front wall dormer with gabled roof and eave returns, curved metal roof over front porch and pronounced corner quoins
- additional exterior elements such as wrought iron railing detail at the central second floor front window, internal red brick chimney and random-laid red slate on the front steps
- regular and symmetrical fenestration with leaded wooden-sash casement windows and round arched feature window on the second floor above the entry
- interior features such as wooden floors and coved ceilings
- landscaped setting with mature trees

NEVILLE CURTIS HOUSE, 5658-182 STREET

Description of Historic Place

The Neville Curtis House is a one and one-half storey, wood-frame, Craftsman style residence, identifiable for its jerkin-headed roofs as seen in the profile of the main roofline, porch roof and front dormer. This house is located mid-block on the east side of 182 Street amidst a cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre.

Heritage Value of Historic Place

The Neville Curtis House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources.

Furthermore, this house is valued for its association with its first owner, Neville Charles Curtis (1892-1969), a prominent member of the Cloverdale community. Curtis was an English emigrant, who operated a grocery and feed store for over thirty years, and wrote columns and articles for local newspapers. Curtis was also involved with numerous community groups, and was an advertising writer and photographer. A large collection of Curtis's photographs, that document the historic appearance and development of Cloverdale, are now in the City of Surrey Archives.

Built in 1930, the Neville Curtis House is additionally valued as a good example of the Craftsman style. The exterior, in largely original condition, is notable for its repetitive use of jerkin-headed roofs. This picturesque roof profile, modest size and overall informal character give the house a cottage style character, appropriate to what was at the time a semi-rural setting. It was built by local contractor, Percy Jones, who built many homes in Cloverdale in the 1920s and 1930s.

Character-Defining Elements

Key elements that define the heritage character of the Neville Curtis House include its:

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one and one-half storey height plus above-ground basement, central front entry and regular, rectangular plan
- side gabled, jerkin-headed roof with jerkin-headed porch and front dormer
- wood-frame construction with narrow, lapped wooden siding with cornerboards covering the first storey and wide board siding covering the foundation and gabled ends
- Craftsman style detailing such as the triangular brackets under the projecting eaves and under the square bay window, exposed rafter tails and scroll-cut bargeboards
- additional exterior details such as the half-width, inset open front verandah with square columns and closed balustrades

ROBERT D. MacKENZIE HOUSE, 5634-182 STREET

Description of Historic Place

Situated behind a mature laurel hedge, the Robert D. MacKenzie House is a one and one-half storey, wood-frame residence, featuring a side gabled roof with a prominent front gabled dormer and rounded front porch roof. This house is located near Highway 10, mid-block on the east side of 182 Street amidst a cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre.

Heritage Value of Historic Place

The Robert D. MacKenzie House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources.

The house is valued for its associations with Robert Dougal Stuart MacKenzie (1871-1925), who was active in school, community, municipal, and provincial affairs, and served as municipal reeve from 1921 to 1923. MacKenzie operated a successful twenty-eight hectare farm, which afforded this substantial home after his retirement in 1918. His widow owned this property until 1931.

Built in the 1920s, the Robert D. MacKenzie House is valued as a good example of the vernacular Period Revival styles that were popular at the time of its construction. It has been well-maintained and has survived in largely original condition. Notably, the house featured an internal garage that was incorporated into the above-ground basement. This early garage distinguishes this residence as a thoroughly modern and characteristically suburban residence of the period.

Character-Defining Elements

Key elements that define the heritage character of the Robert D. MacKenzie House include its:

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one and one-half storey height plus above-ground basement and regular, rectangular plan
- steeply pitched, side gabled roof with large, front gabled dormer, rear shed roof dormer, closed eaves, and cornice returns on side elevations
- concrete foundation and wood-frame construction
- exterior features such as the front door with geometric patterned, multi-paned glazing, open front entry porch with curved roof supported by tapered square columns and internal basement garage with hinged, double doors, each with multi-paned glazing
- regular, symmetrical fenestration such as: double-assembly, double-hung wooden-sash windows with geometric, multi-pane upper sashes over a single-pane lower sash; triple-assembly wooden-sash windows with segmental arched, fixed centre section and double-hung windows with multi-pane upper sash to each side; and double-hung windows on the side elevations
- internal red brick chimney
- associated landscape features such as mature hedges and trees

DR. SINCLAIR HOUSE, 17725-58 A AVENUE

Description of Historic Place

Set on a single-family residential lot, the Dr. Sinclair House is a two and one-half storey symmetrical Foursquare residence located on a corner lot on 58A Avenue. The house is situated in a medium density residential area adjacent to low-rise apartments and condominiums.

Heritage Value of Historic Place

The property is significant for its association with Dr. Frederick Douglas Sinclair (1884-1951), a prominent figure in Surrey's development, who moved to Surrey in 1911 to assume the medical practice of the retiring Dr. Sutherland. Sinclair returned east to marry, but returned in 1913 when he was appointed as Municipal Medical Health officer, a position he held until his death. In 1914, the Sinclairs purchased Dr. Sutherland's house, which already contained a waiting room, office and surgery. Dr. Sinclair served overseas during the First World War with the Royal Canadian Army Medical Corps. Upon his return in 1919, he helped organize a branch of the Canadian Legion of British Empire Service League and became the advisor for the Surrey Victorian Order of Nurses. Throughout the time of his practice in Surrey, he typified the life of a rural family doctor, attending to the needs of his patients without billing them, expecting them to pay if they could. During the Second World War, Dr. Sinclair was the only doctor left serving Surrey, at the time the biggest municipality in the British Empire. Sinclair was a respected community leader, and his funeral in 1951 at Cloverdale United Church was the largest in Surrey's history. After the Sinclair family left the house, it was sold for removal, and was relocated to this lot and used as a boarding house.

Constructed circa 1900, the Dr. Sinclair House is valued as an early example of a Foursquare style dwelling. This type of residential architecture was often detailed with Colonial Revival references, as seen in this example with its ornamental front door surround with a broken pediment. Such detailing was the result of such homes being constructed from, or influenced by, widely-used pattern book designs available across the United States and Canada.

Character-Defining Elements

Key elements that define the heritage character of Dr. Sinclair House include its:

- form, scale and massing as expressed by its two and one-half storey plus basement height and rectangular plan, with one storey extension to the west and a projecting bay window on the east elevation
- low-pitched bellcast hipped roof with three symmetrical bellcast hipped dormers
- concrete foundation and wood-frame construction
- Foursquare style elements such as the symmetrical elevations, front entrance assembly with sidelights, square floor plan with central hall, and cubic massing
- additional exterior elements such as the glazed and panelled front door with original hardware, glazed multi-paned garden door on the east elevation, second-storey door on the rear elevation, two red brick chimneys (one external and one internal) and plain window surrounds
- original wooden siding under later asbestos shingles
- symmetrical disposition of wooden-sash windows, including single and multiple-assembly 4-over-1 and 6-over-1 double-hung windows and 3-over-1 double-hung dormer windows

HENRY PARR HOUSE, 17724-57 A AVENUE

Description of Historic Place

The Henry Parr House is a simple, one and one-half storey wood-frame Edwardian-era house, with front gabled roof, wrap-around verandah and horizontal lapped wooden siding.

Heritage Value of Historic Place

The Henry Parr House is valued for its association with local businessman Henry Vincent Parr (1871-1936), a real estate and insurance salesman who also operated general stores at the corner of Melrose Street and Pacific Highway (originally Clover Valley Road) and at Hazelmere and Aldergrove. Parr was also active in local community affairs, and served on the Surrey School Board from 1916-17 and on Surrey Council from 1929 to 1934.

Additionally, this house is valued as a typical example of speculative built housing of the early twentieth century. The house was built circa 1912 by the Cloverdale Improvement Company, an illustration of Parr's role in the speculative real estate market at the height of the local boom. It is likely an example of a mail-order house design or pattern book plan, simple and inexpensive to build. Typical of suburban housing, the plan features a side hall with an off-centre placement of the front door. The shed roof addition at the rear is typical of later kitchen additions. Originally located at the corner of 176 Street - which in 1923 became Pacific Highway - this house was subsequently relocated.

Character-Defining Elements

Key elements that define the heritage character of the Henry Parr House include its:

- residential form, scale and massing as expressed by its one and one-half storey height and regular rectangular plan with rear, lean-to addition
- front gabled roof with rear shed roof extension
- concrete foundation and wood-frame construction with lapped wooden siding and cornerboards
- additional exterior features such as its overhanging eaves, simple wide wood window surrounds, one internal red brick chimney, and wooden front door with original hardware and glazing

JAMES WILLIAM WHITE HOUSE, 5962-180 STREET

Description of Historic Place

The James William White House is a one and one-half storey eclectic Period Revival residence significantly set back from the road on a large lot obscured by mature trees. It has an early garage behind and is set within a context of other large single-family houses.

Heritage Value of Historic Place

The James William White House is of historical significance for its contribution to the streetscape and is a valuable component of the early suburban development of Cloverdale. Placed well back from the street on a spacious lot, this interwar period house and property reflect an idealized version of suburban expansion. Situated near a contiguous grouping of suburban residences of similar scale, age and quality, the White House is illustrative of the trend of modern suburban living that was being established in the Cloverdale area. The original owner, James W. White (1891-1975) worked as a farmer and sheet metal worker.

Built circa 1940, this house is valued as an eclectic design characteristic of quality suburban houses at the time of the outbreak of the Second World War. The lack of ornamentation, and a reliance on form, plain materials and severely-clipped roofline, is evidence of the scarcity and expense of building materials during wartime and the onset of the influence of modernism on residential architecture.

Character-Defining Elements

Key elements that define the heritage character of the James William White House include its:

- significant setback on a large property
- residential form, scale and massing as expressed by its one and one-half storey height and irregular plan
- dominant steeply pitched front gabled roof with cat-slide extension, overlapping front gabled porch roof, wall dormer on the north elevation, and shed roof dormer on the south elevation
- concrete foundation and wood frame construction with wide lapped wooden siding
- additional exterior elements such as the enclosed front porch, one internal red brick chimney and the original wooden

front door

- regular fenestration with double-hung wooden-sash windows with multi-paned upper sash, some in triple assembly, and fixed triple-pane windows flanking the front door
- associated landscape features such as mature trees, and the early garage

ROSS HOUSE, 17826-59 AVENUE

Description of Historic Place

The Ross House is a one-storey, shingle-clad front-gabled Craftsman bungalow with a notable decorative screen in the porch gable. The house is located on a residential street, situated in a consistent setback with other adjacent houses.

Heritage Value of Historic Place

With elaborate detailing supplementing its modest scale, the Ross House, built circa 1925, is valued as an excellent example of a small scale Craftsman bungalow. Adding some unusual architectural features to an otherwise straightforward design, the house is notable for its elaborate, decorative gable screen in the front porch of a quality usually found in larger high-style homes of this type. Likely a pattern book design, it displays a sophistication associated with the Craftsman movement, which resulted in masses of working class housing being built from standardized plans. Propagated by plan books and magazines, the Craftsman style became the most popular housing style of the era.

The house is also significant for its associations with Cloverdale resident, John Hugh Ross (1869-1935), who worked as a farmer. Born in Buckingham, Quebec, he moved to Cloverdale in 1920, acquired this property, and had the house built shortly afterwards.

Character-Defining Elements

Key elements that define the heritage character of the Ross House include its:

- location set close to the property line, in a consistent setback with other adjacent houses
- residential form, scale and massing as expressed by its one-storey height, rectangular plan and three projecting square bay windows
- front gabled roof with notably low pitch
- concrete foundation and wood frame construction, with cedar shingle siding
- Craftsman style elements such as the extensive use of wood detailing, square tapered front porch columns, decorative wide wood window surrounds, open eaves with exposed rafter tails and triangular eave brackets, off-centre porch, decorative scroll-cut bargeboards, wooden front door with glazing and original hardware, and porch gable screen with decorative truss detailing
- additional exterior elements such as the internal red brick chimney
- asymmetrical fenestration with double-hung wooden-sash windows with multi-paned upper sash with vertical muntins, and piano window on east elevation

SAMUEL HOWARD SHANNON HOUSE, 5569-181 A STREET

Description of Historic Place

The Samuel Howard Shannon House is a one and one-half storey Craftsman style home, notable for its low-pitched roof and manicured and picturesque setting. It is located near the Nicomekl River, in a low-density single-family residential context

that is a transitional area between rural and suburban zoning. It is visible from Highway 10, but obscured because of its sloping site and surrounding mature trees and planting. The property, which has been subdivided, is now approached from the rear.

Heritage Value of Historic Place

The quality of design, generosity of scale and proportion, and craftsmanship of this house make it an outstanding example of the Craftsman architectural style in Surrey. Built circa 1910 by Samuel Howard Shannon, this house is a substantially intact representation of the most popular housing style of the early twentieth century. Features of the Craftsman style exhibited in the Shannon House include an expansive, low-pitched cross gabled roof, stone verandah piers and a rich contrast in the textures of siding and shingles. Built as a farmhouse, it illustrates the rural origins of the area, and there is sufficient open space around the house to recall its original context.

This house is also valued for its associations with the Shannon family, prominent early settlers in the Cloverdale area. The three Shannon brothers, Thomas, William and Joseph, were the first pre-emptors in the Clover Valley area and were instrumental in the founding of Cloverdale. Thomas' sons became actively involved in the breeding of purebred livestock, including his son Samuel Howard Shannon (1875-1966), the first owner of this house. Samuel Shannon was a dairy farmer committed to advancements in the field of agriculture, and was a member of the Senate at the University of British Columbia. For his achievements, he was awarded the Order of the British Empire in 1943.

Character-Defining Elements

Key elements that define the heritage character of the Samuel Howard Shannon House include its:

- setting on a sloping site with mature landscape features evocative of its rural origins
- residential form, scale and massing as expressed by its one and one-half storey height and regular rectangular plan with rear extension
- broad, low-pitched cross-gabled roof, extension at rear with lower, hipped roof, and cedar shingle roof cladding
- wood-frame construction with narrow lapped wooden siding, and cedar shingles in the gable ends
- Craftsman style details such as the granite faced front verandah foundation and piers, full-width open front verandah, broad overhanging eaves with decorative triangular brackets, exposed rafter tails, decorative projecting joist ends at the front verandah, pointed bargeboards, decorative window boxes supported by exposed beams and wide window surrounds
- additional exterior elements such as the glazed front door, closed balustrades with scuppers, and two corbelled red brick chimneys (one exterior and one interior)
- regular and symmetrical fenestration with single, double and triple-assembly double-hung wooden-sash windows, multi-paned upper-storey windows, large single-pane picture windows with transoms, and small, square basement windows

BROWN HOUSE, 18076-58 AVENUE

Description of Historic Place

The Brown House is a one-storey wood-frame Craftsman bungalow, set close to the road on a large, well-maintained property. It is prominent when seen from the west, and is located in a context of 1960s and 1970s era single-family housing.

Heritage Value of Historic Place

The Brown House is valued as a modest but representative example of the Craftsman style. This informal composition of irregular plan and asymmetrical fenestration is typical of the style, as are the design details such as the triangular eave brackets. The modest scale of the house reflects the strictures of the post-First World War era, as the economy struggled to revive and community members had few resources with which to build.

The Brown House is also a reflection of modest working class housing in Cloverdale. Built by George Brown in the early 1920s, it was originally located on 58 Avenue, west of the Central Garage. Brown sold it in 1952 to Alan and Olive Wilson, who relocated the house to its present site.

Character-Defining Elements

Key elements that define the heritage character of the Brown House include its:

- residential form, scale and massing as expressed by its one and one-half storey plus basement height and irregular plan of rectangular proportions
- gabled roof with gabled and shed projections
- concrete foundation and wood-frame construction with lapped wooden siding on the first storey and cedar shingles in the gables
- Craftsman style details such as the triangular eave brackets
- additional exterior elements such as its two red brick chimneys with corbelled caps (one internal and one exterior), enclosed verandah with multi-assembly windows, square bay window with overlapping gabled roof, asymmetrically placed gabled roof porch and wide wood window surrounds
- asymmetrical fenestration, such as double-hung wooden-sash windows with multi-paned upper sashes and window horns, and stained glass transoms on the side elevation

WHITELEY/BOURASSA FARMHOUSE, 18089-56 AVENUE

Description of Historic Place

The Whiteley/Bourassa Farmhouse is a simple, front gabled two-storey wood-frame Edwardian-era farmhouse located on a rise in the centre of three large properties totaling 5.26 hectares, partially obscured by mature trees. It is situated within a mixed context of highway commercial, agricultural and large single-family residential properties.

Heritage Value of Historic Place

The heritage value of the Whiteley/Bourassa Farmhouse is associated with its original and subsequent owners. The house was built in 1908 for Benjamin Reid Whiteley (1867-1950), long-term Cloverdale resident and Chief Immigration Inspector at the Douglas Border Crossing; in 1927 Whiteley married Alena Maude Matheson. The Whiteleys owned the property until 1938, when it was sold to Dr. McDonald, who in turn sold to Arthur and Irene Bourassa, known for their strong ties to the community. Arthur was the original organizer of the Cloverdale Rodeo, and he and Irene led the first rodeo parade in 1948. Arthur was also an early distributor of Shell Oil products in Cloverdale. The farm was locally known as 'Clova Dane' due to Irene Bourassa's passion for breeding and showing Great Danes. Many of the outbuildings on the farm were used for housing dogs.

Additionally, the Whiteley/Bourassa Farmhouse is valued for its Edwardian-era architecture. The stylistic influence is most evident in its hip-on-gable roof and front porch detailing, which incorporates a small pediment in the porch roof over the entry steps - a common element of the style.

This property is a rare rural survivor in central Cloverdale, and demonstrates the agricultural nature of the area prior to the subdivision of land for residential and commercial purposes. Originally a small agricultural settlement, the population expanded after Cloverdale became a stop on the New Westminster Southern Railway in 1891. The arrival of the Great Northern Railway (GNR), the B.C. Electric Railway (BCER) and the construction of the Pacific Highway (176 Street) and Highway No. 10 initiated major growth in the area and further increased Cloverdale's role as an important transportation junction. This is the largest of the few remaining agricultural properties on the north side of Highway 10.

Character-Defining Elements

Key elements that define the heritage character of the Whiteley/Bourassa Farmhouse include its:

- location on a large semi-rural property
- residential form, scale and massing as expressed by its two and one-half storey height and narrow, rectangular plan
- hip-on-gable roof with eyebrow dormer
- fieldstone foundation (on original portion), concrete foundation (1920 addition), wood-frame construction and narrow lapped wooden siding (now covered by a later siding)
- exterior elements such as its full-width open front verandah incorporating a pediment, bay window on the west elevation, glazed front door and two red brick chimneys
- irregular fenestration with single and multi-paned double-hung wooden-sash windows
- interior features such as its intact hall and living room, simple half-turn stair off the front entrance with a short straight run stair to the rear hall, prominent turned newel post anchoring the banister with turned balusters, pocket doors from the entrance hall into living room and from living room to dining room, fir floors, cast iron floor grates and heating vents, and decorative period door hardware
- associated landscape elements such as its mature walnut and chestnut trees around the west and south sides of the house, nut trees and orchard remnants

Churches

CLOVERDALE UNITED CHURCH, 17553-58 A AVENUE

Description of Historic Place

The Cloverdale United Church is a stucco-clad Gothic Revival-inspired church with a later bell tower and spire at the southeast corner. Its height and massing, combined with its prominent location adjacent to the Cloverdale by-pass on a slight rise, make this a local landmark. The church is situated within a context of single-family residential housing, an asphalt parking lot and a playground, and there are several significant trees on the site.

Heritage Value of Historic Place

Cloverdale United Church is significant as a demonstration of community spirit in Cloverdale, at a time when this was the administrative and commercial centre of Surrey. The local population was increasing rapidly after the Second World War. As the local United Church congregation grew, a larger church was required, and this building was constructed using volunteer labour. This church continues to have an active congregation, illustrating its ongoing role within the community as an important place of worship and kinship.

Built in 1949-50, Cloverdale United Church is valued as a good and late example of the persistence of the Gothic Revival style, and as a transitional example of the influence of Modern architecture. While the traditional influence is seen in the Gothic pointed-arched windows, steeply pitched gabled roof and bell tower with spire, the influence of modernism may be

seen in the plain smooth walls and overall lack of applied ornamentation.

Character-Defining Elements

Key elements that define the heritage character of Cloverdale United Church include its:

- prominent location situated on a slight rise on a corner lot, with significant mature trees
- continuous use as a church since the time of construction
- ecclesiastical form, scale and massing as expressed by its one-storey plus basement height and irregular, rectangular plan with transepts, prominent bell tower and rear extension
- steeply pitched front gabled roof with side gabled extensions
- concrete foundation and wood-frame construction with stucco-clad exterior
- Gothic Revival style elements such as its steeply pitched roof, Gothic pointed-arch windows, leaded windows, pegged wooden front doors with original hardware and front entrance with pointed-arch opening
- additional exterior elements such as its partially inset bell tower with pyramidal bellcast roof, rectangular nave with transepts and plain wooden window surrounds
- fenestration, including: stained glass panels; leaded pointed-arch windows containing operable pivotal insets on the side elevations; pointed-arch stained glass window with floral motif on the front elevation; and leaded, multi-paned double-hung wooden-sash windows
- associated landscape features such as mature trees

Schools

CLOVERDALE ELEMENTARY SCHOOL, 17857-56 AVENUE

Description of Historic Place

Cloverdale Elementary School is a rambling two-storey, stucco-clad wood-frame school building situated on a large, open and well manicured 2.69-hectare property with sports fields, parking and play structures. The school is prominently located on Highway 10, adjacent to strip malls and franchise operations with single-family residential land use to the north. The original 1922 structure has been added to a number of times, and although obscured is still recognizable. Adjacent to the school is a 1.2 hectare City-owned park, and a row of fifteen significant Horse Chestnut Trees.

Heritage Value of Historic Place

The Cloverdale school site is a valued representation of the response of Surrey's earliest settlers to the provision of community educational facilities and the development of the local school system. This is the longest continuously used school site in Surrey. The first public school in the municipality was erected here in 1884, and since that time there has been a series of additions, replacement schools and new schools that reflect ongoing community growth and development.

Population growth was steady, and the school system struggled to keep pace. A new four-room elementary school, Cloverdale Public School, was completed in 1912, but high school students still had to travel to schools in New Westminster, Blaine or Langley. By 1919, Cloverdale School became the first dedicated high school in Surrey. A referendum passed in 1921 that allowed the construction of a new free-standing high school - the first high school between New Westminster and Chilliwack - which opened in January, 1922 and comprises the oldest part of the current structure. The relocation of the high school to another site in 1957 allowed the elementary school to expand into the 1922 building. In addition, the use of the school as a facility for community meetings and extracurricular activities for many years illustrates its significance within the community. Adjacent to the school yard is a City-owned park, purchased in 1923 and indicative of the City of Surrey's policy to acquire parkland adjacent to school sites so that the uses of schoolyards and city parks could complement each other.

Furthermore, Cloverdale Elementary School is valued as an example of traditional school architecture. The 1922 structure is two storeys in height, distinguished by a semicircular parapetted gable and broad hipped roof. It was designed by English-trained James Boulton Whitburn (1882-1931), who had established his practice in New Westminster in 1912, and designed a number of that city's local schools. The builders were Sloan and Harrison, prominent contractors based in New Westminster. Alterations and additions have distorted the original character, integrity and symmetry of the school, however, the basic scale and massing remain unaltered.

Character-Defining Elements

Key elements that define the heritage character of the 1922 Cloverdale Elementary School include its:

- mid-block location on an important early transportation route in Surrey
- continuous use as a school site
- institutional form, scale and massing as expressed by its two-storey height and regular, rectangular plan
- broad steeply pitched hipped roof
- concrete foundation and wood-frame construction, with original shingle and wooden sidings under a later coat of stucco
- exterior details such as the central semi-circular parapetted gable with round louvred vent, entrance porches with hipped roofs, main front entrance with square chamfered columns, projecting open eaves with exposed rafter tails and plain window casings
- regular fenestration with single and triple assembly windows, and doors with transoms and sidelights
- associated landscape features such as grassed schoolyard and mature row of fifteen Horse Chestnut Trees

Figure 1:

Location of Sites Subject to Second Round Statements of Significance Review

