



Corporate Report

NO: R188

COUNCIL DATE: September 11, 2006

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **August 30, 2006**
FROM: **Acting General Manager, Planning and Development** FILE: **6800-20-203**
SUBJECT: **Surrey Statements of Significance (Third Round Review)**
Canadian Register of Historic Places

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Approve the six Statements of Significance, attached as Appendix I to this report, for uploading to the Canadian Register of Historic Places.

INTENT

The purpose of this report is to advise Council of six additional Statements of Significance, drafted with the assistance of Commonwealth Historic Resource Management Ltd. This report seeks Council's approval to forward the revised Statements of Significance to the Province, for uploading onto the Canadian Register of Historic Places (the "CRHP").

BACKGROUND

On January 17, 2005 and March 7, 2005, Council received and approved the uploading to the CRHP, a total of 61 Statements of Significance, related to significant heritage sites, features and buildings in the City of Surrey. They were the product of work undertaken with the assistance of Provincial funding in 2004 and 2005.

A Statement of Significance is the format that has been chosen as a standard to describe heritage sites in Canada under the Federal Heritage Places Initiative ("HPI"). The HPI is a new approach, established by the Federal government, to assess heritage sites.

A Statement of Significance has a main descriptive element, consisting of the following three parts:

- **Location:** This is a description that is designed to paint a picture of "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 this program was made available by the Province for 2005/2006. A recommendation from the Heritage Advisory Commission (the "HAC") was approved by Council on December 12, 2005, to proceed with the preparation of Statements of Significance for an additional six sites with the assistance of Commonwealth Historic Resource Management Ltd.

On March 29, 2006, the HAC received a report from its subcommittee on this matter. The HAC reviewed and recommended for approval, the six Statements of Significance attached as Appendix I to this report and requested that the necessary Corporate Report be forwarded to Council.

This report seeks Council approval for uploading of these six sites onto the CRHP.

DISCUSSION

Statements of Significance have been undertaken in the last two years for 61 sites selected from the Surrey Heritage Register that were:

- Protected (e.g. subject to a Heritage Designation By-law or Heritage Revitalization Agreement By-law);
- Owned by a government or a private or public institution such as a church or community hall; and
- Being considered for installation of commemorative brass plaques, to insure accurate information will be displayed on the site or building.

The sites selected from the Surrey Heritage Register for this year's review are sites with an assembly of buildings that created a significant heritage compound. The Statements of Significance, which describe and contain photographs of these sites, are attached as Appendix I to this report. The sites include:

Institutions

- Camp Alexandra at 2916 McBride Road

Camp Alexandra consists of 16 buildings, the oldest of which was built in 1918. It was originally established as a "fresh air camp" for disadvantaged children and has been transformed over the years into a multiple use community house.

- Port Kells United Church at 19131 - 88 Avenue

This site includes a church, a church manse and newer church. It has been used as a gathering place by a variety of religious and secular organizations.

Farms

- Bose Farm at 16420 and 16430 – 64 Avenue

This farm once formed part of a larger farm operation on other lands operated by this pioneer family, significant to the settlement and local civic history. The site contains two houses and more than a dozen buildings exemplifying early farm operations in Surrey.

- Dunsmuir Farm at 12335 Sullivan Street

The Dunsmuir Farm retains its agricultural landscape. The farm buildings have been adapted for reuse as a small seaside estate. Once farmed, this demonstrates the ingenuity of the agricultural community to farm lands in floodplain areas protected by dykes.

Country Estate

- Brooks Dale Estate at 19353 - 16 Avenue

This estate includes a main dwelling, a guest house, a coach house and a working farm, including a barn, stables and several other associated buildings, accessed by a long fenced and tree lined driveway from the street.

House

- The James Creighton House at 10668 - 125B Street near Old Yale Road

This is a large, L-shaped wood house, built at the beginning of the twentieth century, which is a good example of the vernacular residential building style of the late nineteenth and early twentieth centuries. It illustrates the early phase of development of South Westminster and is significant for its location at the confluence of several transportation routes and for its representation of early suburban development, as well as for its occupants who were of historic significance.

The City submitted the draft Statements of Significance to the Province in March of this year, to qualify for the full grant of \$6,000. The Statements of Significance attached in Appendix I have been refined to reflect comments of the HAC, additional research by the consultant and staff input. Once authorized by Council, the revised Statements of Significance will be forwarded to the Province for uploading to the CRHP.

CONCLUSION

Based on the above and on recommendation of the Surrey HAC, it is recommended that Council authorize staff to forward to the Province, for uploading to the CRHP, the six Statements of Significance, attached as Appendix I to this report.

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AK/kms/saw

Attachments:

Appendix I Statements of Significance – Third Round Review Sites, Prepared for the City of Surrey and the Surrey Heritage Advisory Commission with the assistance of Commonwealth Historic Resource Management Limited



Surrey Statements of Significance

Third Round Review Sites

Prepared for the City of Surrey & the Surrey Heritage Advisory Commission
with the assistance of Commonwealth Historic Resource Management Ltd.

August 2006

Surrey Statements of Significance

Prepared with the Assistance of Commonwealth Historic Resource Management Ltd.

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Camp Alexandra

Crescent Beach Community Services [Secondary name]

Location 2916 McBride Avenue
Crescent Beach [Neighbourhood]



Description of Historic Place

The historic place is Camp Alexandra, which comprises a 2¼-acre (0.9 hectare) triangular property surrounded by McBride Avenue, Sullivan Street, and Sunshine Alley, located a block from Boundary Bay in Crescent Beach, in Surrey, BC. The sixteen wood buildings of various ages (the oldest was built in 1918) and scales, the landscape features, and the open space on this triangular site are all components of the historic place. The owner of the historic place is the Association of Neighbourhood Houses of Greater Vancouver. The park-like site and its buildings across of Sullivan Street (known variously as 'The Park,' 'Sullivan Field,' and 'Alexandra Totfield'), under the same ownership, do not form a part of the historic place.

Heritage Value of Historic Place

Camp Alexandra has heritage value primarily as a well-preserved example of a fresh air camp for underprivileged children. It also has value for its rustic architectural and planning responses to the camp program, for illustrating the development of Crescent Beach as a resort community,

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and for representing changing ways of meeting the need for social services. Further value is found in the associations with the many people who have spent time or worked there over the generations.

The massive urbanization of Canada in the early 20th century and the demographic change caused by large-scale immigration inspired a reform movement in which charitable societies organized neighbourhood houses, playgrounds, and camps. A key objective was to provide children with a healthy alternative to urban life; the ideal solution was a summer beach environment with clean, fresh air, away from the physical and moral degradation of the city. Camp Alexandra illustrates this movement superbly. It was a project of the Vancouver-based Alexandra Orphanage, which had been founded by the Women's Christian Temperance Union. The Orphanage held a successful 'Fresh Air Camp' at Ocean Park in 1917, supported by the 'Fresh Air Fund', a charity with a long lifespan. Alexandra Orphanage began to acquire property a short block from the water at Crescent Beach in 1918, and the first building – the Stage House (Dormitory A) was built in that year, followed in the next two years by the Children's House (aka 'The Nursery' and 'The Wigwam') and The Lodge (Dining Hall). Other buildings followed in the subsequent decades. Alexandra Hall was built in 1928 (subsequent addition), in part as a recreation hall for 'tired mothers,' again illustrating the objective of providing relief to needy people. The most recent is the Office, built in 1995, which completed the triangle.

The buildings and the plan by which they face a central courtyard (formerly called 'the Field') also have heritage value: the former for representing ideas of rustic living, and the latter for providing the children with senses of community and security. The early buildings feature shingles as an expression of rustic design, broad eaves for a sense of protection, large windows for good ventilation, and porches for sheltered outside living (seen at the Stage House and the Children's House; the second-floor sleeping porch at The Lodge has been filled in). The seven Cabins (date of construction unknown) and the tents that used to be set up in the courtyard offer the ultimate expression of rustic living.

Camp Alexandra also has heritage value for its close association with the growth of Crescent Beach as a resort community. Development of the waterfront village on Semiahmoo Bay began in 1909, by the Crescent Beach Development Company, when the construction of the Great Northern Railway provided access from Vancouver. Lots were subdivided and a hotel and pier were built three years later. The selection of Crescent Beach for Camp Alexandra helped promote the village.

The subsequent history of Camp Alexandra illustrates the changing responses by social agencies to providing services to families in need. Over the first half-century the occupants of the camp were mostly children, their mothers, and, for a while, senior citizens. Additions included a one-storey Panabode prefabricated log building – a contemporary interpretation of a of rustic building form – erected in 1955; it has since been raised and forms the upper floor of the Beach House.

The buildings were winterized in 1972 in response to the organization of Crescent Beach Community Services and the transformation of Camp Alexandra into a multi-purpose neighbourhood house for the community. Other new uses for the Camp include its being marketed as an overnight retreat and conference centre; the Long House, built in 1979, provides meeting facilities. The children's summer camp continues as well.

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Character Defining Elements

The key elements of the overall site that define the heritage character include:

- Location on Crescent Beach, a block from Semiahmoo Bay, with a view down Alexandra Street to the water;
- Triangular open grassed courtyard ('field'), traditionally used for assembly and play, surrounded by buildings that open onto the courtyard;
- Commemorative flagpole, recording the dedication of the field to the memory of Lt. H.H. Owen;
- Use of the historic place over the generations as a fresh air camp and for a variety of other social programs; and
- Backs of the buildings facing the surrounding streets, partly enclosed with perimeter, vertical-board fences and with gates.

The key elements of the buildings that define the heritage character include:

- Rustic character of the buildings, seen in features such as the shingle and log (Panabode) walls, wood construction, plain wood porch posts, and large, medium-pitched, shingled roofs;
- Protective character of the buildings, seen in the overhanging eaves and the orientation of the entrances towards the courtyard;
- Ventilating, 'fresh air' character of the buildings, seen for example in the entry porches at the Children's House and the Stage House, the large windows, the still-legible sleeping porches at The Lodge, and the use of cross-ventilation;
- Orientation of the buildings, with their roof ridges parallel to the surrounding streets;
- Individual exterior architectural features on the older buildings, such as the tapered window and door surrounds, the glazed doors, and the double-hung multi-paned wood sash windows;
- The simple, rustic finishes of the interiors; and
- Individual interior features, such as the fireplaces in the Stage House and The Lodge and wood panelling in The Lodge and some other buildings.

Port Kells United Church and Manse

Anniedale Methodist Church [Original name]

Port Kells United Church [Name was used at this location only 1940 – 1990]

Port Kells Congregational Christian Church [1990 – 1996]

Romanian Pentecostal Church [Present use; may not be the official name]

Location 19131 – 88 Avenue
Port Kells [Neighbourhood]



Description of Historic Place

The historic place consists of the former Port Kells United Church and the adjacent residence, formerly a manse, located side by side at the front of the property at 19131 – 88 Avenue in Surrey. The immediately adjacent landscape, including the front lawns, is also included within the historic place. The garage behind the manse and the large new church at the rear of the property do not form a part of the historic place.

Heritage Value Of Historic Place

The former Port Kells United Church has heritage value for its associations with the northeast Surrey communities of Anniedale and Port Kells, and with the denominations that made up the United Church of Canada. It also has value for the plainness of its buildings – the simplified Gothic Revival of the church and Bungalow style of the manse – both characteristic of buildings in rural communities.

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The historic place has value in the way its changes of location, size, and denomination over time reflect the ebbs and flows of the communities of Anniedale, Port Kells, and Tynehead, and their patterns of worship. Methodism flourished in the pioneer era. A congregation began in Port Kells in 1888 and moved to the Anniedale schoolhouse three years later. The present church was built in 1907 in Anniedale, at the corner of Townline Road (96 Avenue) and Clover Valley Road (176 Street), as part of the Cloverdale Methodist Circuit. The nucleus of the building is representative of the simple, wood Gothic Revival churches built by small congregations across BC: a simple rectangle with a steep, gabled roof and a plain interior, its ecclesiastic use expressed only by the three pointed-arched Gothic windows on each side.

As a consequence of Church Union (1925) and the consolidation of the Anniedale and Tynehead congregations, services were discontinued. In 1933-34 the church was dismantled, moved to Port Kells – which by then had lost its railway and steamship stops and reverted from a developing river port to an agricultural community – and rebuilt on rented property adjacent to the Community Hall, on Davis Road (88 Avenue) near Harvie Road. In 1949 the church was moved again, to its present site, a short distance east on 88 Avenue, on land donated by long-time residents Charles and Florence Talpey. The Port Kells United Church, as it was now known, was enlarged, presumably with the rear addition and its basement.

The property also contains a small house, used for many years as the church manse, and revealing the close relationship between the pastor's home and his place of work. The house was purchased from Mr. and Mrs. F. Evjenth with a gift from Margaret Barnes (d. 1945), and moved here from elsewhere on Davis Road in 1951. Memorial plaques to the Talpeys and Barnes were erected, as was one to Margaret Hault, whose bequest enabled the 'reconstruction and equipping' of the basement meeting room.

The house, which seems to have been built in the 1910s, has value for representing the California Bungalow. It has the style's defining gable-roofed body and projecting porch (now filled in), but most of the characteristic wood detail was lost in changes over the years.

The Port Kells United Church was most active during the 1950s, reflecting the importance Canadians then placed on religion, before the general decline in church attendance that began a decade later. The interior was remodelled in 1956, and the front addition and belltower were built around the same time. In response to the closure of Tynehead United Church in 1965 and Clayton in 1967 — improvements were made to the back room at Port Kells.

The church left the United Church fold in 1990, becoming the Port Kells Congregational Christian Church. This may reflect the growth of evangelical denominations in the agricultural Lower Mainland and brought the church closer to its original Methodism. The new institution has thrived. It built a large new church at the rear of the property in 1996.

The historic church building and its basement are now rental halls, used by a variety of religious and secular organizations. In this way the building continues to be valued by its community. The present users include the Romanian Pentecostal Church, a Korean religious organization, and the Port Kells Seniors. The bell still rings for weddings. The manse is currently rented to a retired minister, who serves as the caretaker of the large property.

Character Defining Elements

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The key elements of the historic church building that define the heritage character include:

- Steep gable roof
- Pointed-arched windows with tracery mullions
- Horizontal wood shiplap siding
- Simplicity of the exterior and interior design
- Brick chimney

The key elements of the front and rear addition to the historic church building that define the heritage character include:

- Bevelled siding on the front wing
- Shiplap siding on the rear wing (possibly re-used from an earlier building)
- Medium-pitched gabled roofs
- Belltower

The key elements of the manse that define the heritage character include:

- Site near the relocated church
- Medium-pitch gable roof
- Projecting porch with a medium-pitch gable roof (its formerly open sides now filled-in)
- Shiplap and wood shingle siding
- 1-over-1, double-hung, wood sash windows
- Posts, eaves brackets, and horizontal outrigger on front porch
- Eaves fascia and drip moulding at front and back

The key elements of the site that define the heritage character include:

- Mature trees along both sides of the property line
- The deep lawn in front of the church and the manse
- The clear view of both buildings from 88 Avenue

Dunsmuir Farm

Arpeg Farms, Shamrock Farms [Secondary names]

Location 12335 Sullivan Street
Crescent Beach [Neighbourhood]



Description of Historic Place

The historic place is the Dunsmuir Farm at 12335 Sullivan Street in Crescent Beach, a property of 6.1 acres (2.5 hectares). Between around 1920, when the farm was subdivided from a larger property, and the 1970s, when 16 acres (6.4 hectares) were severed from it, the property extended to Mud Bay. The historic place comprises both the cultural landscape, which includes trees, hedges, fields, tennis courts, and pools; and the buildings, which include two houses, a large barn, and a number of smaller utility structures.

Heritage Value Of Historic Place

The Dunsmuir Farm has heritage value for its associations with many people who collectively represent the development and residential history of Crescent Beach, from founders John Musselwaite, Walter Blackie, and perhaps Charles Beecher, to the more recent 'gentleman farmers', M.D. McCarthy, T.A. Dohm, and Dr. Mathison. The historic place also illustrates the land uses of Crescent Beach and this part of Surrey, including farming, resort and recreation, and community use. The site further has value for its agricultural landscape and the architecture of the agricultural and residential buildings.

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The property has heritage value as a large remaining parcel from the original pre-emption by Royal Engineer John Musselwaite in 1871. He and the two subsequent owners were important players in the development of Crescent Beach. Musselwaite sold the land to pioneer resident Walter Blackie, for whom nearby Blackie's Spit is named. Blackie's widow sold the property in 1906 to Charles Beecher, a member of the first development syndicate that began to transform Crescent Beach into a resort town. Beecher (for whom Beecher Street is named) is believed to have built the main house on the historic place as his residence (it has since been modified). If this is so – and the present owner confirms that the core of the main house is old – then it would be the oldest house in Crescent Beach, with a close association with a founder of the resort community.

A trio of owners in the second half of the 20th century give the property value of a different kind – as farms and second residences for successful Vancouver professionals and businessmen. This historic place has value for exemplifying the summer residences enjoyed by many wealthy, established Canadians at the time. All three owners were achievers in their fields: Maitland Dewar McCarthy was an investment dealer who served as president of the Vancouver Stock Exchange. He and his wife, Helen Eve Smith McCarthy, owned the property from 1949 to 1959 and called it Shamrock Farms. The owners from 1960 to 1968 were Thomas Anthony Dohm and Faith Alexandria Dohm. T.A. Dohm was a lawyer who rose to become a BC Supreme Court Justice (while owning the historic place) and later was also president of the Vancouver Stock Exchange. The third, Dr. Mathison, who bought it from Dohm, was a physician who achieved a place in history as the first to prescribe penicillin in Canada (at the Royal Victoria Hospital in Montreal). He called the historic place Arpeg farms, named after his holding company. The Mathisons continue to use the property as a summer retreat for their large extended family, indicating the social value of Crescent Beach as a summer resort.

Ironically, the least is known about John Dunsmuir (1895-1977) and Janet Wilson Adrian Dunsmuir, the owners after whom the farm is named. They held the property through the 1940s.

The cultural landscape has significance for its combination of residences, agricultural buildings, trees and hedges (particularly the row of poplars that screen the barn and the coniferous trees between the main house and the lagoon), fields, and recreational facilities (such as the tennis courts and pool). The property, which has not been farmed since the 1970s, also contains numerous eccentric artefacts collected by the Mathisons, such as a Whistler gondola, benches from Expo 86, and a totem pole. The residences have some architectural value: the main house, built mostly in the 1960s and '70s (around the possible 1910 nucleus), illustrates modernism of the time; and the guest house is a typical early-to-mid-20th-century builder's cottage. The barn (c. 1940s, now a squash court) is a fine example of a common barn-type, with the characteristic gambrel roof.

Character Defining Elements

The key elements that define the heritage character include:

- Remnant agricultural landscape, whose features include fields (now lawns), paddock, agricultural buildings, poplar screen, conifers, and hedges
- Recreational landscape, whose features include a swimming pool, wading pool, tennis courts, lagoon, lawns, and brick paths

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- The barn, whose features include the gambrel roof, horizontal wood shiplap siding painted red, wood-sash windows, cupolas, and dormers
- The agricultural outbuildings, with their contemporary red wood walls (historically closer to a rust colour) and wood-sash windows
- The main house, with its early modern features that include the single-pane wood-sash windows, medium-sloped gable roof, vertical red boards, and close relationship between interior and exterior space
- The historic nucleus of the main house, believed to have been built in 1910

Norman Bose Farm Henry Bose Farm

Location 16420 and 16430 – 64 Avenue
Surrey Centre [Neighbourhood]



Description of Historic Place

The historic place is the Norman Bose Farm at 16420-16430 – 64 Avenue, in Surrey Centre, the eastern (higher) portion of the former Henry Bose Farm, which since 1952 has been a self-standing agricultural property. It is a rich cultural landscape that contains more than a dozen and a half buildings, including two principal houses, numerous barns, sheds, and utility buildings, arranged along a principal north-south drive.

Heritage Value Of Historic Place

The historic place has considerable heritage value for its long and close association with the Bose family, a pioneer Surrey family that has played an important role in the community for more than a century. It also has value for its association with the Churchland family. The property has further significance as a cultural landscape that illustrates farming in Surrey and retains much of the feel of agricultural Surrey of past generations. The structures and landscape

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features individually are representative of past methods of buildings and growing; collectively they have enormous value as a historic agricultural ensemble.

The Bose family has been dominant in Surrey community life since shortly after English-born Henry Bose purchased a quarter-section in Surrey Centre – of which this forms a part – in 1892. He married May Churchland, the daughter of pioneer merchant John Churchland, a community leader who had participated in building Christ Church, Surrey Centre. Henry Bose served as a Surrey Councillor, Reeve (1905-10), and for 35 years as Police Magistrate. He was a founding member of the Farmers Institute, the Surrey Cooperative Association (and its president for 25 years), and the Cloverdale Odd Fellows Lodge, all important local community organizations; and he served as Secretary-Treasurer of the Lower Fraser Valley Agricultural Association. Bose Road – now 64 Avenue, onto which the farm faces – was named after him.

In 1952, a year after Henry Bose's death, the farm was subdivided among three of Henry and May's children. This portion, at the summit of the hill, went to second son Norman Bose and his wife, Mildred. They farmed the property commercially until Norman's death in 1989. Mildred and other family members continue to live and work on the site. The Bose family remains active in community affairs as well as agriculture, as Norman's nephew, Bob Bose, is a former Mayor of Surrey who now serves as Councillor.

The farm was representative of agricultural enterprises in Surrey, growing mostly hay, oats, and potatoes, and keeping a dairy herd of Holsteins. Its many buildings and structures reflect the former high level of activity: they include a cow barn, horse barn, hay barn, pole barn, chicken coop, granary, root house, sheds, and more. The property also contains two principal houses. Closer to the road is the main Bose House (16430 – 64 Avenue), reportedly built around 1898, which commands a superb view of the Serpentine River, Surrey's fields, the Fraser River delta, and the North Shore mountains. Higher up the hill, behind the Bose House, is the Emma Churchland House (16420 – 64 Avenue), built around 1930 for Henry Bose's mother-in-law by her son, Jack Churchland. A building of particular interest, near the bush at the rear of the site, is the Powder House, which was the distribution point for blasting powder (used for stump-clearing) throughout the Lower Mainland. A long north-south drive forms an axis along which the buildings are arranged. Collectively, the structures and the landscape tell the story of an extended family that successfully worked the land.

Character Defining Elements

The key elements that define the heritage character include:

- The hill-top site, which commands superb views towards the northwest
- The view of the farm and its buildings from 64 Avenue
- The north-south drive, which forms an axis along which most structures and landscape features are organized
- The row of eight balsams along the west side of the drive
- The remnant small orchard behind the main house
- The bush at the rear of the property
- The rectangular massing, medium-pitched gable roofs, and wood cladding of most buildings
- The principal Bose House, with its T-shaped cross-gable form, 1.5-storey massing, plain street elevation, 4-over-1 and 1-over-1 double-hung wood-sash windows, excellent woodwork detail (e.g. at the entrance and closed-in rear porch)

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- The Churchland House, with its T-shaped form, 1-storey massing, gable roof, and horizontal blue-painted siding
- The main cow barn, with its gable roof, red-painted drop (shiplap) siding, and sliding doors
- The granary, with its gable roof and metal siding
- The powder house, with its low, ground-hugging massing
 - The other agricultural structures, each with a specific purpose relating to the former and present uses of the farm

Brooks Dale Estate

Brookland Estate [Secondary name]

Location 19353 – 16 Avenue
Hazelmere [Neighbourhood]



Description of Historic Place

The historic place comprises the Main House of Brooks Dale Estate (or Brookland), a Tudor Revival house built in 1933; the Gatehouse (now called the Guest House) and the Coach House (now called the Second House), both built around the same time as the Main House; and the immediate landscape setting of these three buildings, including the lawns and fences. The address is 19353 – 16 Avenue in the Hazelmere neighbourhood of Surrey. The larger cultural landscape that is the entire Estate, including the working farm to the north, with its barn, stables, and many other structures, is important for providing the context, but it is not a part of the historic place.

Heritage Value Of Historic Place

The historic place has heritage value for its landscape and its architecture, which provides a perfect image of the country estate of a gentleman farmer and expresses his wealth and business success. The historic place also has considerable value for the association with S.D. Brooks and the Powell River Company.

The primary heritage value lies in the cultural landscape that is the Brooks Dale Estate. The southern portion contains the Main House, the Gatehouse (now called the Guest House), and the

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Coach House (now called the Second House). Today all are in residential use, and they and their associated landscape comprise the historic place. The northern part of the estate is the working farm, with a barn, stables, outbuildings, equestrian areas, and fields. This ancillary complex forms the landscape context, as well as a visual backdrop to the historic place.

Brooks Dale (also known as Brookland) is significant for providing an excellent illustration of a gentleman farmer and horseman's country estate, which provided an effective expression of his ambitions and success in business and his consequent wealth. The gentleman was Sheldon Dwight ('Sam') Brooks, the manager of the Powell River Company, a pulp-and-paper giant. Sam and Greta Brooks acquired the property in 1933 and commissioned Ross A. Lort as their architect. Lort designed all three buildings. He adopted the Tudor Revival style, which was appreciated in BC as the supreme architectural expression of wealth and success, because of its associations with Britain, the gentry, and good breeding. The style, whose defining characteristic is the 'half-timber' gable whose dark brown boards contrast with white stucco infill, had been popularised as the *de rigueur* style for the gentry a generation earlier by architect Samuel Maclure, Lort's mentor and former partner.

The ensemble has value for its fine execution of this idea. The three buildings are effectively and picturesquely composed, the half-timber complemented by brick for the main house and wood shingles – a more rustic material – for the other two buildings, with the Gate House being the smallest and simplest in design. The landscape of the historic place complements the architecture perfectly, with its curved driveways, white equestrian fences (which may not have existed in the 1930s), lawns, and (now mature) conifers.

The Estate also has value for its close association with the Brooks family and the Powell River Company. At the time the largest manufacturer of newsprint in Canada, it had been incorporated in 1909 by Sam Brook's father, Dr. Dwight F. Brooks, and Dwight's partner, Michael J. Scanlon. Sam Brooks stayed on to manage the Powell River mill after his father's death in 1930; we may presume that his inheritance enabled him to afford to acquire and develop his estate three years later. His brothers, Harry and Edward, managed family operations in Oregon and Minnesota, respectively. The estate remained in the ownership of the Brooks family until 1946. The Powell River Company was one of the three large firms that merged in the 1950s to form MacMillan Bloedel Limited, for a time BC's largest forestry company.

The estate also has value for its long association with the Neufeld family and its use as a private care facility. Arnold and Elizabeth Neufeld acquired it in 1972. About 30 patients from the Riverview and Woodlands mental hospitals lived in the Main House and the Coach House. The Neufelds occupied the Gatehouse. In 1979-80 the Neufelds erected a purpose-built facility nearby, called Hazelmere Lodge. The patients continued to use Brooks Dale for day programs until 2000.

Brooks Dale Estate has been meticulously maintained, and so it has additional value for its pristine condition, which allows a visitor to imagine being transported back to its original period.

Character Defining Elements

The key elements of the site and the landscape that define the heritage character include:

- The attractive landscape, which includes lawns, driveways, fences, mature coniferous and deciduous trees, holly and other shrubs, and other species; some are remnants of the early, pre-Neufeld landscaping and are ascribed to a Mr. Tate, the long-time caretaker and gardener
- Little Campbell River, which runs along the east side of the property
- Views to the barn and the working farm to the north, and to Hazelmere Cemetery to the south
- Views of the estate and the Main House from 16 Avenue
- The spaces between the buildings
- The tradition of genteel residential living

The key elements of the buildings that define the heritage character include:

- The fine massing and composition, which are distinctively different for each of the three houses
- Use of the Tudor Revival style, seen particularly in the repetitive gables, the dark stained 'half-timber' woodwork with white stucco infill walls, heavy timber brackets, and leaded windows
- Architectural details, including the brick and half-timber arch over a 'carriage way' and its herringbone-patterned brick infill with random stone insets in the Main House; the shingle-clad walls on the Gate House and Carriage House; and the wood-sash casement windows with leaded panes
- The cedar shake roofs
- The pristine condition, with no apparent exterior alterations

James Creighton House

Location 10668 – 125B Street
South Westminster [Neighbourhood]



Description of Historic Place

The historic place is the James Creighton House, a large L-shaped wood house built at the beginning of the twentieth century and situated on a steeply sloped, triangular lot on 125B Street, just south of Old Yale Road in the South Westminster neighbourhood of Surrey, BC. The property also contains a shingle-clad outbuilding and the possible remains of other structures. The house is located just above the former BCER Interurban Railway. It overlooks the Fraser River and the river flats, with a view of New Westminster.

Heritage Value Of Historic Place

The Creighton House has heritage value for its architecture, which is a good example of vernacular residential building in the late nineteenth and early twentieth centuries; for its site, whose remains reveal its likely former use as an orchard and for raising animals; and for its location at the confluence of several transportation systems (road, rail, and water), which illustrates the early phase of development of South Westminster as a suburban community. The house also has value for representing early suburban development in Surrey and for its association with a number of residents who have a measure of historical significance.

The house is of interest because it appears to be composed of two separate sections that represent two traditions of vernacular building. The shallow wing at the rear, with a door facing the driveway, resembles the simple house type that geographers call the I-house, of which examples in the Lower Mainland seem to have been built towards the end of the nineteenth century. The main body of the house, with a less steeply pitched gable and a broad porch, represents the common gable-end house-type characteristic of the years around 1910.

Surrey Statements of Significance

This may indicate that the shallow wing was built around 1894, when James William Creighton (1854/58-1928) purchased the property. A native of England, Creighton had lived in Australia and several other countries, and then farmed sheep on Lasquiti Island, before moving to New Westminster in 1890 and marrying Nova Scotia-born Margaret Neil Christie (1863-1934). James Creighton is of some historical importance, having had local careers as a coal agent, a provincial assessor, and a tax collector. He owned the property until 1907.

The larger, gable-end wing of the house was likely built around 1910, the year that the BC Electric Railway (BCER) line just below the house went into service and the property was subdivided. Walter James Walker, a sometime Reeve of Surrey and an active property developer, who owned the lot briefly from 1907, may have initiated the addition and the subdivision. The house was also located close to the Old Yale Road and to the bridge (built 1904) from New Westminster, so this community of South Westminster had just become quite accessible from the north shore of the River. The improved access would have raised land values and justified a large addition and subdivision. The house therefore has value as an early example of suburban development in Surrey – an important theme in the community's history – and for illustrating the role of transportation links in adding value to suburban land, a phenomenon that dominated land development in the second half of the twentieth century.

The remains of fruit trees, landscaped terraces, and outbuildings suggest that an early occupant may have had an orchard, some crops (or flowers), and domestic animals.

Long-time occupants of the historic place were Joseph Frederick Johnson (1890-1943) and his wife Elena Johnson (née Israelson), who bought it in 1917. J.F. Johnson also has a place in history, as he was a section foreman with the BCER – and so the property was conveniently located for him, near the railway. The Johnson family sold the house in 1944.

A later owner, Victor Puchmayr, who lived here with his wife Alice Puchmayr from 1964 to 2005, was noted as a lacrosse league organizer and long-time worker for the New Democratic Party. Puchmayr recalled that Johnson had painted the house its distinctive red – leading us to surmise that he may have used the same paint colour that was applied to BCER structures in his section! The Puchmayrs remember the immediate neighbourhood as a tightly-knit community, full of children, and a familiar theme in suburban Canada in the second half of the twentieth century.

Character Defining Elements

The key elements that define the heritage character include:

- Dramatic siting on a steep escarpment overlooking the Fraser River and New Westminster
- Mature fruit trees and conifers
- Remains of stone steps and stone retaining walls in the landscape
- L-shaped plan, with a medium-pitch gable roof over the main portion and a steeper gable roof over the shallow wing that extends off its upper part
- Shingle-clad walls with wood trim at the corners
- Stone foundation walls (on part)
- 1-over-1 and 2-over-2 double-hung, wood sash windows with broad wood trim
- Bay window beneath the gable end
- Broad porch below the gable