



# Corporate Report

NO: R046

COUNCIL DATE: MARCH 12, 2007

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 8, 2007**  
FROM: **Acting General Manager, Planning and Development** FILE: **6800-20-203**  
SUBJECT: **Statements of Significance for the Canadian Register of Historic Places**

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## 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 Don Luxton and Associates Inc. This report seeks Council's approval to forward the revised Statements of Significance to the Province, for uploading to the Canadian Register of Historic Places (the "CRHP").

## BACKGROUND

On January 24, 2005, March 7, 2005 and September 11, 2006, Council received and approved the uploading to the CRHP, a total of 67 Statements of Significance, related to significant heritage sites, features and buildings in the City of Surrey. They were the product of work undertaken in conjunction with the City's Heritage Advisory Commission ("HAC") and with the assistance of Provincial funding in 2004, 2005 and 2006.

A Statements 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 Statements 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 of the place.

Additional funding for this program was made available by the Province for 2006/2007. A recommendation from the HAC, approved by Council on November 20, 2006, directed staff to proceed with the preparation of Statements of Significance for an additional six sites, with the assistance of Don Luxton and Associates.

On February 28, 2007, the HAC reviewed and found acceptable, the six Statements of Significance attached as Appendix I.

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

## **DISCUSSION**

Statements of Significance have been undertaken in the last three years for 67 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; or
- Part of an assembly of buildings operated as a single historical entity, such as a farm.

The sites selected from the Surrey Heritage Register for this year's review are in communities in Surrey, which have not had sites represented on the CRHP. The sites include:

- **Kitzel House and Root House Located at 216 - 184 Street:**

This heritage property is situated at a high point of land at the corner of 184 Street and 2 Avenue, in a picturesque agricultural setting. The farmhouse is a vernacular Frontier house, built in 1890, and has a large front addition built in 1916. This is a significant site because it is an excellent example of a remaining and intact early Surrey farm operation.

- **Fleetwood Memorial United Church Located at 8590 - 160 Street**

Fleetwood Memorial United Church, designed by H. F. Dyke, was completed in 1954 and dedicated in opening services on January 14, 1955. The design expresses a late persistence of Gothic Revival architecture, seen in the pointed-arch coloured glass windows, steeply pitched roof and square bell tower. The impetus for establishing this church was the post-Second World War population boom in Surrey's Fleetwood neighbourhood.

- **Goodmanson Building Located at 10449 King George Highway**

This commercial building, with its landmark neon sign, was built in 1949 by Les Goodmanson and has been owned by the Springenatic family since 1961. Also known as the Round Up Café, it represents the origins of Whalley as an automobile-oriented service centre located on the major transportation corridor of King George Highway, which is the Old Pacific Highway and the Trans Canada Highway, prior to the opening of Highway No. 1.

- **Strawberry Hill Farmers' Institute Located at 12152 75 Avenue**

Strawberry Hill Farmers' Institute building is a utilitarian, front-gabled rectangular building. The Institute was founded September 3, 1909 and the building was built on lands donated by Mr. Flux in about 1910. This association reflects the presence and organization of early farming pioneers that settled in the rich agricultural uplands of the Strawberry Hill neighbourhood, and is also strongly linked to the early Japanese community in Surrey.

- **South Westminster School Located at 12469 104 Avenue**

South Westminster School is significant as an early surviving school in Surrey, built to accommodate students in a growing area of Surrey. Opened in 1914 as a two-room schoolhouse, it is one of the last remaining buildings in the region designed by the Provincial Department of Public Works. The building has been recently restored after being sold by the Surrey School Board to private interests.

- **Burkart House Located at 13483 72 Avenue**

Burkart House is a one and one-half storey Craftsman-inspired bungalow with a hipped roof. Built in about 1920, it is an example of the early development of the Newton neighbourhood. In 1974, the house was adapted to allow for a restaurant. The house was extended westward in 1982, distorting its original symmetry. However, the original verandah and dormer are still evident.

The City must submit the draft Statements of Significance to the Province by March 15, 2007 to qualify for the full grant of \$7,200. To meet this deadline, the Statements of Significance, attached as Appendix I, are being forwarded concurrently to Council, the HAC and the City Architect for input. Once authorized by Council, the draft Statements of Significance will be forwarded to the Province. This will be done on the understanding that the final version will be forwarded to Victoria for uploading to the

CRHP after comments from staff and the Heritage Advisory Commission have been incorporated into the final draft.

## **CONCLUSION**

Based on the above and on recommendation of the 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.

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Planning and Development

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Attachment:

Appendix I Draft Statements of Significance

**DRAFT**  
**Surrey Statements of Significance (2006- 2007)**  
**4<sup>th</sup> Round of Review**

Prepared for the City of Surrey and the Heritage Advisory Commission with the assistance of Donald Luxton and Associates, Inc.

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# **NICHOLAS/DAVID KITZEL HOUSE AND ROOT HOUSE 216 184 Street**

## **Description of Historic Place**

The site of the Nicholas/David Kitzel House and the David Kitzel Root House includes a one and one-half storey farmhouse, a one-storey root house on a full stone basement, and associated landscape features. The site is prominently situated at the corner of 184 Street and Second Avenue, at a high point of land, in a picturesque agricultural setting. A small stream runs through the property to the north side of the farm compound.

## **Heritage Values**

The Nicholas/David Kitzel House and David Kitzel Root House are of heritage value as an example of an intact historic Surrey farmstead. The Nicholas/David Kitzel House, which consists of a vernacular Frontier house, built 1890, and a large front addition built in 1916, signify the farm's evolution and adaptation over time as the Kitzel family grew and prospered. The David Kitzel Root House, which is situated to the north of the house, is representative of the farm's livelihood, which was primarily the production of sauerkraut. Cabbage for the sauerkraut was stored in the root house before it was processed, packed in barrels, and then shipped to New Westminster by wagon along Old Yale Road.

The site is also valued for its association with the Kitzel family. David Kitzel (1858-1935) was born in Rhineland, Germany. In 1880, David married his first wife, Katherine Hohn, and between 1881 and 1898, they had six children. Around 1885, David and his brother, Nicholas, arrived in British Columbia, after homesteading on land in Whatcom County, Washington. Following his arrival, Nicholas purchased 80 acres of land on 184 Street (originally known as Halls Prairie Road). The original house was built by contractor Craig Langley in 1890, and faced north across the farm property. Around 1895, Nicholas returned to Germany and left David to operate the farm. David's wife, Katherine, died in 1900, and in 1903 he was remarried to Amaliza Seeling (1870-1918) from Wisconsin, with whom he had three more children between 1904 and 1906. In 1916, David built a large addition in front of the 1890 house, creating a new street façade facing east to 184 Street. The same year he also constructed the root house. The date of construction is unusual, and indicates that the rising value of produce during the First World War led to relative prosperity among farmers, at a time when there was little other domestic construction underway.

The Nicholas/David Kitzel House is valued additionally both as an example of early vernacular construction and for its Edwardian era architectural expansion. Typical of late Victorian homesteads, the 1890 house exhibits simple horizontal massing and a central front wall dormer that is a hallmark of the Gothic Revival style. The 1916 additions have the broader massing characteristic of Edwardian farmhouses and is larger and taller than the original house. Edwardian era details such as diamond and fishscale shingles adorn the gables, and the verandah has carved decorative support posts with chamfered columns. The David Kitzel Root House is valued as an example of a utilitarian agricultural outbuilding. The stone foundation of the root house is significant, as it was built from stones harvested from the former Royal Engineers fort on the Canada-U.S. border.

The Nicholas/David Kitzel House and David Kitzel Root House are additionally significant for their association with the development of the Hazelmere area. Settlement in the area began in 1860, and by 1879, Hall's Prairie was one of four small communities that had grown in Surrey. Initially, the only access to the area was by the Nicomekl or Serpentine Rivers or by a rough trail. When a road was built through the area down to the American border, access was dramatically improved. Pioneer Henry Thrift (1851-1946) first settled the area and named his farm 'Hazelmere' after the hazel bushes that grew there. In 1891, transportation links were again improved, when the New Westminster Southern Railway was built, and the local stop was called Hazelmere. Over the years the agricultural focus shifted to dairy farming, due partly to the completion of the B.C. Electric Railway interurban line in 1910, which allowed greater access to markets. The Kitzel farm site is a significant reminder of the farming origins of the community.

### **Character-Defining Elements**

Key elements that define the heritage character of the Nicholas/David Kitzel House and David Kitzel Root House include their:

- location in the southwest corner of the farm, on a rise of land at the junction of 184 Street and Second Avenue, in an area of similar farmsteads;
- continuous use as a working farm;
- form, scale and massing of the buildings and their spatial configuration: one and one-half storey plus full basement of the Nicholas/David Kitzel House; side-gabled roof and steeply pitched wall dormer of the 1890 house; one-storey plus full basement and front-gabled roof of the David Kitzel Root House;
- elements of the original 1890 house including: wood-frame construction; wooden drop siding with corner boards; double hung, 2-over-2 wooden sash windows divided by wood mullions;
- elements of the 1916 addition such as: wood-frame construction; wraparound verandah covered by half-hipped roof; wooden drop siding with corner boards; diamond and fishscale shingles in gables; bay window on first storey of the south side; carved decorative verandah columns with chamfered corners; boxed eaves with hipped returns in the front gable; bay window on south elevation; double hung, 1-over-1 wooden sash windows arranged in pairs and double-assembly in front gable; red-brick corbelled chimney;
- elements of the root house such as: wood frame construction and stone foundation; wooden drop siding with corner boards and trim boards; boxed eaves; square windows in east and west sides of stone foundation and rectangular double-hung, multi-paned windows with wood mullions in north gable; and
- associated landscape features such as mature perimeter plantings and surrounding agricultural fields.

# **FLEETWOOD MEMORIAL UNITED CHURCH**

## **8590 160 Street**

### **Description of Historic Place**

The Fleetwood Memorial United Church is a prominent front-gabled stucco-clad, one-storey with full basement church with a square tower offset from the tapered front entrance and pointed-arch stained glass windows. The church is set back from 160 Street on a large lot and is situated within the commercial area of the Fleetwood neighbourhood.

### **Heritage Value of Historic Place**

The establishment of the Fleetwood Memorial United Church reflects the post-Second World War population boom in Surrey's Fleetwood neighbourhood. After the end of the War, many returning servicemen were demobilized on the West Coast, and decided to stay in this desirable area. Due to housing shortages in established communities, many people moved to the Fraser Valley, where land was inexpensive and there was easy access to downtown Vancouver. Commercial areas were centred around major thoroughfares such as the Pacific Highway (now Fraser Highway), Johnston Road (152 Avenue) and Pike Road (160 Avenue). Because of cheaper land prices, many families acquired large parcels of land that could support agriculture and poultry farming. These industries were integral to the development of the Fleetwood community through the early 1950s, and were marked by a distinctive pattern of land use in the Surrey uplands. This steady growth led to the need for community services including the construction of Fleetwood Elementary School in 1944, the William Watson Elementary in 1958, and this landmark church in 1953. Fleetwood Memorial United Church remains today as an anchor to the community.

Fleetwood Memorial United Church is also of historical significance for its association with the post-war growth of the United Church. Facing an increasing population, a group of 23 women in 1951, began raising funds for a new church in Fleetwood. The land for the church was purchased the same year and the cornerstone was laid in 1953. An interim church service was held at the Fleetwood Community Hall on Palm Sunday in 1951. Built by volunteer labour, including Frank Hunter, Jim Sibley and William B. Aitkens, the church was completed in 1954 and dedicated in opening services on January 14, 1955. The congregation donated services and materials for the church. The windows were donated by Mr. G. Irvine; the pulpit, chair and baptismal font was donated by Dunbar Heights United Church; and the pews were donated in memoriam by members of the congregation. The main floor of the church was used for religious services, while the basement held various social events, such as Sunday School. In 1994, the church merged with the North Surrey United Church to become a regional church at Northwood United and this church was sold. Today it is still used for its original religious purposes as the Surrey Chinese Baptist Church and continues in its role of community service and a place of worship.

Fleetwood Memorial United Church is also valued for its architecture. Its designer, H.F. Dyke, also provided the plans for the Cloverdale United Church at 176 Street and 58A Avenue. Both churches display the late persistence of Gothic Revival architecture, seen in the pointed-arch coloured glass windows, steeply pitched roof and square bell tower. Modern elements are also visible in the Fleetwood Memorial United Church, with its tapered front entrance, stuccoed exterior and minimalist detailing. The interior of the church is intact, and features a stained glass window on the rear wall donated by the Edwards Funeral Parlour, original fir pews and minimalist detailing. Well maintained and with few substantial changes, the church remains in excellent, and mostly original, interior and exterior condition.



## Character-Defining Elements

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

- prominent siting on 160 Street, in the heart of the Fleetwood commercial district;
- continuous use as a church;
- ecclesiastical form, scale and massing as expressed by the one-storey height with full basement, irregular rectangular plan with transepts, front-gabled roof with boxed eaves and exposed rafters, first storey overhang at rear of building, and projecting square corner tower ;
- wood frame construction with stucco-clad exterior;
- Gothic Revival-inspired details such as: the pointed-arch windows; steeply pitched front-gabled roof; pegged wooden front doors with original hardware; and front entrance with ogee-shaped entrance;
- Modernist influence as demonstrated in the tapered front entrance, minimalist detailing and stucco cladding;
- windows such as double-hung, 1-over-1 double-assembly wooden sash windows, Gothic pointed-arch multi-paned windows with coloured and textured glass, and three-paned, triple-assembly casement wooden sash windows;
- three pointed-arch stained glass windows on the east elevation; and
- original interior features such as: the plywood panelled front vestibule; fir pews; wooden door and window trim; chamfered-profile nave ceiling with applied acoustical tiles; and hanging glass globe ceiling fixtures.

**Original Owner:** Trustees of the Fleetwood Memorial Congregation of the United Church of Canada

**Designer:** H.F. Dyke

**Contractor:** Volunteer labour including Frank Hunter, Jim Sibley and William B. Aitkens

**Date of Construction:** 1953-54

# **GOODMANSON BUILDING**

## **10449 King George Highway**

### **Description of Historic Place**

The Goodmanson Building, also known as the Round Up Café, is a one-storey commercial building, located at the north end of a commercial strip development on the King George Highway, in the Whalley neighbourhood of Surrey. A prominent neon sign, reading "Round Up Café", overhangs the sidewalk above the main entrance.

### **Heritage Value**

The Goodmanson Building is a testament to Whalley's origins as an automobile-oriented service centre and as a representation of the low-scale strip development that defined the area's character for decades. After the Pacific Highway was paved in 1923, Whalley became a favoured location for auto-based businesses. Local growth continued to accelerate with the opening of the Pattullo Bridge in 1937 and the completion of the King George Highway in 1940. After the tolls were removed from the Pattullo Bridge in 1952, Whalley experienced a major commercial and residential building boom.

The Goodmanson Building/ Round Up Café is additionally significant as a restaurant that has served the Whalley neighbourhood for over fifty-five years. Len Goodmanson built the original structure on the property in 1949, which he owned until 1961. The North Surrey telephone directory first lists the Goodmanson Building as a commercial enterprise, the Round Up Café, in 1952. Since 1973, the Goodmanson Building has been owned and operated as the Round Up Café by the Springenatic family, who have maintained the essential roadside diner character and appearance, and even menu. Typical of the era in which it was established, the large neon sign was a response to the width of the street and the speed of passing cars, enticing customers with its bold shape and colours. Once common, such signs have rarely survived in connection with their original business. The name of the café also recalls the post-war popularity of Western stories, both in Hollywood movies and the emerging medium of television.

### **Character-Defining Elements**

Key elements that define the heritage character of the Goodmanson Building include its:

- minimal set back from the King George Highway;
- continuous use as a diner;
- commercial form, scale and massing as exemplified by its one-storey height, rectangular plan and flat roof;
- construction materials of stone masonry under later stucco and aluminum;
- projecting "Round Up Café" sign with metal sign can and neon tubing;
- original recessed doorway with trim; and
- authentic interior features such as original seating configuration and kitchen cupboards.

# **STRAWBERRY HILL FARMER'S INSTITUTE**

## **12152 75 Avenue**

### **Description of Historic Place**

The Strawberry Hill Farmer's Institute is a utilitarian, front-gabled rectangular building located on a prominent site at the corner of 75 Avenue and 122 Street in the Strawberry Hill neighbourhood of Surrey. The building is situated in a primarily residential area, and is set very close to the intersection.

### **Heritage Value of Historic Place**

The Strawberry Hill Farmer's Institute reflects the presence and organization of early farming pioneers that settled in the rich agricultural uplands of the Strawberry Hill neighbourhood, and serves as a testament to the success and persistence of the agricultural community in Surrey. By the early twentieth century, farming—particularly berry farming—had developed into an important local industry that supplied produce to the booming population in Vancouver. Strawberry Hill derived its name from the strawberries harvested by Japanese settlers in the area from between the stumps of old growth forest. The thriving berry industry in the area necessitated the need to formalize and make connections within the farming community. The Strawberry Hill Farmer's Institute was founded September 3, 1909 and plans to build a hall were set in motion. Through member and business donations, and provincial and government grants, the Strawberry Hill Farmer's Institute was constructed by volunteer labour on land donated by Mr. Flux in 1910. Community halls were an essential part of community life, and the Institute held lectures on new farming practices as well as promoting social activities for local farmers. The Institute also lobbied for new public buildings, such as the Strawberry Hill Elementary School, built in 1912, and supported other agricultural and non-agricultural groups. In 1929, the Strawberry Hill Farmer's Institute merged with the local Egg and Poultry Pool.

The Strawberry Hill Farmer's Institute is also significant as an excellent example of vernacular architecture that characterizes many agricultural-related structures in the late nineteenth to early twentieth century. It is similar in size and construction to other community halls in Surrey, such as the one built in the Tynehead neighbourhood in 1907. Despite later alterations and additions, the simple gable-roofed structure and rectangular plan remain evident. The interior remains in substantially intact condition, and the all-wood interior demonstrates that the hall was built of locally available materials.

Furthermore, the Strawberry Hill Farmer's Institute is significant for its association to the Japanese population that had a strong presence in the early berry industry in Strawberry Hill. Japanese families moved to the area in the early twentieth century and purchased logged lots near Scott and Newton Roads. This building is a significant link to their early presence in the area.

## Character-Defining Elements

Key elements that define the heritage character of the Strawberry Hill Farmer's Institute include its:

- setting within residential area of Strawberry Hill neighbourhood;
- minimal setback from the road and prominent corner location;
- vernacular form, scale and massing as expressed in its one-storey rectangular plan, gabled roof with exposed rafters and original window openings visible on the interior;
- wooden construction with wooden siding under later vinyl siding; and
- original interior features such as a chamfered ceiling and wooden wainscoting and panelling.

# **SOUTH WESTMINSTER SCHOOL**

## **12469 104 Avenue**

### **Description of Historic Place**

South Westminster School is a one-storey schoolhouse set on a high basement, with a rubble stone foundation, a gable-on-hip roof with twin front-gabled projections, and Arts and Crafts detailing. It is situated on a prominent rise along 104 Avenue in the South Westminster neighbourhood of Surrey, and is located immediately adjacent to the old B.C. Electric Railway right-of-way.

### **Heritage Value**

The South Westminster School is significant as an early surviving school in Surrey, and demonstrates the growth and development of the community and the value of public education. Opened in 1914 as a two-room schoolhouse, the South Westminster School played a vital role in the life of local children until its closure in 1982. The student population included Grades One through Eight, and during the 1920s and 1930s, the school expanded to fill three buildings on this site.

The South Westminster School is valued as a significant example of the work of the provincial Department of Public Works. Education has always been a provincial responsibility, and from the 1880s, growing school districts were assisted through the development of standardized building plans. The design of the South Westminster School demonstrates the provincial standards determined by the Department of Education, as reflected in symmetrical rectangular plan, a wide central hallway and banks of fenestration that allowed abundant natural light into the classrooms. By the time this school was designed, Henry Whittaker (1886-1971) had just been hired by the DPW. Whittaker prepared the plans for this school, which demonstrate the new direction his work was charting for the DPW. During his thirty-year tenure with the Department, Whittaker was responsible for the design and supervision of hundreds of buildings and his work had a profound influence on the style and appearance of the province's public buildings.

The South Westminster School is further important for its association with the development of the South Westminster area. A small community had been established in the 1870s at Brownsville, across the Fraser River from New Westminster, at the convergence of the Yale Wagon Road and Semiahmoo Trail. This was also the location of the first commercial fish cannery on the B.C. coast. The first rail bridge across the river was built in 1904, and was utilized by the New Westminster Southern Railway, the Great Northern Railway, the B.C. Electric Railway and the Canadian Northern Railway. In 1910, the BCER established a passenger station at South Westminster, which by this time was already an established community and a transportation hub. The station spurred further local growth, as evidenced by the construction of this large, modern school in 1914.

## Character-Defining Elements

Key elements that define the heritage character of the South Westminster School include its:

- location next to single family residential dwellings and the B.C. Electric Railway right-of-way;
- institutional form, scale and massing as expressed by its one-storey height, full-height basement, regular rectangular plan, and gable-on-hip roof with parallel twin front-gabled projections;
- wood-frame construction, with original wooden drop siding without corner boards, and shingle siding in the front gables;
- masonry elements, such as the rubble stone foundation with tuck pointing, and an internal red-brick chimney;
- Arts and Crafts elements such as symmetrical gables, open eaves, and half-timbering in the front porch gable;
- windows, including original window openings, and banked symmetrical double-hung wooden sash windows at the rear with original trim;
- original interior features such as wooden wainscoting, wooden trim, lath-and-plaster walls, and original room configuration including a central hallway; and
- associated landscape features such as grassed schoolyard in the rear and perimeter plantings.

# **BURKART HOUSE**

## **13483 72 Avenue**

### **Description of Historic Place**

Located on the north side of 72 Avenue (originally Newton Road) in the centre of the Newton neighbourhood of Surrey, the Burkart House is a one and one-half storey Craftsman-inspired bungalow with a hipped roof. The Burkart House has functioned as restaurant since 1974. A large addition to the west has extended the house, distorting its original symmetry, but the original verandah and dormer are still evident. The house is located adjacent to the old B.C. Electric Railway right-of-way.

### **Heritage Value of Historic Place**

The Burkart House is valued as an example of the early development of the Newton neighbourhood, and demonstrates the impact of the B.C. Electric Railway on settlement patterns in the Newton area. The BCER commenced its passenger and freight service in 1910, and opened this once uninhabitable area to settlement and logging opportunities. The Hiland/Sullivan Lumber Company and King & Farris Lumber Company both established mills in this area. Jacob Burkart (died 1941) and his son, Joseph (1862-1931) built this house circa 1920, which they owned until 1930. A simple railway station (Newton Station) was situated just to the northeast of their property. The Burkarts raised chickens on the property until Joseph's death in 1931. The property was then sold to Scottish-born Lewis Jack (1887-1974) and his wife, Jane Jack (nee McPherson). In 1918, the Jacks bought a grocery store, located across the street from this house that serviced the booming logging industry. The store was expanded to include groceries, meat, clothing, wood, coal and lumber. The Jacks bought the Burkart property in 1930 and lived here until 1960. The house was originally built as a symmetrical Craftsman Bungalow with a hipped roof, a central front dormer and a full width front porch with central entry. With increasing densification in Newton, the house was converted to a restaurant in 1974 and underwent a major renovation in 1982 that saw the verandah filled in, and a major extension to the west. The Burkart House still functions as a restaurant.

### **Character-Defining Elements**

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

- location in the heart of the commercial area in Newton, southwest of the former B.C. Electric Railway right-of-way and old Newton Station;
- residential form, scale and massing as expressed in its one and one-half storey square plan, and hipped roof with hipped dormer and closed eaves;
- wooden construction with narrow wooden lapped siding and corner boards;
- Craftsman style elements such as verandah columns, now within the enclosed verandah;
- original windows such as single and triple assembly, double-hung, 6-over-6 wooden sash windows on the west elevation; and
- mature coniferous trees lining the east side of the property.