

The Galbraith House was evaluated by a heritage professional in September 2011. The evaluation concluded that the House warrants addition to the Surrey Heritage Register. At the March 16, 2016 Heritage Advisory Commission meeting, the HAC reviewed the Heritage Revitalization Agreement Bylaw and recommended that the Galbraith House be added to the Surrey Heritage Register.

CONCLUSION

The Planning and Development Department recommends that Council:

- receive this report as information; and
- add the Galbraith House at 13756 – 112 Avenue to the Surrey Heritage Register.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

DL:ss

Appendix "I" – Excerpt from March 16, 2016 HAC Minutes
Appendix "II" – Galbraith House Evaluation Worksheet

SURREY HERITAGE ADVISORY COMMISSION - MINUTES
WEDNESDAY, MARCH 16, 2016

D. NEW BUSINESS

1. PLANNING & DEVELOPMENT

(a) **Galbraith House (13756 112 Avenue) Proposed Heritage Revitalization Agreement (HRA)**

File: 6800-20

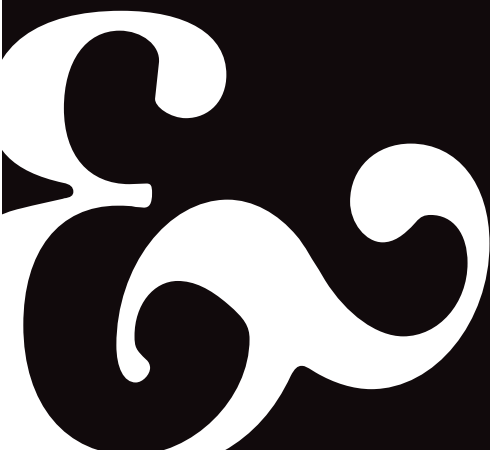
It was Moved by Commissioner Hol
Seconded by Commissioner Priddy
That the Surrey Heritage Advisory
Commission (SHAC) recommends that Council:

1. Receive the "Galbraith House (13756 112 Avenue) Proposed Heritage Revitalization Agreement" as information;
2. Endorse the Galbraith House Heritage Revitalization Agreement (HRA); and
3. Recommend that the Galbraith House (13756 112 Avenue) be added to the Surrey Heritage Register.

Carried

GALBRAITH RESIDENCE

13756-112 AVENUE HERITAGE EVALUATION



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CITY OF SURREY HERITAGE EVALUATION FORM

ADDRESS: 13756-112 Avenue, Surrey
NEIGHBOURHOOD: Port Mann
ARCHITECT/BUILDER: Unknown
ORIGINAL OWNER: David and Christina Galbraith
DATE OF CONSTRUCTION: ca.1933

DATE OF EVALUATION: September 09, 2011

CURRENT PHOTO:



SUMMARY OF RESEARCH:

- Port Mann was the site of a small fishing settlement, known as Bon Accord, which included a landing where Fraser River steamboats refuelled. In 1891, the New Westminster Southern Railway established a stop in Bon Accord, and in 1911 the name of the settlement was changed to Port Mann.
- Modest growth of the neighbourhood occurred after the First World War and through the 1920s and 1930s. 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 and New Westminster.
- Many families acquired parcels of land that could support agriculture and poultry farming. These small truck farms were integral to the development of Surrey through the Depression-era.
- The Port Mann neighbourhood continued to add density following the Second World War, and today is primarily home to single-family detached houses. The Galbraith Residence is recognized as one of the earlier homes in the Port Mann neighbourhood and has provided continuous family accommodation for nearly eighty years.

The Galbraith Residence, built circa 1933, is also valued for vernacular farmhouse architecture, notably its side-gabled jerkinhead roof and its variety of original wooden sash and frame windows, with leaded glass.

CITY OF SURREY HERITAGE EVALUATION FORM

Evaluation Criteria	Yes	No	Explanation
<p>1. Architecture</p> <ul style="list-style-type: none"> - <i>Is the site architecturally significant?</i> - <i>Is the site a significant expression of a particular style (i.e. Arts & Crafts, Modern, etc.)?</i> - <i>Does the site feature unique design details or features?</i> - <i>Is the site a rare or unique or representative example of a particular style/type?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It features some interesting details including its jerkinhead roof and wood frame windows with leaded glass. The house represents the type of small residence constructed during the Depression-era in Surrey.
<p>2. Context: Neighbourhood/Landscape</p> <ul style="list-style-type: none"> - <i>Is the site historically significant in the development of the particular neighbourhood?</i> - <i>Does the site reflect a significant pattern of development in Surrey?</i> - <i>Is the site a landmark in the City or neighbourhood?</i> - <i>Does the landscape or natural environment of the site hold significance for the neighbourhood/City?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The house represents the post-World War One development of the Port Mann neighbourhood as well as a documented trend during the Depression-era, which saw people moving to large plots of land in the Fraser Valley in order to grow their own food and provide for their families – a trend known as ‘truck farming’.
<p>3. Person/Event</p> <ul style="list-style-type: none"> - <i>Is the site significant for its association with a particular person or group of people?</i> - <i>Is the architect/builder significant?</i> - <i>Is the site significant for its association with a particular event?</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No known significance.
<p>4. Contemporary Compatibility/Usability</p> <ul style="list-style-type: none"> - <i>Does the site maintain its original context? Is the site compatible with its current context?</i> - <i>Is the space relevant within the contemporary context and surrounding environment?</i> - <i>Is there potential for the current use of the site to continue or for a compatible future use?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The house remains in its original location, on a large parcel of land. The potential for continued use of the house as a single family residence is good.
<p>5. Additions/Alterations/Condition</p> <ul style="list-style-type: none"> - <i>Does the site maintain a high degree of its original integrity (does it maintain many of its original features)?</i> - <i>If site has been altered, are the alterations compatible with and distinguishable from the original building/site?</i> - <i>Is the site in fair structural condition?</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The house has been altered – many of its original windows have been removed, and vinyl siding has been added to the gable ends and the basement level. The front stairs have been replaced. The house is in fair structural condition.

CITY OF SURREY HERITAGE EVALUATION FORM

Does the site merit addition to the City of Surrey Heritage Register, based on the above criteria?

- YES
 NO

Explain/Justify:

The Galbraith home is representative of the pattern of small truck farms developing throughout Surrey during the Great Depression. These subsistence farms were indicative of how people were coping with the economic difficulties of the time. The house has been altered, however the changes may be reversible and the house retains interesting architectural details including its jerkinhead roof and its leaded glass wood frame windows.

RESEARCH SOURCES/ARCHIVAL IMAGES:

CIVIC ADDRESS: 13756-112 Avenue, Surrey

LEGAL ADDRESS: Lot: 68 Block: 172C, District Lot: 264A

HISTORIC NAME: Galbraith Residence

ORIGINAL OWNER: David and Christina Galbraith
SOURCE: Historic Title Search, see attached

CONSTRUCTION DATE: ca. 1933
SOURCE: Historic Title Search, see attached

REFERENCES:

BC Vital Events: Marriage Registration - David Stuart Galbraith and Christina Mary Spring, married February 21, 1910, New Westminster. Reg. #1910-09-121021, B.C. Archives Microfilm Number: B11382

BC Vital Events: Death Registration - David Stuart Galbraith, died December 28, 1962, New Westminster. Reg. #1962-09-015526, B.C. Archives Microfilm Number: B13259

BC Vital Events: Death Registration - Christina Mary Galbraith, died April 27, 1987, New Westminster. Reg. #1987-09-006810, B.C. Archives Microfilm Number: B17102

CITY OF SURREY HERITAGE EVALUATION FORM

HISTORIC IMAGE:



Aerial image, 1949, City of Surrey Archives (property circled in red)