TWELFTH STREET

Heritage Inventory



Prepared for the City of New Westminster Planning Department

Jim Wolf
Heritage Consultant
2003

Twelfth Street Heritage Inventory

The City of New Westminster Planning Department commissioned this Heritage Inventory to augment the Department's heritage and GIS records and to inform the community planning process for Twelfth Street. Given the potential of the area for new commercial and residential development, this inventory seeks to include, rather than exclude, existing older buildings for documentation purposes. The Inventory is not necessarily intended to provide further protection to the structures listed or to add to New Westminster's existing Heritage Inventory or Community Heritage Register.

The objectives of compiling the Inventory were first, to identify buildings with heritage value, and second, to provide a summary of accurate data related to their age, history and architectural style. The study relied on primary resources available at New Westminster City Hall, the New Westminster Library Reference Department, and the New Westminster Museum and Archives. All local public historic photograph collections were also searched for available images and included in the documentation provided.

All built structures on legal land parcels addressed on Twelfth Street and located from Columbia Street to the south side of Tenth Avenue were assessed. Structures were included in the Inventory if they were listed on the existing New Westminster Heritage Inventory; or if the building's age, history or architectural value merited inclusion.

Jim Wolf,
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Photo credits: New Westminster Public Library
New Westminster Museum and Archives
Henry Ewert



Twelfth Street: A Brief History

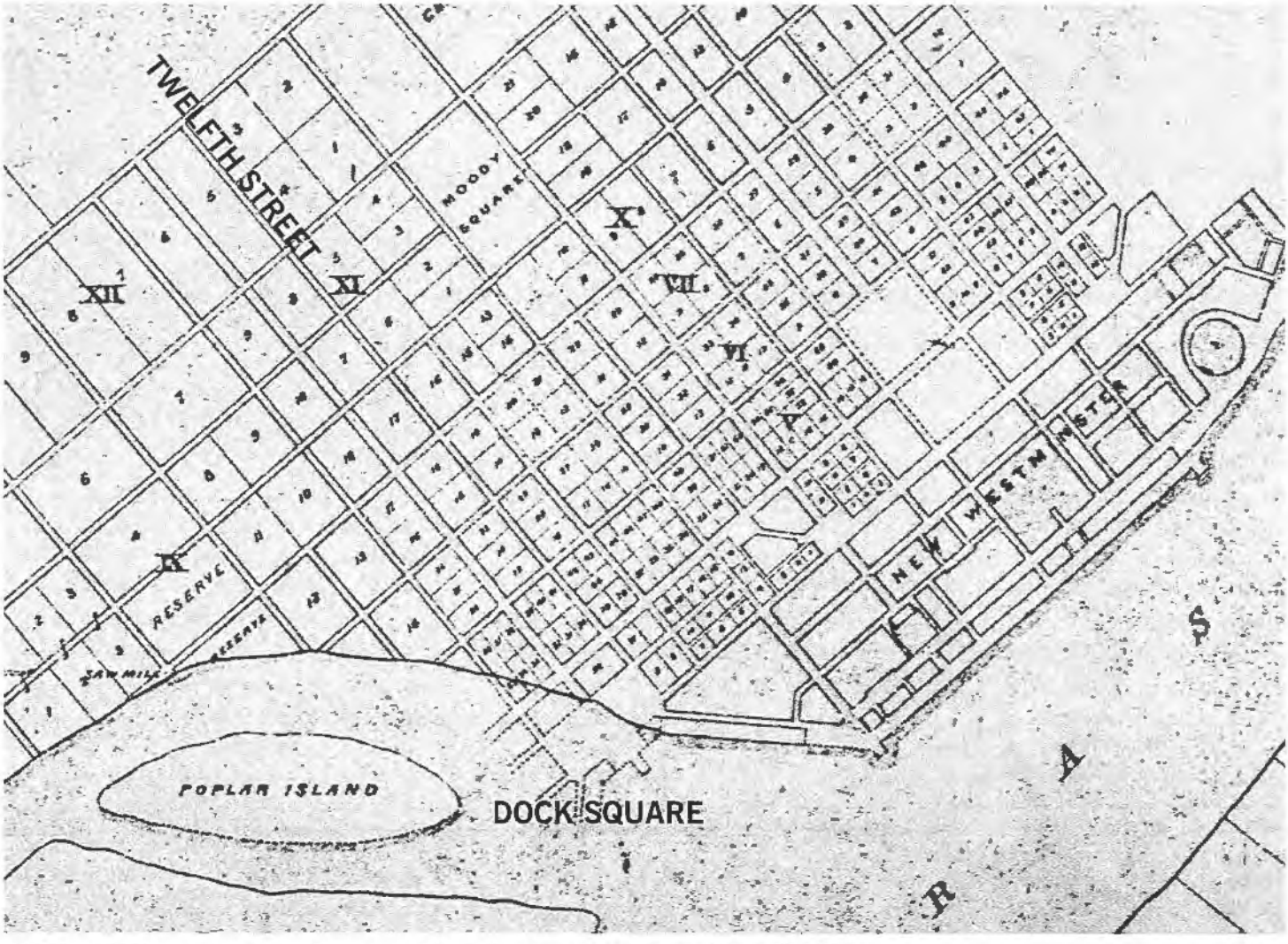
New Westminster's Twelfth Street has been a focal point for urban development throughout the city's early history. This brief history of the street traces its creation through its survey by the Royal Engineers to the realization of a commercial shopping district for the West End.

'A Fantasy on Paper' 1862 -1886

When New Westminster was founded in 1860 the city limits extended only as far north as Royal Avenue and its western limits were surveyed by the Royal Engineers into the "swamp". A large reserve was set aside at the foot of what was to become Twelfth Street and known as "Sailor's Home". The intention by Colonel R.C. Moody for this part of the city to be its industrial section and docklands was already set.

Colonel Moody's ambitious plan for the western part of the city took shape on paper on a map printed at the Royal Engineers camp in November 1862 by J. Launders, R.E. A large public space known as "Dock Square" was designed for future shipping facilities of the city. The actual legal boundaries of the square were a fantasy on paper, extending its lines out into mud of the North Arm of the Fraser River, anticipating the future when real docks would be constructed. This was conceived in the excitement of the Gold Rush and the establishment of New Westminster as the Capital City for British Columbia.

In plan "Dock Square" was connected to the suburban blocks to the north by the very wide and grand London Street (Thirteenth Street). This 'English' street was envisioned to be the main avenue of the district and was flanked by two secondary streets: on the southwest by the "Irish" Dublin Street (Fourteenth Street) and on the northeast by the "Scotch" Edinburgh Street (Twelfth Street). Despite the secondary-class of the road in plan, the reality was that Edinburgh Street, was destined to become the main commercial street of the city's west end.



1862 Royal Engineers map showing the proposed "Dock Square" and block design for the West End.

However, its development would not begin for another quarter-century, only after the city suffered through a depression at the end of the Gold Rush.

Early Development 1886 – 1898

Development of the New Westminster's 'West End', and also the economic transformation of the entire Province, began with the arrival of the Canadian Pacific Railway to the west coast in 1886. City Council had negotiated a land sale to induce the construction of the C.P.R. branch line to the city which included the provision of a station site at the foot of Eighth Street and substantial lands extending into the western part of the city for freight yards. Many of the original docks and squares in Moody's ambitious city plan were sold for this purpose, including the "Sailor's Home" reserve.

As a result New Westminster, the self-proclaimed "fresh-water terminus" of the C.P.R., boomed and a number of new industrial concerns located in the western end of the city where the C.P.R. had been provided substantial railway yards.



The largest of these developments was the expansion of the Royal City Planning Mills Company located on the waterfront, one of the largest lumber mills in the province. The first and most important development on Edinburgh Street was the construction of the gas works by the New Westminster Gas Company Ltd. at the enormous cost of $65,000.

Many single and married working class men connected to these industrial plants built houses and cottages in the area. The International Hotel built by Thomas Levi for $10,000 was a three and a half storey structure with 122 rooms located on Third Avenue and Thirteenth Street in 1891. Larger substantial homes were also built for some of the local plant managers, company officers and other merchants. Finally, the lower end of Edinburgh Street was cleared and graded. The street's name changed to Twelfth Street when the city's entire street naming system was changed in favor of a more 'cosmopolitan' and American styled numerical system in 1890. The street's importance was enhanced when the new Queensborough Bridge opened in 1891 and was connected to the junction of Twelfth Street and Royal Avenue.

The upper part of the West End with its spectacular views of the Fraser Delta, attracted many young families to build beautiful suburban homes with expansive gardens. Among the first residents of this section



Top: George Adams house built in the 1880s was once located at Twelfth Street at Eighth Avenue (southwest corner).

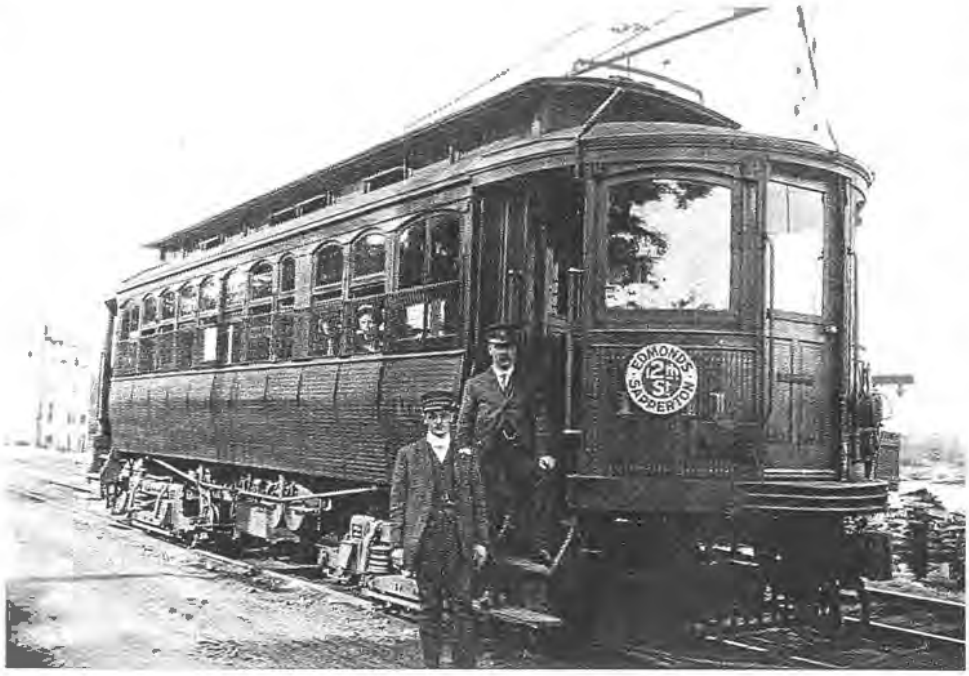
Bottom: New Westminster Gas Works c. 1890.

were Mr. and Mrs. William Turnbull, who were considered to have occupied "the farthest outpost of settlement" in the city, at Sixth Avenue and Twelfth Street in 1886. Their only means of access was a winding path through the woods from the corner of Third Avenue and Tenth Street.

The Turnbull's were soon joined by many others by the late 1880s. In the spring of 1890 there were 45 buildings under construction. The North Arm Road (Sixth Avenue) was constructed as one of the main wagon road routes to the farming district of South Burnaby and Vancouver and provided more convenient access to the area than the old trail could.



A local newspaper reporter visited the West End and reported that: "The evidence of change and improvement is strongly visible. On all streets leading down to the glittering waters of the North Arm, comfortable looking dwelling houses can be counted in the dozens. Each home has a garden around it with young orchard trees neatly planted about. The western prospect from the slope here is exquisite. On a clear day the gulf, Vancouver Island, the Lulu lowlands and the silver windings of the Father Fraser stand out with wonderful clearness and enchant the beholder. This prospect alone is worth a good deal and the west-enders, are as a rule, fully alive to its value."



Tangible evidence of the growth was accomplished in 1889 with the opening of the West End School on a small site on Twelfth Street at Nanaimo Street. It was immediately found to be too small for the population and was expanded again the following year. Moody Park was even cleared of every "stump, stick and stone" and seeded for an athletic field in 1890. This small suburban community could even boast of their first architectural landmark - the West End Methodist Church built in 1891. Designed in the late Victorian gothic style by architect George W. Grant it was located at the corner of Twelfth Street and Sixth Avenue.

In 1893 the future of Twelfth Street as the commercial area for the West End was secured through the opening of a new electric railway line by the Westminster-Vancouver Tramway Company. This company had constructed the pioneer interurban line between the two cities in 1891 following the steep grade and circuitous route via the Queens' Park area to Sixth Street and Edmonds in Burnaby. This route took as long as 65 minutes to travel as it tackled some notoriously steep grades. The "short-line", via Twelfth Street from the junction located at Edmonds Street and the Vancouver Road in Burnaby, cut that time to 33 min-



Left: West End Church c. 1900.
Top: A typical streetcar that operated on Twelfth Street and travelled between Sapperton and Edmonds 1909.
Bottom: West End School 1912.



Real Estate Boom 1900-1913

The reconstruction boom following the Great Fire had far reaching repercussions throughout the city. Prosperity returned with a sense of renewed optimism for New Westminster. Many families left homeless as a result of the fire decided to move to other areas of the city including the West End. The population boom required a new addition to the West End School.

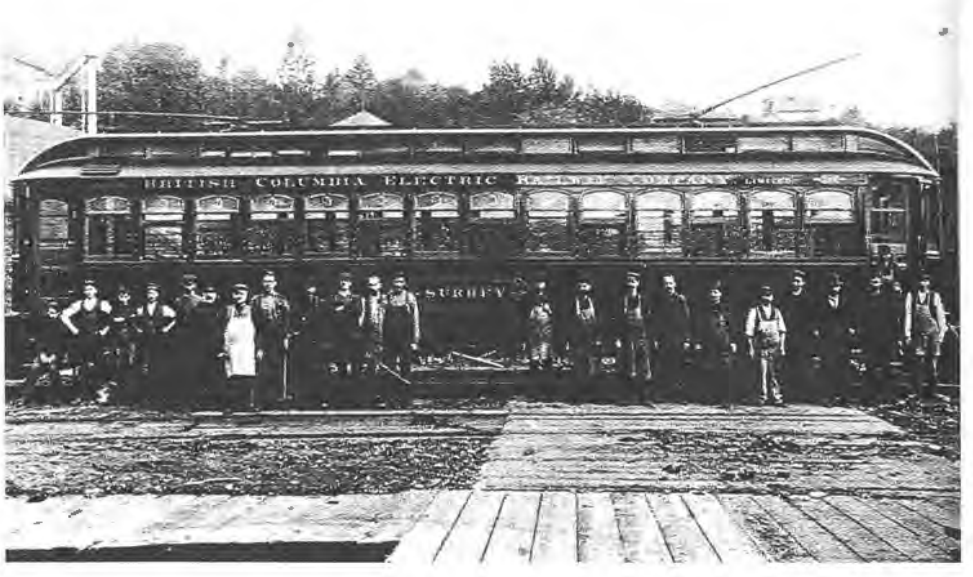
Industrial development also began to increase at the turn of the century. The B.C.E.R. Company decided to build a new rail yard and open a repair shop and car factory on land leased from the city on Twelfth Street at Royal Avenue. Rather than a "sod-turning" Mayor W.H. Keary and company Manager F. Glover axed trees on the site to mark the official start of construction in 1902. The new car shops were completed in 1903 but were destroyed by fire that year. It was soon rebuilt and was the site of the construction and repair of many electric rail vehicles. This and other developments substantially strengthened the industrial character of the district. The Killaby and Jones Cider and Vinegar factory opened at Fifth Avenue in 1901 and shipped its products via the electric railway.

utes non-stop or 45 minutes taking on passengers. On opening day May 9, 1893, the Mayor and Aldermen of each city boarded a tramcar to meet for a celebration dinner at the Power House in Burnaby. However, the New Westminster contingent was late due to being stalled on the Twelfth Street hill because of a burnt fuse.

The construction of the tramline was also significant as it cleared and graded Twelfth Street for the first time and finally linked the upper suburban district to the residential area surrounding the industrial area near downtown. Wagon, horse, bicycle and pedestrian traffic also increased substantially on Twelfth Street as it was now part of the main road between the two cities. Prior to the tramline's construction, the Vancouver-Westminster Road (Kingsway) had veered eastwards in Burnaby to connect with Douglas Road and Eighth Street.

However, despite the progress that the tramline's construction had brought to Twelfth Street, a worldwide recession put the brakes on what had been a staggering economic boom for New Westminster.

Throughout the 1890's New Westminster slipped into a malaise that seemed to have no end. Finally, fate intervened and on the night of September 10, 1898 the Great Fire raged through the downtown fanned by the winds. During the calamity it was feared that the fire would consume the West End too. Embers from the fire physically threatened the Royal City Planning Mills but were fought off by the mill hands and firefighters from Vancouver. Further east other citizens and firefighters created a fireguard at Tenth Street and luckily the winds changed and the fire stopped its advance, sparing the West End from destruction.



Top: Providence Orphanage c. 1905.
Bottom: BCER car shop crews pose on Twelfth Street with the interurban car "Surrey" built in New Westminster, 1903.

In the upper part of the street its more refined character continued to develop. The Sisters of Providence built the large and prominent Catholic Providence Orphanage on their extensive grounds in 1901. The beautiful structure was designed by Mother Joseph, a pioneer architect of the Province. In 1902 Bishop Dontenwill dedicated a life size marble statue of St. Vincent de Paul which stood outside the front entrance to the structure.

The real estate and development boom of 1908-1912 completely transformed the West End of the city. The surge in residential construction resulted in the old West End School being replaced with the new Lord Kelvin School built in 1909 and Lord Lister School built in 1912. Twelfth Street became the focus of new and attractive residential developments, such as those designed and built by Edmund J. Boughen in the 400 block. The area was also a popular location for boarding houses or hotels. Many were built for the large population of bachelors working in the city's industrial district that were seeking respectable housing. The largest of these was the Mandeville Block at Sixth Avenue completed in 1912. This building was also the first development to introduce commercial stores to the upper part of Twelfth Street.

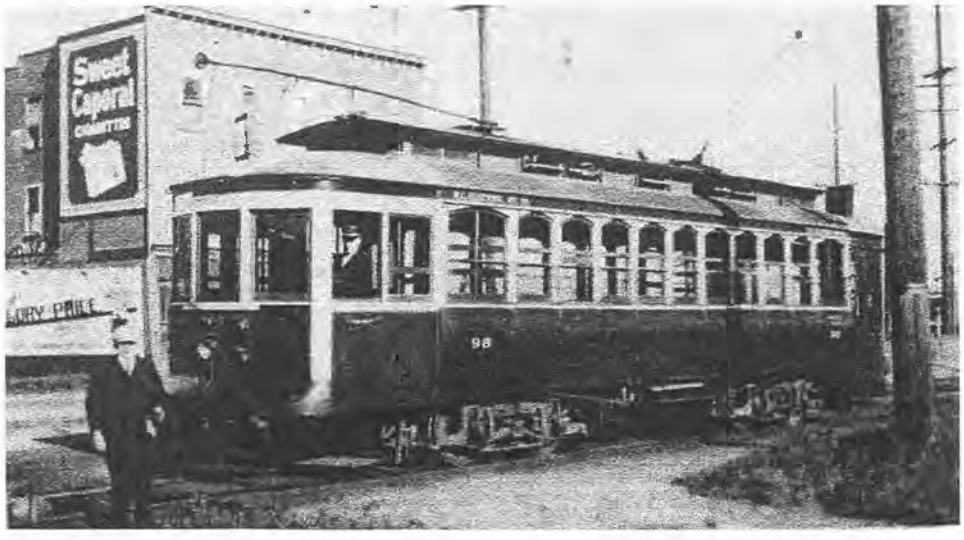
The old interurban line on the steep grade of Twelfth Street was always considered a potential danger as the number of freight and passenger cars were ever increasing. In 1911 an accident sent freight cars to the bottom of the hill and killed B.C.E.R. conductor Fred Cooper. The new Connaught Hill cut-off was constructed in 1912 to prevent further incidents, and the operations on the street were scaled back to a streetcar line. The line remained an important part of the system and now served a substantial residential community creating a loop line through Burnaby and Queens Park.



Another significant development in the pre-war years was the opening of a new paved highway over the old Vancouver-Westminster Road connected to Twelfth Street. It officially opened on September 30, 1913 and over 600 motorists traveled over the highway that day. "Kingsway" was the primary route of automobile traffic in the Lower Mainland, eventually being linked to the United States Pacific Highway system. In New Westminster, Twelfth Street was paved with new curbs and sidewalks from Tenth Street to Fifth Avenue, but Royal City pride ensured that it did not change its name.

A Shopping District for the West End: 1919-1945

Although the recession and World War I slowed growth, the 1920s saw significant new residential construction in the area north of Sixth Avenue near Moody Park, as well as the addition of many new commercial buildings to serve the ever-growing suburban residential district. Wood frame store buildings were be built near the old centre of the community at Sixth Avenue. These small, family-run stores served residents with their daily needs: grocery stores, butchers, bakers and shoe repair shops. Twelfth Street remained primarily a residential street lined with gracious old homes from the early days. In 1928 the paving project started in 1913 was finally completed when the steep grade of the street was



Top: View of the new construction on Twelfth Street and Kingston including the Safeway Store Block, Metro Theatre, and Douglas Block, 1940.
Bottom: The last streetcar to operate in New Westminster was Car #98 photographed on Twelfth Street in 1938.



reduced and finally paved from Fifth Avenue to Columbia Street.

Real change for Twelfth Street began in the late 1930s as the local economy began to recover from the Great Depression. The most dramatic change occurred on December 5, 1938 when Streetcar #98 made the last run over the tracks to the Car Barns at the bottom of Twelfth Street. The next day a new modern bus system was inaugurated with a cross-town bus line that connected the West End to Downtown. The bus line was popular with locals, and the corner of Eighth Avenue and Twelfth Street became an important junction for shoppers from both directions.

It was estimated in 1938 that the West End had a population of about 5,000. Attracted by the new Lord Tweedsmuir School and the cheap building lots of Connaught Heights, more families continued moving in west of Twelfth Street. The new residential activity brought many investors willing to build to accommodate the many new stores and businesses. Most buildings were inexpensive frame and stucco blocks. The majority of the new construction occurred between Sixth Avenue and Eighth Avenue. A key development and attraction of the new shopping district was the $25,000 Metro Theatre, built in Art Moderne style.

A Slow Steady Decline 1946-1970

Post-war construction activity accelerated the pace of growth in the West End. However, the construction of business blocks on Twelfth Street never reached the level of activity of previous years. The small commercial district remained an active and vibrant place for the community throughout the 1950s and 1960s despite a number of changes. The popularity of television closed the Metro Theatre about 1956. The Providence St. Genevieve Orphanage closed its doors in 1959 and the landmark building was demolished in 1960. The construction of the Woodwards Department Store in uptown New Westminster and later the Middlegate Shopping Mall in Burnaby transformed the shopping patterns of local residents to the detriment of many family operated stores on Twelfth Street.

Twelfth Street Now

Twelfth Street is now in the midst of a new revival that builds on its unique place in the City of New Westminster's Community Plan. New multi-family residential and commercial developments have strengthened the street's unique urban identity. The business community of Twelfth Street continues to grow and create a vibrant local commercial district which maintains its tradition of service to the residents of the West End and New Westminster.

Top: The ultra-modern Terminal Hotel was a landmark at the foot of Twelfth Street, 1941

A backward glance down Twelfth Street...

This rare anecdotal history of Twelfth Street captures many of the unique characters and landmarks of the area as seen through the eyes of a young boy. It was written by Norman Lidster and appeared in The Columbian: June 1, 1970 (page 11).

Twelfth Street has a unique place in my childhood memory of the City of New Westminster. It had excitement, danger, and in the late 1920s and 1930s the promise of a great future.

The thoroughfare had class, unlike the dirt roads and the partly surfaced avenues approaching from the west and the blacktop streets entering from the east. It was built of concrete with curbs and six foot wide sidewalks on the portion between Tenth and Fifth avenues. Cut granite curb stones rounded out at the narrow entrances. This handsome indestructible material designed to resist the wear of the steel rimmed wheels of horse-drawn vehicles were replaced with conventional concrete curbs when the entrances were widened to facilitate automobiles turning on and off the busy highway. As the street formed part of the Pacific Highway extending from Blaine to Vancouver, it bustled with much cross country as well as local traffic. On July 4th many storekeepers displayed both American and Canadian flags to attract the business of visitors inbound to Vancouver.

The thoroughfare boasted a single streetcar track. Every twenty minutes for eighteen hours a day the slow red and gold streetcars operated by the B.C. Electric Railway Company clattered up and down the steep hill. The passing track lay half-way between Fifth and Sixth Avenues. Here the cars drew alongside each other and the motormen-conductors jerked open the window with a stout leather strap to exchange passing staffs. The front platform of the 4:20 p.m. car from town was piled high with bundles of British Columbian and Vancouver Sun newspapers. These were dropped at the corner of Eighth Avenue where in rain, snow and sunshine dedicated boys broke the bundles and burned the wrappings on the boulevard.

The double-ended vehicles looked identical front and rear. In the late 1920s a jury inquiry into an automobile accident found that this similarity was a contributing cause and recommended that a red tail light be installed. The collision between the automobile occurred at Fifth Avenue. At that time the west side of the street between Fifth and the foot of the hill was a patch of weed and rocks. Motorists crossed the tracks at Fifth Avenue and proceeded down the very steep hill on the left side of the road. Nearly every Sunday, a line of cars led by a Model T Ford struggling up the hill with steam spouting from its radiator stretched out for more than half a mile. No one could pass on the narrow strip of blacktop. About 1930 the crown of the hill was hacked off and the entire street curbed and paved with concrete.

Twelfth Street which some people called Kingsway because it led directly into the Provincial highway of that name was about a mile long. It commenced at Tenth Avenue at the boundary between New Westminster and Burnaby and ended at the Lulu Island Bridge.

On the west side at Tenth a large tract of undeveloped land, four blocks in extent, then owned by the Sisters of the Providence spread downhill to Eighth Avenue. In the upper portion city workman often cut broom faggots by scythe and tied them into bundles. These were used to make mattresses needed in the blasting of stumps when the streets were cut through in the West End. The orphanage later called St. Genevieve's was sited in a commanding position with its front steps bell tower and cross facing along Dublin Street. This home added color to the neighbourhood. We saw the Sisters in their blue habits taking children for walks in the sparsely developed west end of the city, and heard them ring matins angelus and other services. In the late 1920s the lower portion of the property was subdivided and Edinburgh Street, with its lane, was cut through. Alec Christie, later construction superintendent for the Pacific Coast Terminals and chairman of the New Westminster School Board when the secondary school was opened, built the first house on the newly subdivided section. It was located about three lots from Twelfth Street on Eighth Avenue.

A small quaint corner store with a verandah, operated by Miss. N. Chapman, stood on the east side of the street at Tenth Avenue. Her wares included milk, ice cream, biscuits, candies, sugar and bread, as well as other products. Bread and sugar sold for 10 cents a pound in the late 1920s. I often wondered how she made a living with such limited stock. Perhaps her tidy productive vegetable garden alongside the store helped fill out her meager income. The next important landmark was Mac's Imperial Oil Station at the corner of London Street. It was a small service station by today's standards, but I was impressed by its size and the fact that in the garage there was a deep pit which permitted the mechanics to work standing up on the underside of the cars. This corner was the stopping place for interurban buses bound for Vancouver. At one time the service was maintained by blue buses which had no center aisle. Entrance was gained by numerous doors on one

side. In due course this service was absorbed by the Pacific Stage Lines.

* * *

A large two-storey house accommodating Mrs. Archer's physiotherapy clinic stood on the south side of London Street. Several attractive homes with well cared for gardens and a non-descript gas station with a single pump and makeshift office filled out the block. A home made 'free air' sign dominated the premises. Once I used this air too freely and blew out the inner tube on my third-hand bicycle. Across Dublin was the Royal City Service Station. This green and yellow Home gas station was built in 1935 after an earlier garage on the site collapsed during the heaviest snowfall ever recorded in the Lower Mainland.

Nearby an elderly couple operated an old fashioned grocery store. Entering it to the tinkling of the bell was like walking into a picture painted by an old master. In the center a gray haired lady clad in a pitch black dress and a small white apron stood unsmiling almost like a statue. At her side her stooped husband with a pink bald head and blank expression under a green eye shade steadied himself against a linoleum covered counter. All around were sacks of sugar and lentils a barrel of flour and on the counter among other products a round of cheese. Nothing was packaged. Each order was scooped from a sack or barrel and slithered into a paper bag on the scales. A cider dispenser was at the door. My pal Berty, age 10, boldly asked for, and was served a glassful, but I, not knowing the difference between the alcoholic and non-alcoholic cider, was too frightened to order.

Completing the block G.B. Burns, superintendent of the Mohawk Lumber Mill, situated at the foot of Twelfth Street, once lived at the corner of Edinburgh. A modern store with an imposing façade was built on the lower side of Edinburgh in 1937 to accommodate a lunch counter and a hardware store. The Pilkington Block was next door. It housed Bill Pilkington's shoe store. Laurence Pilkington, now a lawyer with the legal firm, which once employed Robert Bonner former Attorney General, often assisted his father here. A Chinese fruit and vegetable business, a butcher and Charlie Davis' Drugs displayed the first neon sign on the street. It consisted of a red rectangle of glass tubing outlining the lighted word "Drugs". Subsequently the pharmacy then called Royal City Drugs opened for business in a specially constructed premises, at the corner of Eighth Avenue. Harris' Red and White Store then moved in. Percy Sykes and his wife operated a small grocery, bakery and a delicatessen in the next two stores. They were open for business from 8 a.m. until 11 or 12 p.m., a real public service, but the proprietors worked hard and long.

On the lower side of Eighth Avenue, where a union headquarters and a bank now stand were two interesting landmarks: MacLean's Nursing Home, a very old house which had been enlarged by the addition of a three-storey wing, was on the west side and a renovated two-storey owned by a mining engineer filled the corner to the east. The face lifting had brought an attractive porte-cochere and a very ugly concrete fence. Earlier this old house was occupied by James Whitelaw, a one time manual training instructor at Lister-Kelvin School. He was the father of Thomas Whitelaw postmaster.

Several lots on both sides of Hamilton Street were vacant. A glance to the east up Hamilton Street revealed a "To Let" sign tacked to the gate post of a house. An imaginative prankster had defaced the sign by adding a conspicuous letter 'i' between the two words. On the western corner a tall Douglas fir tree, five feet in diameter, spread its shade across the rushing traffic. Under its boughs, a trail cut kitty corner across the block to Thirteenth Street and Eighth Avenue. The rewarding short-cut was blocked off when Jim Davis, a one-time carpenter at the Royal Columbian Hospital, built a home on Thirteenth Street and a commercial block was built at the corner of Hamilton and Twelfth. Among the businesses it housed were a pool hall, Safeway Store, bakery and later Metro Theatre. With the coming of the Safeway store and the movie palace the locals in the West End thought that the district had really turned "big time" and the street was on its way to a great future. Shortly the flush of progress waned, the Safeway store moved downhill to the corner of Sixth, taking over the site of a service station there and the original premises became a furniture warehouse.

Tommy Furnace, the engineer who operated the steam roller used during road construction, lived across Hamilton Street. This piece of equipment chugs happily in the memory of many men and women of my age. A few doors down the hill was a cream colored boarding house. The fat lady from the Conklin and Garret Show, an itinerant carnival, once stayed there we were told. At that time the show set up tents in Moody Park. We loved its coming and were fascinated by the mystery and make-believe of the strange men and women we saw and heard there.

* * *

At Seventh Avenue there were Kate Joseph's Notions Shop and Elder Yorkston's barbershop. Lloyd who followed in his father's footsteps is a well-known member of the Vagabond Players. Their shop was earlier the premises of Vic Best. When he moved out he and his wife opened a beauty parlour in a building of their own, not far from Nanaimo Street. Next door, also in a new building, was a radio repair shop called the Radio Engineers Ltd.

The C.N.I.B. service center was built on vacant land, and the apartment on the corner supplanted a handsome two-storey home with a beautifully landscaped garden. Across Seventh Avenue on the east was Monroe Furriers which later moved to Georgia Street in Vancouver. Dick Reay, who lived three doors down, is now the plant superintendent of Victoria Plywood Not a bad achievement for a school drop out On the west side was Goods Grocery. A measure of the pace of his business was that he often found time to play checkers with his cronies between serving customers. Groves Shoe Repair, Ure's Grocery Store (earlier located on Thirteenth Street) and Duval's Meat Market perched at the corner of Sixth Avenue. Many women in the West End were convinced that Duval was the best butcher in town.

Across the highway was the Mandeville Block, which seemed old when I was young. Its broad brick walls made and exquisite canvas on which youthful pranksters wrote vulgar words and drew obscene pictures. The multi-storey building accommodated the Welch Grocery, where some recalcitrant boys bought candy with their Sunday school collection.

Follis Plumbing and Heating was also in the block. The fence in front of the large grey two-storey house kitty corner from the Mandeville Apartments, presently the location of the White Spot, was made of iron pipes. On Sunday afternoons Earl and Walter Quizzey, as well as George Gracey and their buddies, lounged on these pipes watching the world go by. In his early manhood George Gracey, drove a wood truck, I often saw it laboring up the steep part of Twelfth Street.

More large two-storey houses with high decorative fences filled out the block and across Fifth Avenue was the Riverview Confectionary and Stan Moorehouse's Shell Gas Station. Behind the Bradley Block (one of the very few in the city) lifted its many floors skyward. Downhill from the Moorehouse Store were several homes and an extensive vacant area. At Queens, car barns and servicing facilities for the interurban and city trams were maintained by the B.C. Electric Co. Today this area accommodates an automobile showroom.

QUAYSIDE DR.

RENAISSANCE SQ.

UNA CRT.

STEWARDSON WAY

LEVI ST.

KAMLOOPS ST.

CARIBOO ST.

FIFTH AVE.

THIRTEENTH ST.

THIRD AVE.

260

FOURTH AVE.

McPHADEN ST.

304

338

CAMERON ST.

FIFTH AVE.

McMARTIN ST.

432

1206

502

500

TWELFTH ST.

TWELFTH ST.

QUEENS AVE.

AUCKLAND ST.

111

101

231

THIRD AVE

LOUELLEN ST.

411

413

415

417

421

431

433

501

503

506

LOUELLEN ST.

ELEVENTH ST.

ELEVENTH ST.

ELEVENTH ST.

QUEBE

AUCKLAND S

SHAW ST.

MOWAT ST.

THIRD AV

OXFORD ST

CORNWALL ST.

AUGUSTA ST.

FC

BELLEVILLE ST.

NAPANEE ST.

MAPLE ST.

HOWAY ST.

Corporation of The City of New Westminster
Engineering Department - GIS

The City accepts no responsibility for the accuracy or completness of this drawing

Date: February 20, 2004

Scale 1:2250

Twelfth Street
Heritage Resource Inventory

TENTH AVE.

DOWNIE ST.

948
944
940
936
932
930
922
920

933

LONDON ST.

911
909
907
905
903

DUBLIN ST.

837
831
829

EDINBURGH ST.

819
816
811
810
804
800

EIGHTH AVE.

744
738
730

KINGSTON ST.

720

HAMILTON

707
704

SEVENTH AVE.

640
633
632
628
624
620

NANAIMO ST.

616
615

1115

SIXTH AVE.

HILL ST.

THIRTEENTH ST.

TWELFTH ST.

HENLEY ST.

LONDON ST.

DUBLIN ST.

EDINBURGH

EIGHTH AVE.

HAMILTON S

SEVENTH AVE

NANAIMO S

Twelfth Street
Heritage Resource Inventory

Scale 1:2050

Date: February 20, 2004

Corporation of The City of New Westminster
Engineering Department - GIS

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City of New Westminster
Twelfth Street Heritage Inventory



80 Twelfth Street
Terminal Hotel

The Terminal Hotel, a New Westminster landmark, was built in 1940 for $35,000. It was hailed as an "Ultra-Modern" addition to the city featuring an exterior with a "marine influence". It is a good example of the Art Deco style and was designed by Vancouver architect Percy C. Underwood.

Jim Wolf, Heritage Consultant
2003

$35,000 Terminal Hotel Premises Open

Ultra-Modern Equipment And Decoration Feature Handsome New Hostelry

Ultra-modern in style and unrivalled in B. C. in quality of material and workmanship, the new $35,000 Terminal Hotel licensed premises at the foot of Twelfth street officially opened for business today. The distinctive architectural design, permanent concrete construction and luxurious furnishings set a new high mark in outstanding facilities for parlor patrons.

The handsome modernistic exterior design reveals a marine influence in the combination of straight and curved lines and in the arrangements of the windows. The main building measures approximately 50 feet by 100 feet, with a 20-foot semi-circular bay at the south end, and an octagonal bay at the north end. Most of the structure is finished in smooth concrete but the north end and the portico walls are of rustic brick.

A special feature is the latest horizontal fluted glass for the main floor windows around both of the bays. Circular windows and lights in the entrance doors, horizontal style windows in the apartments on the second floor, blue trimming, and stainless metal fittings add to the unusual decorative effects.

The spacious premises for ladies and men are finished in light plaster with baseboards of red and blue and silver trim. The blue contrasting further appears in the blue-painted slab doors, and in the attractive blue window drapes. A thick carpet in autumn tones covers part of [illegible] opening making visible the operations of the taps. The cool room, measuring nearly 10 feet by 15 feet, is refrigerated by a new type of machine. Concealed lighting and fluorescent tubes contribute illumination at suitable points.

Other modern facilities include an attractive powder room for ladies and tiled restrooms and a check room. French doors open from the main premises to the parking lot at the rear. The furnace room contains an automatic oil furnace for both summer and winter requirements. Special quarters are provided for the staff.

The front of the Terminal Hotel lot has been landscaped and planted with shrubs and is floodlighted at night.

Joe Wise, well known in the city and district, is manager of the enterprise. Mr. Wise has made arrangements with the city's white taxi firms to have patrons transported to the hotel in parties of two or more free of charge from their respective stands.

P. C. Underwood was the architect for the building. Contractors participating in the outstanding project included: General contractor, A. Ward and Son; heating, Begg Watson; bar, Terminal Sheet Metal Works; wiring, J. Williams; roofing, Follis' Plumbing and Heating; painting, C. Seamer and Son; sash and doors, Shaw Bros.; plastering, Cooper and Son; concrete and brick work, Ward and Son.

ULTRA-MODERN EXTERIOR FEATURES HOTEL



Photo by Doug. Atkins

Above is a front view of the distinctive new $35,000 Terminal Hotel premises on Twelfth street. The modern lines and arrangements of curves and angles is clearly shown. At the right is the 20-foot semi-circular glassed bay window, while at the left is the balancing octagonal bay in rustic brick. The entrances are in the covered portico in the centre. Apartments are located in the second storey.

ASSELSTINE, WEIR, SAIL FOR NORTH

VICTORIA, July 31. — (BUP) — Hon. W. J. Asselstine, provincial minister of mines, and Dr. G. M. Weir, minister of education, sailed from Vancouver for Northern British Columbia Monday night. They will go to Atlin by way of Alaskan ports, where they will inspect mines, schools and health conditions.

Congratulations...

LOCAL 835 of BARTENDERS INTERNATIONAL LEAGUE offer sincere thanks and best wishes to the

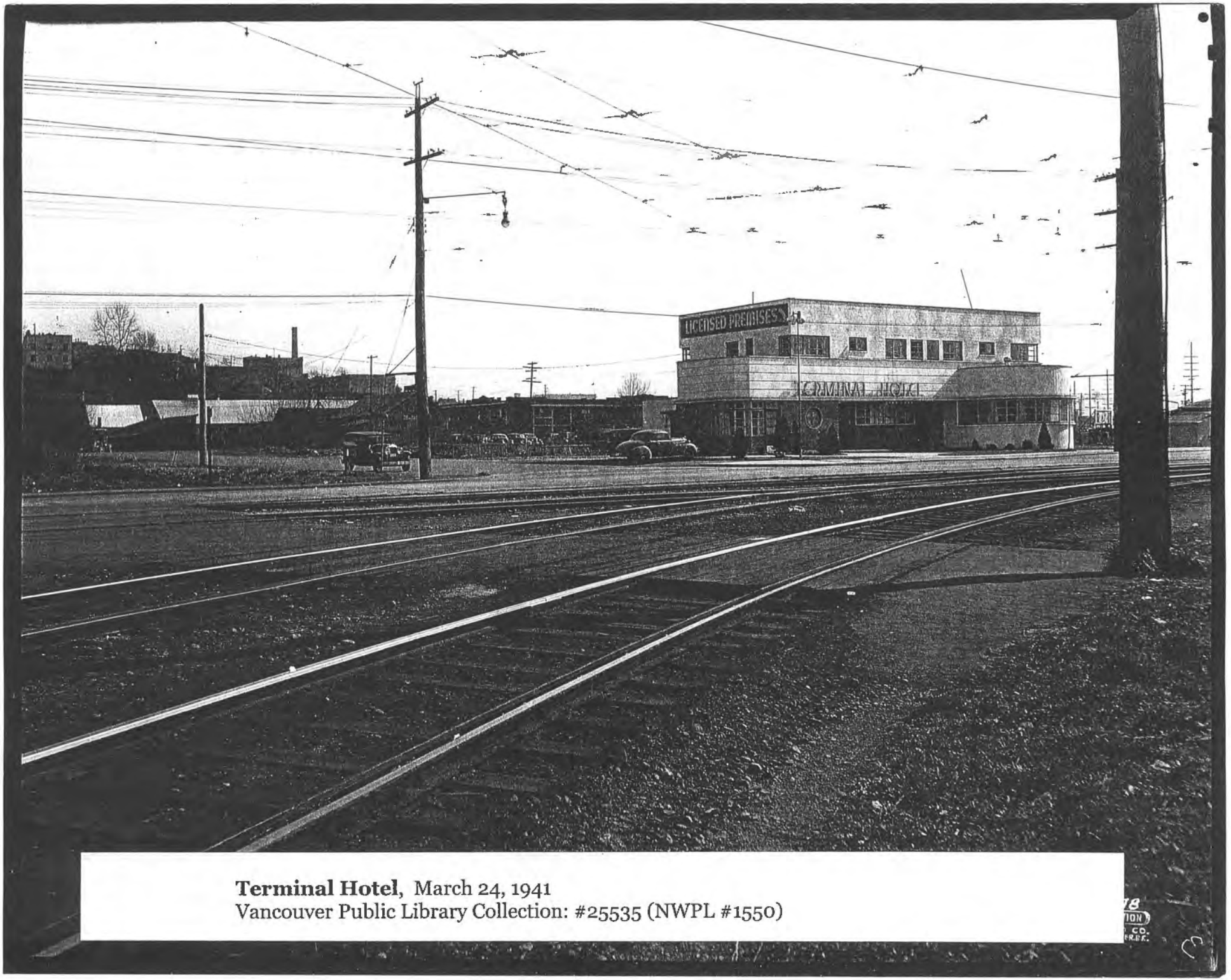
Terminal Hotel

for its unqualified support of UNION LABOR.

CONGRATULATIONS . . .
from
O'NEIL CO. LTD.
Tile Work and Building Materials
787 Hornby Street Vancouver, B. C.

CONGRATULATIONS
Terminal Hotel
•
THE MONEL

You Are Invited...
To Visit New Westminster's Finest... And Only New Hotel... THE TERMINAL, LICENSED PREMISES



Terminal Hotel, March 24, 1941
Vancouver Public Library Collection: #25535 (NWPL #1550)



Terminal Hotel, March 24, 1941
Vancouver Public Library Collection: #25535 (NWPL #1550)

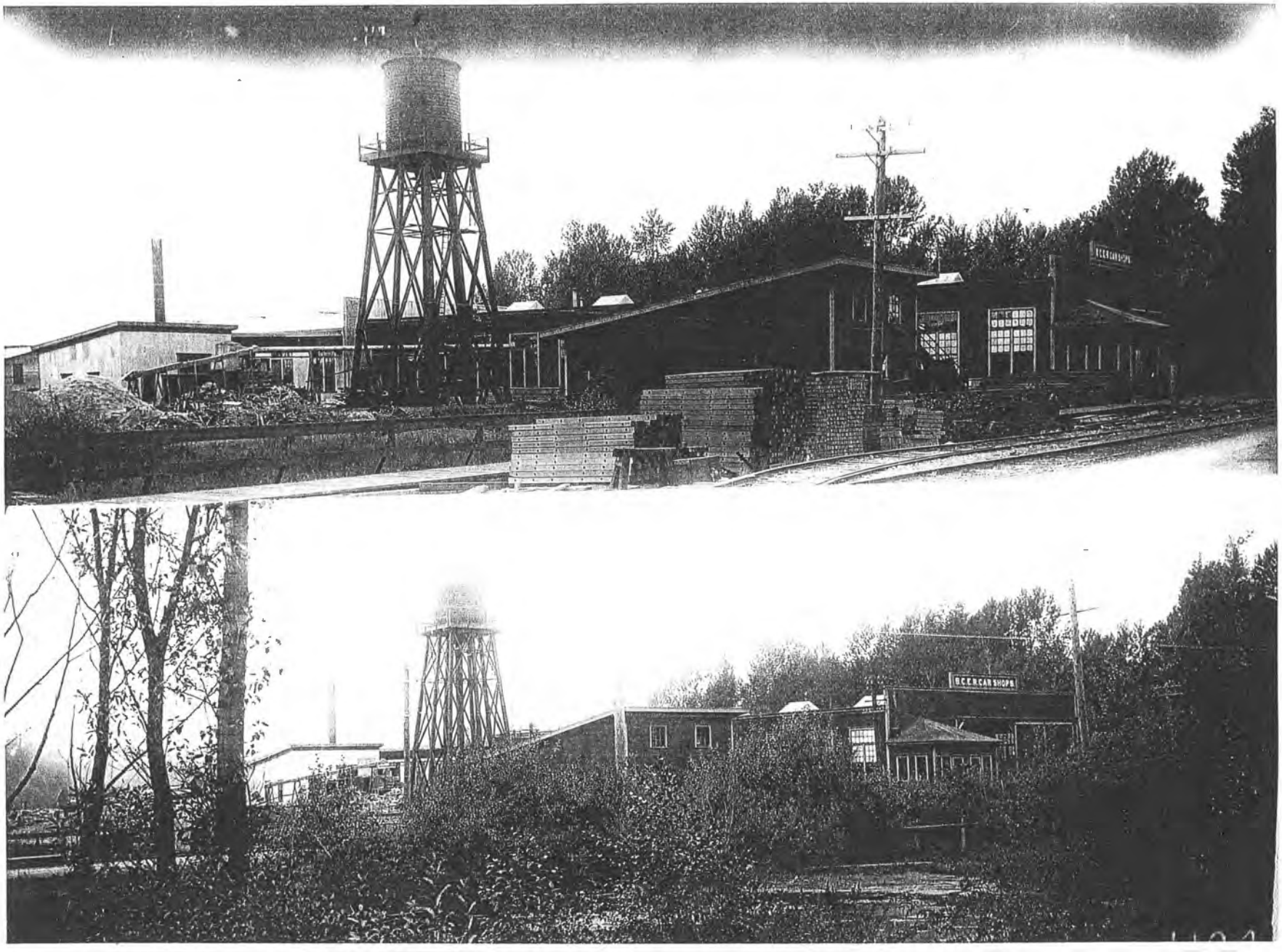
City of New Westminster
Twelfth Street Heritage Inventory



260 Twelfth Street –
B.C. Electric Railway Company Office

The B.C. Electric Railway Company established a tram car factory on this site in 1902; its work yards and barns would become the hub of the Lower Mainland's interurban system. This building was constructed in 1954 as the new office for the company, which was then closing down the interurban system and embarking on a modern bus system. The modernist style building was designed by talented Vancouver architect Percy Underwood. It was later altered for use as the Royal Canadian Legion and operates today as a church.

Jim Wolf, Heritage Consultant
2003



B.C.E.R. Company Car Shops, c. 1906
Vancouver Public Library Collection: #6919 (NWPL #1290)

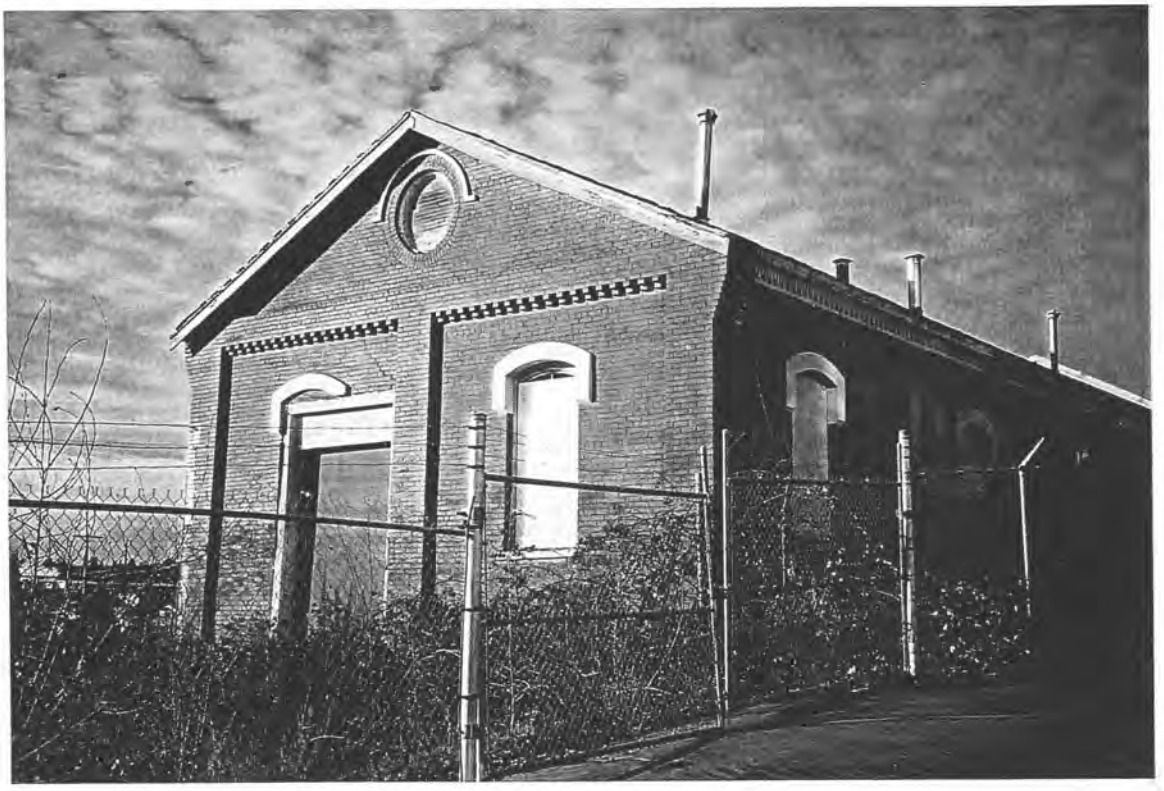


B.C.E.R. Company Car Shops, c. 1913
Vancouver Public Library Collection: #8077 (NWPL #1377)



B.C.E.R. Company Car Shops, c. 1913
Vancouver Public Library Collection: #8078 (NWPL #1374)

City of New Westminster
Twelfth Street Heritage Inventory



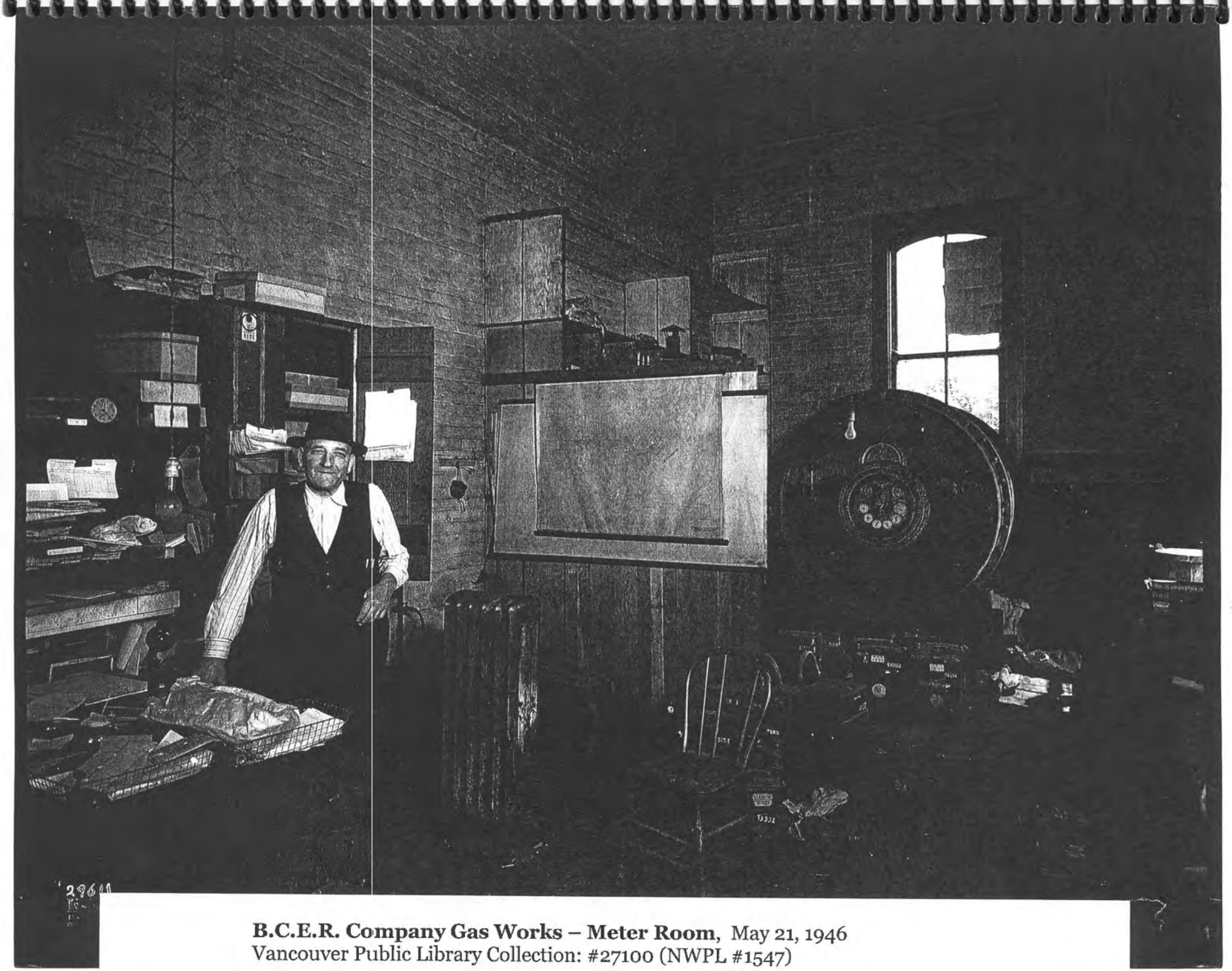
231/261 Twelfth Street
New Westminster Gas Works Building

The New Westminster Gas Works were established in 1886 by the B.C. Construction Company with A.A. Green as President. The works were constructed under the direction of manager J.L. Lamford at the enormous cost of $65,000, and were intended to provide gas service for both indoor and street lighting. The works were later purchased and operated by the B.C. Electric Railway Company. The brick structure that remains was used as the "retort house, exhauster room, purifying room and station meter room." The building's design includes corbelled gables featuring round vents which show a Romanesque influence. Despite its derelict condition, the building is an important civic heritage site illustrating the city's dramatic transformation into an urban center upon its connection to the Canadian Pacific Railway.

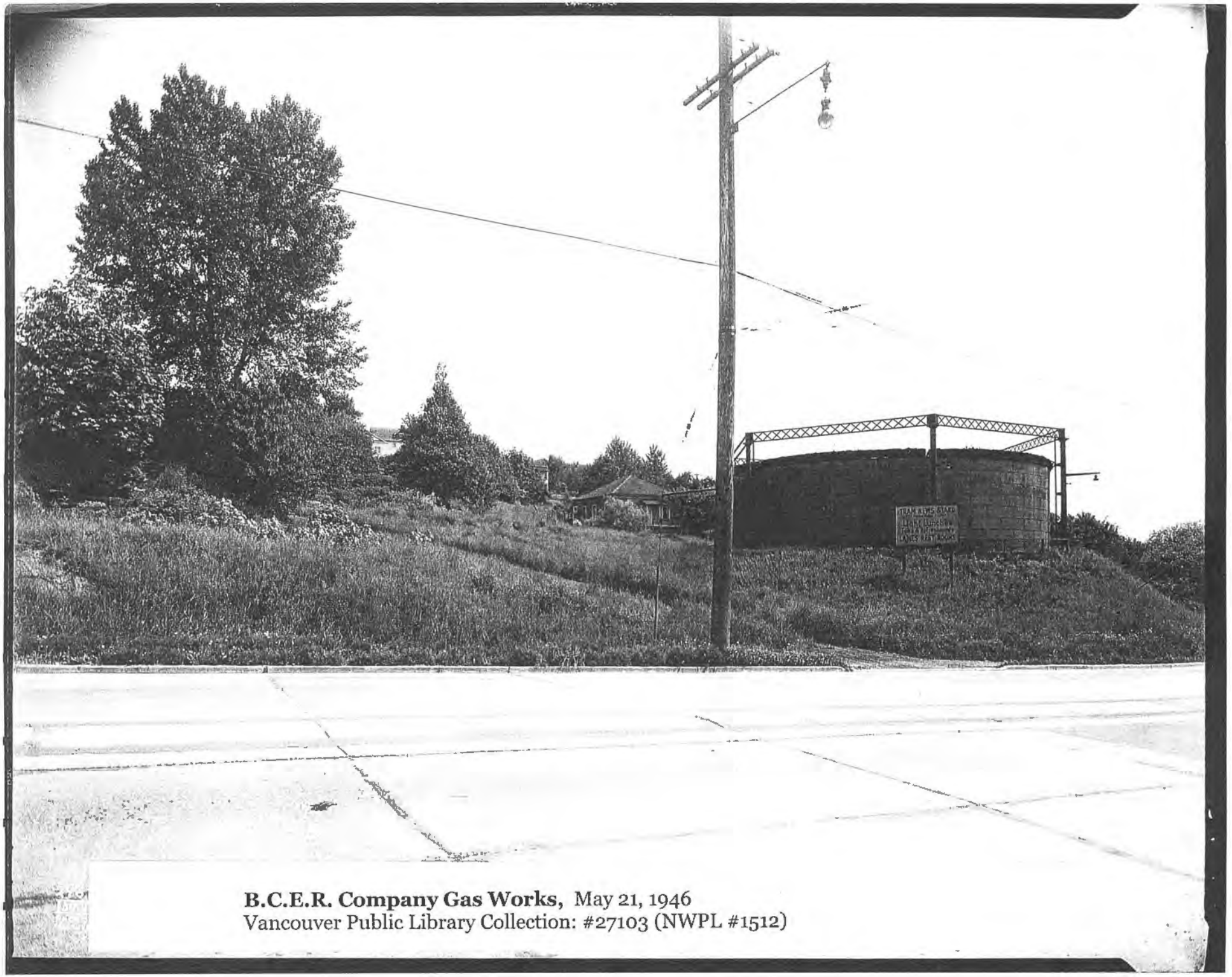
Jim Wolf, Heritage Consultant
2003



New Westminster Gas Works, c. 1890
Source: Columbian Newspaper 1960 Centennial Memories Photo Series
(Alf Pinnegar Collection)
Copied from the New Westminster Library Vertical File



B.C.E.R. Company Gas Works – Meter Room, May 21, 1946
Vancouver Public Library Collection: #27100 (NWPL #1547)



B.C.E.R. Company Gas Works, May 21, 1946
Vancouver Public Library Collection: #27103 (NWPL #1512)

City of New Westminster
Twelfth Street Heritage Inventory



334 Twelfth Street
Imperial Veterans Corps Building - 1955

The Imperial Veterans Corps Building was constructed in 1955 as a meeting hall and office. The overall form of the building with its cottage roof and raked shingle siding are typical of a late arts & crafts styled bungalow, while the horizontal window mullions exhibit a modernist design influence.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



338 Twelfth Street
Alfred Smither House

Alfred Smither, a native of London, England and a book-keeper by trade, came to British Columbia in 1877. He was hired as the Secretary-Treasurer for the New Westminster Gas Company and built this house circa 1886, presumably to be close to the gas plant. Admired by area residents, he was elected as a City Alderman for Ward 1 for 1890 & 1891. He was also notable for being the Clerk for the Municipality of Burnaby from 1894-1899. He died in this home in 1905. The Victorian house eventually became an apartment house and was known for many years as Hillcrest Lodge Apartments. In recent years its original split sash windows were removed and the exterior covered with vinyl. Despite these changes, this residence is among the oldest homes remaining in the city.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



411 Twelfth Street
Sidney Gregory House

This Arts and Crafts styled home was designed and constructed by New Westminster architect and builder Edmund J. Boughen in 1910. It was purchased by Sidney Gregory, Assistant General Passenger and Freight Agent for the B.C. Electric Railway, in 1912.

The building's bungalow form remains intact, although its original cedar shingle siding is covered with asphalt shingles. A prominent feature of the building is the second storey sleeping porch.

*Listed on the N.W. Heritage Inventory

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



413 Twelfth Street
Alphues & Laura Spencer House

This Arts and Crafts styled home was designed and constructed by New Westminster architect and builder Edmund J. Boughen in 1910. The House was purchased by Laura and Alphues L. Spencer, a teamster for the Small and Bucklin Lumber Company, in 1911.

The house features many classic arts and crafts design features, such as the inset front verandah, shingled siding bracketed eaves, diamond windows, and second storey balcony.

* Listed on the N.W. Heritage Inventory

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



415 Twelfth Street
J.R. Sharpe House

This Arts and Crafts styled home was designed and constructed by New Westminster architect and builder Edmund J. Boughen in 1910. It was purchased by J. Ross Sharpe, a clerk who served in the Provincial Crown Timber Office.

The classic Edwardian features of this Arts and Crafts styled home include the twin oriel windows opposite the unique balcony design. This design is seen in two other Boughen designed homes located at 430 Seventh Street and 318 Third Street.

*Listed on the N.W. Heritage Inventory

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory





417 Twelfth Street & 418 Louellen Street
Abrams House & Cottage

This large ten room Edwardian house was designed and built in 1912 for the Abrams family, the proprietors of the Royal City Laundry, by Burnaby-based contractor R.C. Patterson at a cost of $2,500. Both Jonathan Bayard Abrams and Milford S. Abrams are listed as owners in 1913. This site also features a rare surviving small lane house that appears to have been constructed for the Abram family circa 1912.

* Listed on the N.W. Heritage Inventory

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



421 Twelfth Street
R. Fenton House

In 1927 this bungalow was constructed at a cost of $5,000 by well known city contractor James Hyslop, as a retirement home for Robert Fenton, a master mariner. Fenton was also a long-serving New Westminster City Alderman, holding office from 1920-1922 & 1925-1937.

The house is a modest late arts and crafts bungalow with a stucco exterior. Its roof dormer is a full second storey projection.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



431 Twelfth Street
F.T. Parmiter House

This Arts and Crafts styled home was designed and constructed by New Westminster architect and builder Edmund J. Boughen in 1911. The elegant seven room house cost $2,000. It was purchased by Fred T. Parmiter and served as this family's home for many years.

* Listed on the N.W. Heritage Inventory

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



432 / 434 Twelfth Street
J.C. Thomas House

This Arts & Crafts bungalow was constructed for $1,800 in 1921 for J.C. Thomas. It was designed by local architect L.E. Edge and built by day labour. In 1951 an addition converted this home into a duplex.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



433 Twelfth Street
Samuel J. Moffatt House

This Arts and Crafts styled home was designed and constructed by New Westminster architect and builder Edmund J. Boughen in 1911 at a cost of $2,000. In 1912 it was sold to Samuel J. Moffatt, a veterinary surgeon, who subsequently sold it to a Mrs. M.F. Insley.

* Listed on the N.W. Heritage Inventory

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory

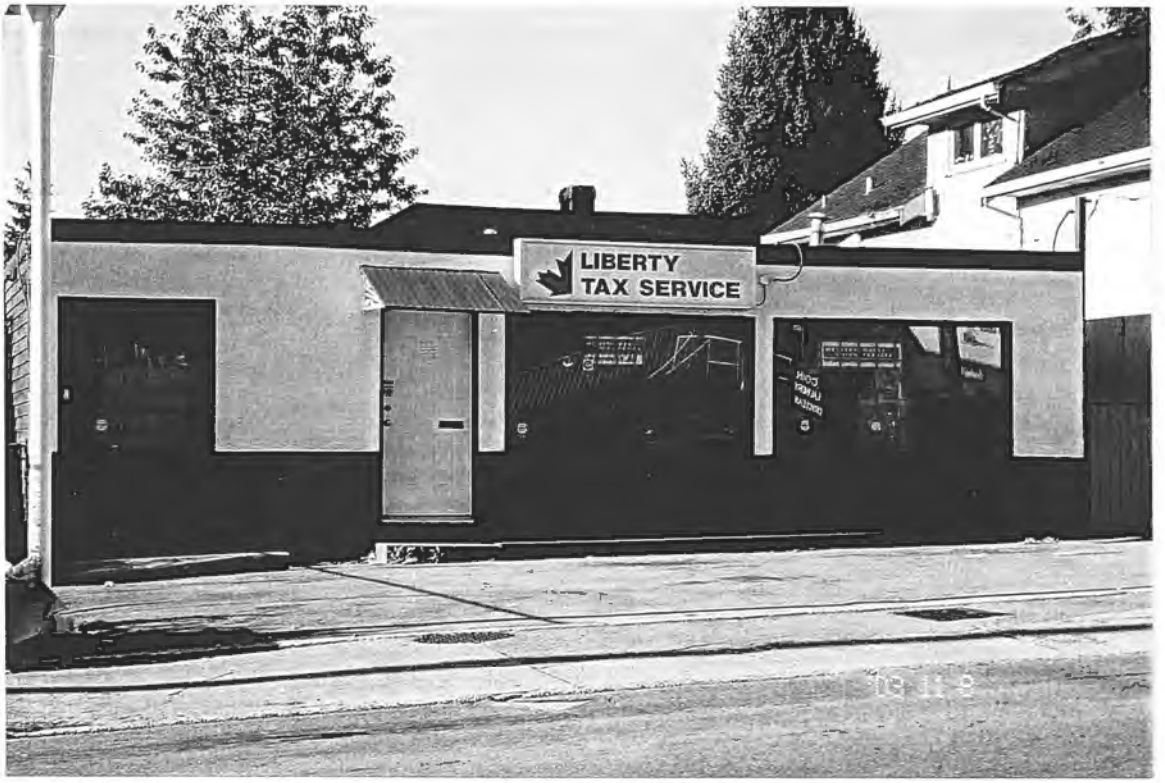


438 Twelfth Street
Riverview Service Station & Confectionary

There are three buildings on this site. The residence addressed 1206 Fifth Avenue dates from 1937. The building at the corner of the site was constructed in typical vernacular cottage style in 1927 by Stan Moorehouse as a combined residence and the "Riverview Service Station and Confectionary" at a cost of $2,500. The old gas station canopy and pumps were removed in 1971.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



438 Twelfth Street
Hilltop Coffee Bar

The second building on the Moorehouse gas station site was constructed in 1946 by contractor Harry Ledger for $1,000. It was operated as the Hilltop Coffee Bar by Mrs. Moorehouse. It originally sported an Art Moderne parapet which earned its inclusion in the original city Heritage Inventory. However, the removal of the parapet through the building's renovation in 1986 has removed the building from the inventory.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory

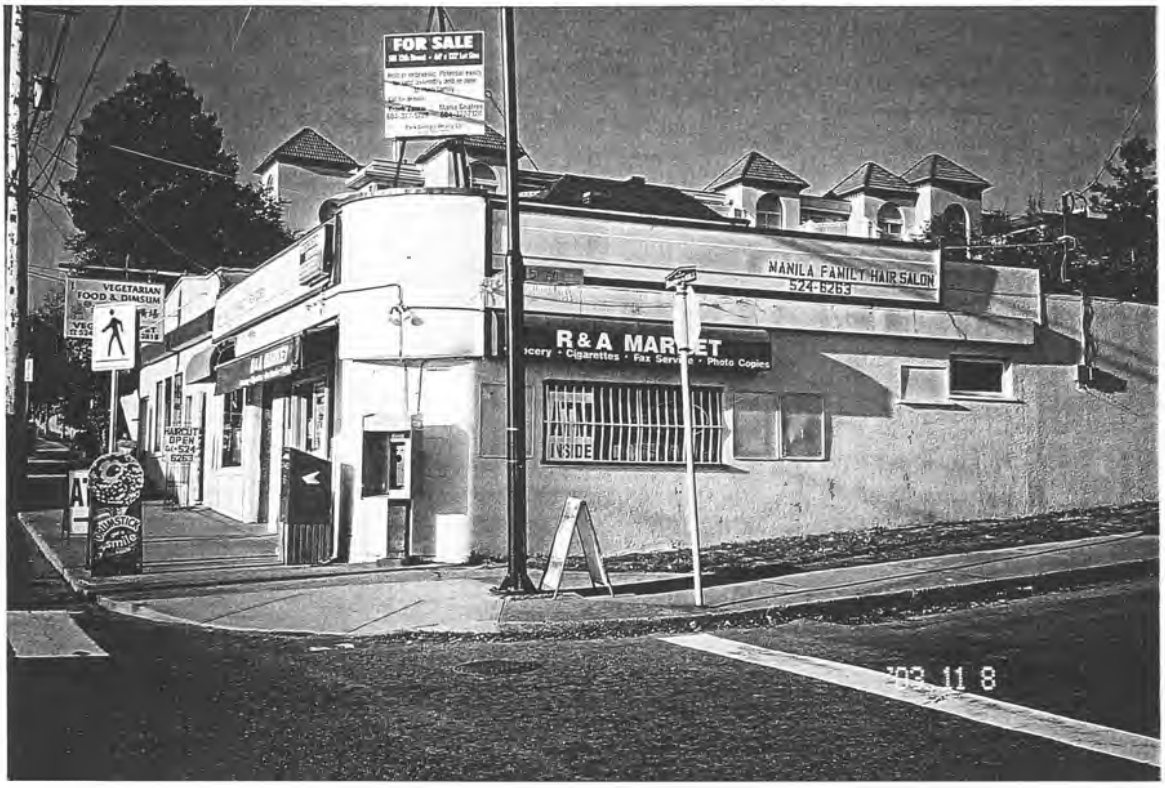


500 Twelfth Street
Fifth Avenue 5 & 10 cents Store

This small store with a dwelling to the rear was constructed for $3,000 in 1947. It was built in the side garden of the "McMartin House," which still stands at 502 Twelfth Street. The first occupant was the "Fifth Avenue 5 & 10 cents Store".

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



501 Twelfth Street
Honor's Grocery

This Art Moderne corner store and attached residence was constructed in 1947 by property owner Ernest E. Bradford for $5,000. It served as "Honor's Grocery and Confectionary" operated by Glen and Honor Holverson.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



502 Twelfth St
Issac & Jane McMartin House

This site was the location of the Kilaby & Jones Factory, established in 1902, which produced cider and vinegar. In 1905 the factory was burned to the ground by Kilaby who was arrested and tried for arson.

The existing landmark Edwardian era Queen Anne style home was built on the former factory site c.1906 by Jane and Issac McMartin, a carpenter and millwright and namesake to nearby McMartin Street. It features a corner octagonal bay window and wrap around verandah with Doric columns. Its original siding has been covered with asphalt shingles.

* Listed on the N.W. Heritage Inventory. (The house was seriously damaged by fire in December, 2003.)

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory





Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



503 Twelfth Street
Club Billiards and Coffee Bar

This Art Moderne store and attached residence was constructed in 1947 by Ernest E. Bradford for $3,500. The first retail establishment on the premises was the Club Billiards & Coffee Bar.

Although the stucco store front retains its decorative parapet, the original windows and entry have been altered significantly.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



505 Twelfth Street
James T. Sincock House

This Edwardian cottage was constructed circa 1907 by Thomas W. Hemphill, a Vancouver contractor. It was purchased by James T. Sincock, a motorman with the B.C. Electric Railway Company. It was relocated to this position from the adjacent southern lot (503 12th Street) in 1929.

Some of the building's original Queen Anne Style can be seen in the turned front verandah posts; other original features still remain on this simple frame cottage.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



607 Twelfth Street
Mandeville Block

This landmark of New Westminster's West End was constructed on the former site of the 1891 West End Methodist Church. In 1911, the Burnaby-based farmer and real estate speculator Francis ("Frank") Mandeville demolished the church (which rebuilt on an adjacent site) and constructed this $22,000 block at the height of a real estate boom.

Its plain construction was the work of contractor Henry Chomiere. It contained four stores on the main floor facing Sixth Avenue, including the West End branch of the grocery stores of C.A. Welsh Ltd. and 22 apartments boasting "steam heat, gas and electricity" renting for $15, $20 & $25.

* Listed on the Heritage Inventory

Jim Wolf, Heritage Consultant
2003

MANDEVILLE BLOCK

Apartments to rent at $15, $20 and $25 per suite. Steam heat, gas and electric light.

GRAY & GILCHRIST, AGENTS

Phone 595, Trapp Block, 675 Col. St.

WEST END BRANCH
1119 Sixth Avenue
Phone
650
For Quick Delivery Service

C. A. WELSH, LTD.

ESTABLISHED 1898

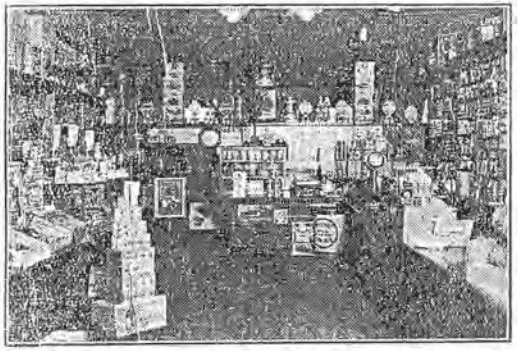
Three Big Stores of Plenty

MAIN STORE—681 COLUMBIA STREET
PHONES 193 and 194

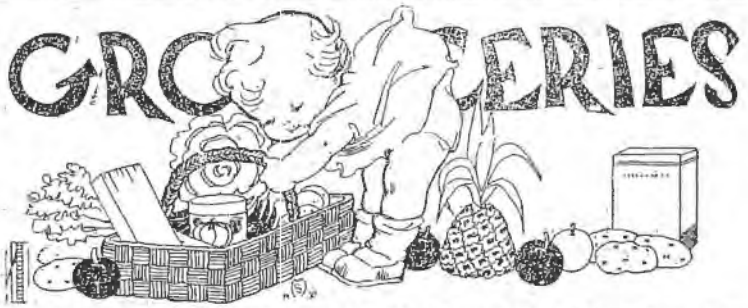
SAPPERTON BRANCH
317 Columbia Street East
Phone
373
For Quick Delivery Service

Courteous Service

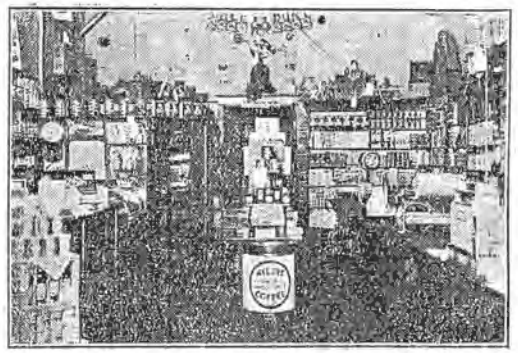
4 Free Deliveries Daily



Phone 373—Sapperton Branch Store



FROM THE 3 BIG STORES OF PLENTY ARE OF THE VERY BEST QUALITY AT REASONABLE PRICES.



Phone 650—West End Branch

Yes! We Give Bonds With These Specials!

South African Pineapple; something real good; sliced, 2½ lb. tin for **30c**

Nabob Red Plum Jam, 4 lb. tin **47c**

Nabob Pure Orange Marmalade, 4 lb. tin **59c**

Eagle Brand Blueberries, 2 lb. tin **25c**

Macaroni, reg. 12c per pkt. Special, per pkt. **5c**

Spratt's Song Restorer is specially prepared for birds who have lost their voice from cold or excessive moulting, per tin **35c**

Blue Ribbon Baking Powder—
12 oz tin **25c**
for **35c**
3 lb. tin for **85c**
5 lb. tin for **$1.25**

Sunlight Soap, 2 pkgs. for **42c**

Golden Loaf Flour, 49 lb. sack **$2.40**

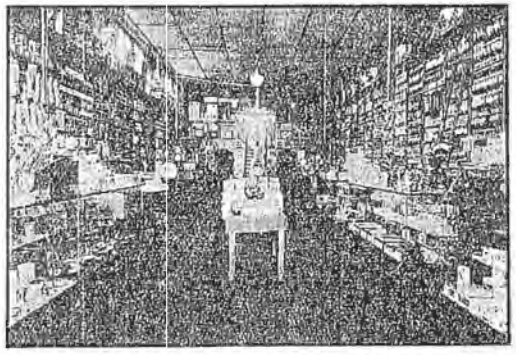
Red Salmon Cutlets, fancy quality, per tin **25c**

Classic Cleanser, 3 tins for **25c**

Fresh Ginger Snaps, 2 lbs. for **35c**

Corn Brooms made by the Blind, each **65c**

Eastern Red Plums, 2½s, per tin **25c**



Phone 193 or 194—Main Store

Friday and Saturday Special

A few Baseballs and Bats left to clear with one pound of Braid's Tea or Coffee at 75c a lb. we will give one ball or one Spaulding bat Free.

Kippered Snacks, per tin **8c**

Geo. Payne's Tea, per lb. **80c**

Aylmer's Soups, made in Canada, all varieties except chicken, 2 tins for **25c**

Aylmer's Chicken Soup with rice, per tin **20c**

Comb Honey, per square **35c**

Ontario Candied Honey, 1 lb. cartons **25c**

Ontario Candied Honey, 5 lb. pails **95c**

Marven's Scotch Oatcakes, per pkg. **25c**



The most interesting thing about a child, a business or a town is its growth.

The growth of our business is explained by our earnest desire to please and the fact that we are operating 3 Pure Food groceries where Service and reasonable prices prevail.

March 12, 1927 p.3



Announcing

The opening of F. Smith's new Show Room and Workshop in the Mandeville Block, 1115 Sixth Avenue. The new quarters are more spacious and convenient in every way and will enable customers to inspect the fine display of Bath Room and General Plumbing Fixtures and Supplies, the Sunbeam Pipe or Pipeless Furnaces, etc. They will also afford splendid accommodation for the workshop which is both commodious and completely equipped.

F. SMITH

PLUMBING TINSMITHING GENERAL REPAIRS

1115 Sixth Avenue, Mandeville Block, New Westminster

Phone 1651. Residence Phone 745-Y.

City of New Westminster
Twelfth Street Heritage Inventory



615 Twelfth Street
Wasmuth Electric Store

The historic West End School, constructed in the 1890s and later used to segregate Asian students in the city, first occupied this location.

The existing plain Art Moderne styled building was constructed by C.A Wasmuth in 1945 and served as the Wasmuth Electric Store. The addition of a residence in 1949 completed the structure. The original stucco store front is now covered with siding.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



616/618 Twelfth Street
Strange Block

This Art Moderne styled stucco block was built in 1947 by Mr. A. Strange. Early occupants of the block's four shops were: 616 - Keith's Magazine Exchange; 616A - Grace's Smoke Shop; 618 – Physiotherapy Centre; and 618A - Du-well Cleaners. It survives in original design and condition.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory

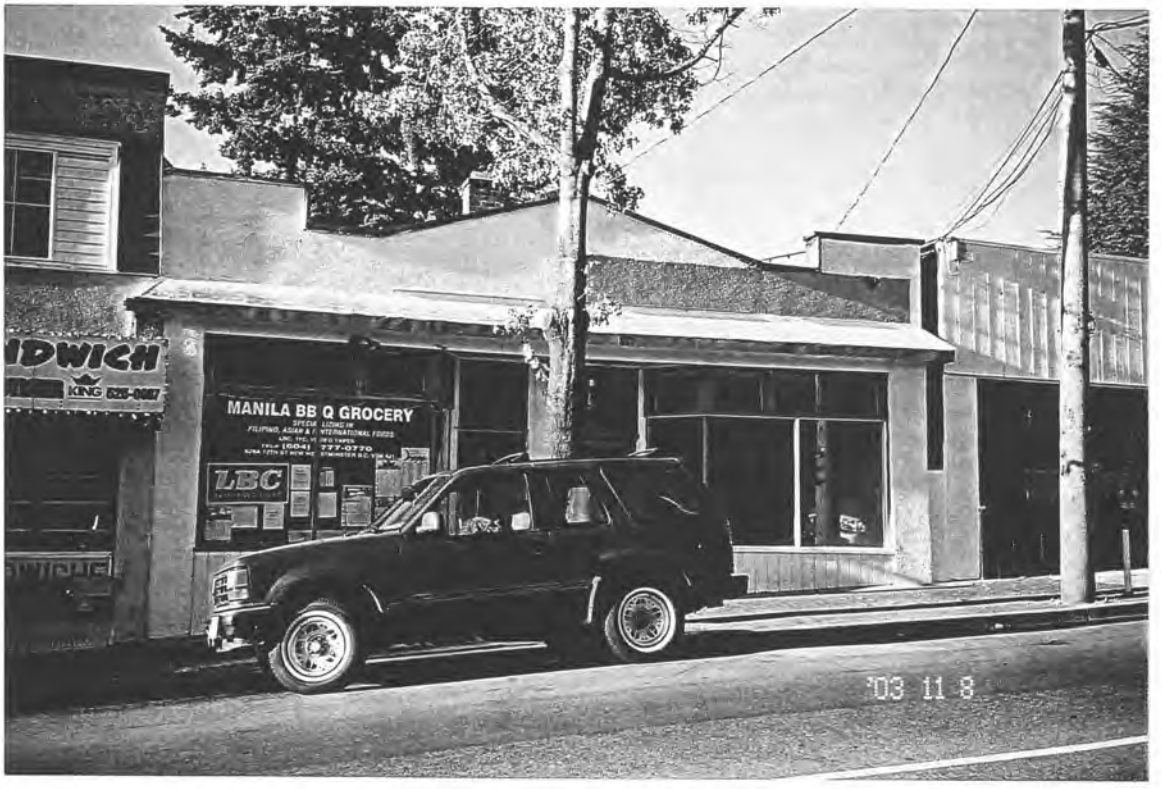


620/622 Twelfth Street
Best Barbers & Beauty Shoppe

Victor J. and Margaret J. Best established a home and business on this lot in 1930. In 1935 they constructed this building, which accommodated their expanded businesses and the Best Barbers and Best Beauty Shoppe. This modest structure received a second storey addition in 1958 to house three suites.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



624 Twelfth Street
Brenchley Block

This building appears to have originally been constructed in 1924-25 by Fred Brenchley as a butcher shop and either renovated or reconstructed in 1930 to its current form. It is a simple vernacular design with influences from Mission Revival style seen in the parapet decorated with tiles.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory

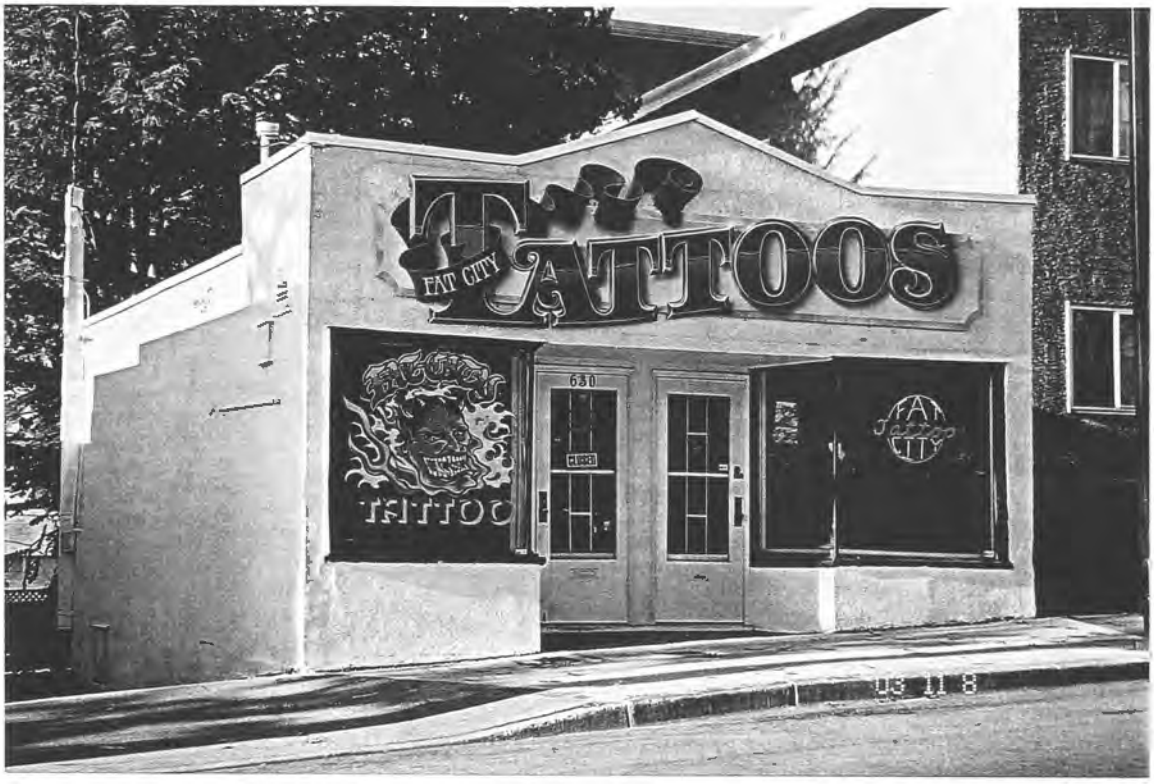


628 Twelfth Street
'Sullivan's Radio Shop'

In 1932 J.R. Sullivan built this combined store and residence for $1,000. He operated the well known radio repair shop known as 'Radio Engineers Ltd.'. It is a typical store of the era; however, the original parapet design is obscured by new wood siding.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



632 Twelfth Street
Wasmuth Block

This small frame and stucco commercial building comprising two stores was built by Charles A. Wasmuth in 1946 for $1,000. The Wasmuth & Vogel real estate shop occupied 630, while Tidy the Florist (a pioneer New Westminster business, with greenhouses at Tenth Street and Fourth Avenue) occupied 632.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



633 Twelfth Street
Highway Fur Store

This Mission Revival style inspired commercial building was constructed in 1929 by the property owners – the Rioux Brothers. Its first occupant was J. H. Munro, an exporter of raw furs, who came to New Westminster from Revelstoke. He set up shop here to begin a dressing, dyeing and manufacturing plant that he established alongside the export business. Within a short time he was operating "the largest raw, export and retail fur business in Western Canada." He later moved this successful business to Georgia Street in Vancouver. The storefront has been altered with new siding and a small second storey addition.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



640 Twelfth Street
Woods Grocery

This building was constructed for $500 in 1922 by Douglas Woods, a B.C. Electric Railway conductor, as a one story frame store building. It was operated initially as Woods Grocery by C.H. Woods. By 1937 it had become Stan's Dairy and was renowned as a great hang-out for local teenagers before and after the show at the Metro Theatre. It still retains its 'boom-town' false front but received two additions in 1942 and 1947. The original wood siding is now covered with stucco and angel stone.

Jim Wolf, Heritage Consultant
2003

Stan's Cafe

Whenever we mentioned Stan's Café during our story gathering, people would respond "Oh sure, we went to Stan's: a) often b) every Sunday c) all the time." (Take Your Pick!)

Although it began in 1939 as Stan's Light Lunch, it hit it's stride in the late 1940's when it was bought by the Petruk Family, and from then until the early 1960's when the Stan's Hamburgers sign came down, it was the place to eat on 12th Street for a whole generation of West Enders.

Whether you remember it as the place you got your first soft ice cream cone, or rang in the golden age of rock and roll, plugging dimes into the booth-side song selector on a Friday night, or piled out of the family car on your way home from the beach to have fish and chips, Stan's was our favourite restaurant and Irene and Jim Petruk were our favourite hosts.

The Evolving Hamburger

My husband Jim and his two brothers bought the restaurant from Stan Dickson in 1947, but we never considered changing the sign because everyone knew Stan's.

Jim and I married in 1949 and we bought out his brothers a year later. In those days a hamburger was just that, no chips or anything on the side, and maybe a pickle on top. But chips as a side order was becoming popular so we bought a deep fryer. Jim was still making all the hamburger patties by hand, but before long we got so busy we had to buy a special patty maker, chip maker and a potato peeler.

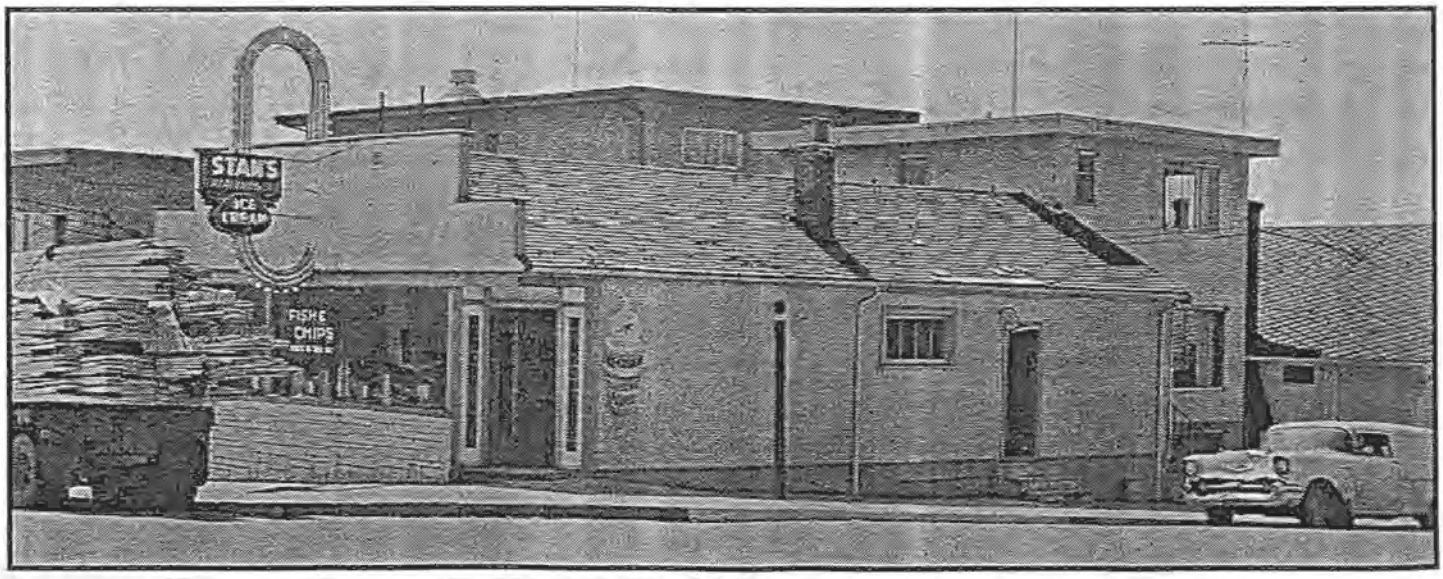
We bought all our hamburger meat from Russ Briscoe on 20th Street and originally got our buns from McGavin's, but McGavin's went on strike once, so we needed a new supply right away. We asked Joe Francis, who owned the Blue Bird Bakery on 20th Street, to help us out. He said "Gosh, I don't think I can make enough to keep you going", but we talked him into it, and from then on he made all our buns.

"Get Into Fish and Chips!"

Our friends and customers began to ask "Why don't you make fish and chips?" When we replied there was a fish and chip shop right across the street, they said "We think you can do better!", so we got into fish and chips.

Jim began experimenting with batter recipes for the fish, but he wasn't very happy with the results. One day, while he was discussing his problem with a supply salesman, the salesman produced a plain paper bag and said "Try this!" It turned out to be a no-name pancake mix and it was the answer. So one day in the early 1950's we advertised all over the neighbourhood that we were in the fish and chip business. And what a mistake that was! Everybody showed up and we ran out of fish! - *Irene P.*

Stan's Cafe, 640 12th Street - circa 1960.



Memories are Made of this : Reflections of the Residents of the West End and Connaught Heights, Elmer Rudolph - editor, 2000. p.48

City of New Westminster
Twelfth Street Heritage Inventory



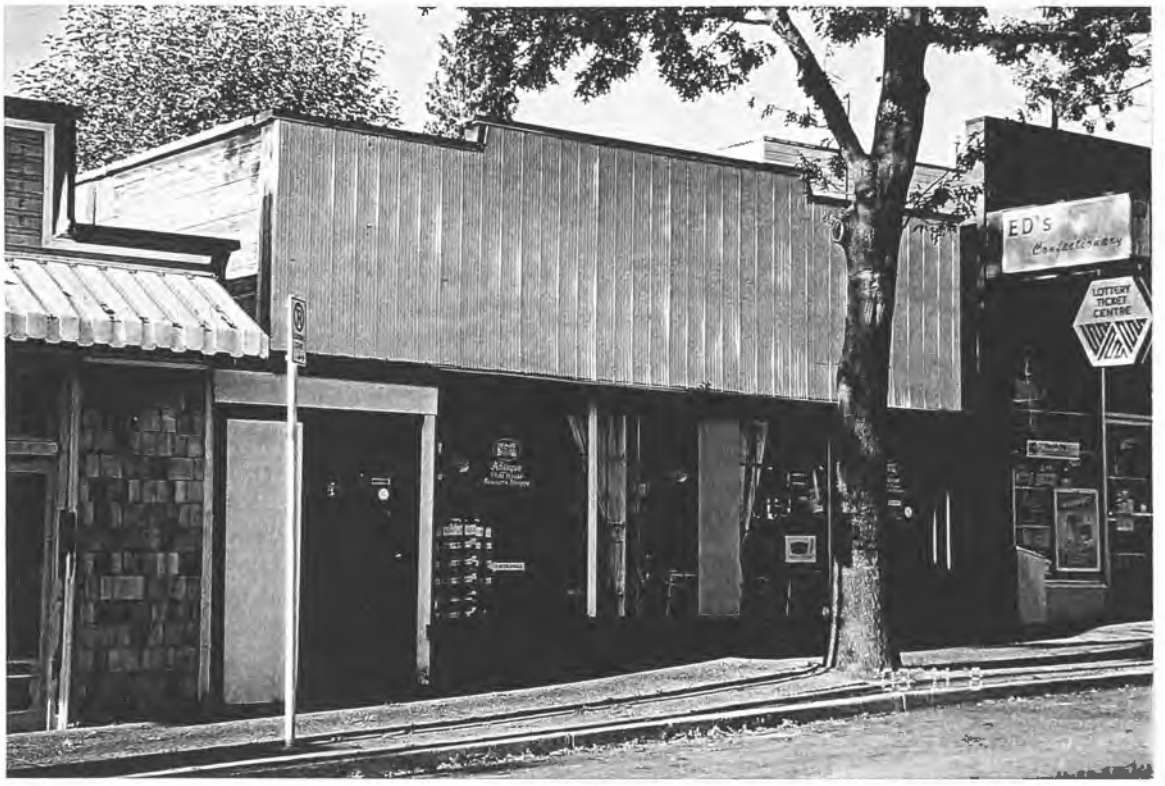
700/704 Twelfth Street
Excelsior Barbershop

This small commercial building was initially constructed in 1921 by T.J. Neilly at a cost of $250.00, using day labour. This part of the building became Vic Best's barber shop, known as the Excelsior Barbershop after 1935.

In 1922 the larger corner structure with its "boom-town" false storefront was completed for T. Hughes for $600.00 by contractor A.E. Corbett. In its early years this part of the building was operated as a confectionary and tobacco shop, then Doreen's Beauty Parlour; after renovations in 1937 it became Silver Star Fish & Chips restaurant. The original siding has been recently uncovered in part through the addition of a new vintage door entrance.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



700/704 Twelfth Street
Folka's Drygoods

In 1934 this small store which is now connected to the store building located south of it was built for $600.00 by Mrs. A.G. Folka who operated a drygoods shop. The storefront has been altered; the original wood or stucco parapet is now clad with metal siding.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



1121 Seventh Avenue
Capt. E.P. Bartlett House

Edward Pike Bartlett, a Master Mariner and steamboat captain, came to New Westminster in 1892 and constructed this Queen Anne styled home circa 1902. The house features double- storey bay windows, and porches with classic Doric columns. The house retains its original siding, fish-scale shingled belt-course and most windows. Capt. Bartlett died in 1937 and in 1938 the property was sold to Arthur Swales who constructed the commercial block in this home's front yard. He retained the old Bartlett House because of its "superior condition."

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



701 Twelfth Street
Swales Block

Arthur Swales of the Royal City Glass Company was also a property developer. He purchased the old Bartlett property in 1938 to build this store block, at a cost of $4,000.00. In the 1940s the tenants were: 701- Masecar's Confectionary; 703 - Duke Robin's Radio & Electric Store; and 705 - Dave's Photo and Film Supplies. The building, originally stucco-clad, had some Art Deco detailing and base tiles with wood windows and entrances. Unfortunately, in 1997 two of the original storefronts were modernized and a new awning added.

Jim Wolf, Heritage Consultant
2003

CITY OF VANCOUVER ARCHIVES Search Results

To order photographs use Photo Order and Permission forms. Questions? Call 604-736-8561.
City of Vancouver Archives



CVA 1184-3265 [Masecar's Confectionery], [194-]

Questions or Comments? Contact: mailto:archives@city.vancouver.bc.ca

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Full photo | Previous Record | Next Record

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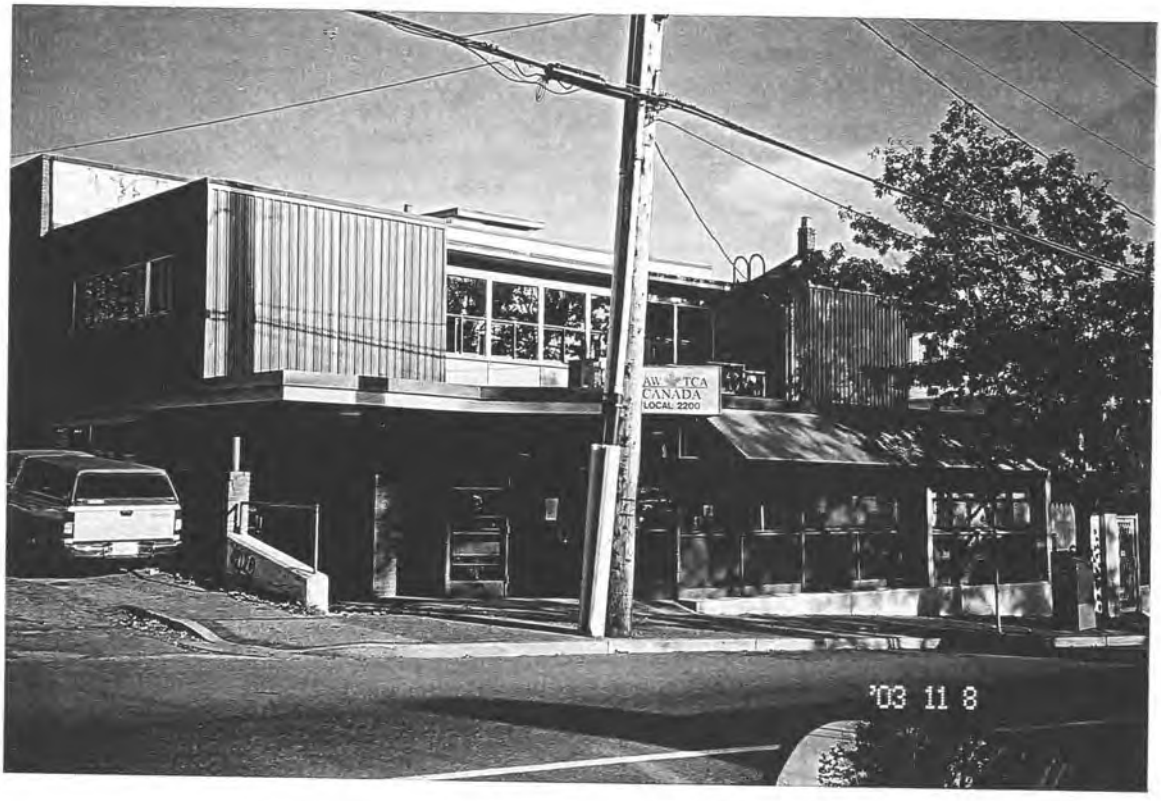
CVA 1184-3264 [Masecar's Confectionery], [194-]

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City of New Westminster
Twelfth Street Heritage Inventory



707 Twelfth Street
CNIB Building

This Modern styled building was constructed for $70,000 in 1954 as the head office for the Canadian National Institute for the blind. It was designed by architect Kenneth Sandbrook.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



710 Twelfth Street
Community Frozen Food Locker & Market

The Community Frozen Food Locker & Market building was constructed in 1944 by owner C.G. Robinson. The front store building appears to have been built in 1960 and rebuilt in 1974 following a fire.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



720/722/724 Twelfth Street
Safeway Store Block

In 1935 David McFarlane, the Superintendent of Safeway Stores in Greater Vancouver, supervised the $4,000 construction of this one storey stucco and frame commercial block with three shops. The first occupants were: 720 – "The Hot Spot," a billiards hall and confectionery; 722 - Safeway Store; 724 – "The Cake Shop," a bakery operated by J.H. Wright. In 1940 the Safeway store relocated to Sixth Avenue and 12th Street to a larger building; it was replaced with the billiards hall. Its straightforward vernacular Art Moderne style has been all but obliterated with new siding, entrances and windows.

Jim Wolf, Heritage Consultant
2003



View of Twelfth Street: Safeway Store Block, 1939
Vancouver Public Library Collection: #25023 (NWPL #1517)

City of New Westminster
Twelfth Street Heritage Inventory

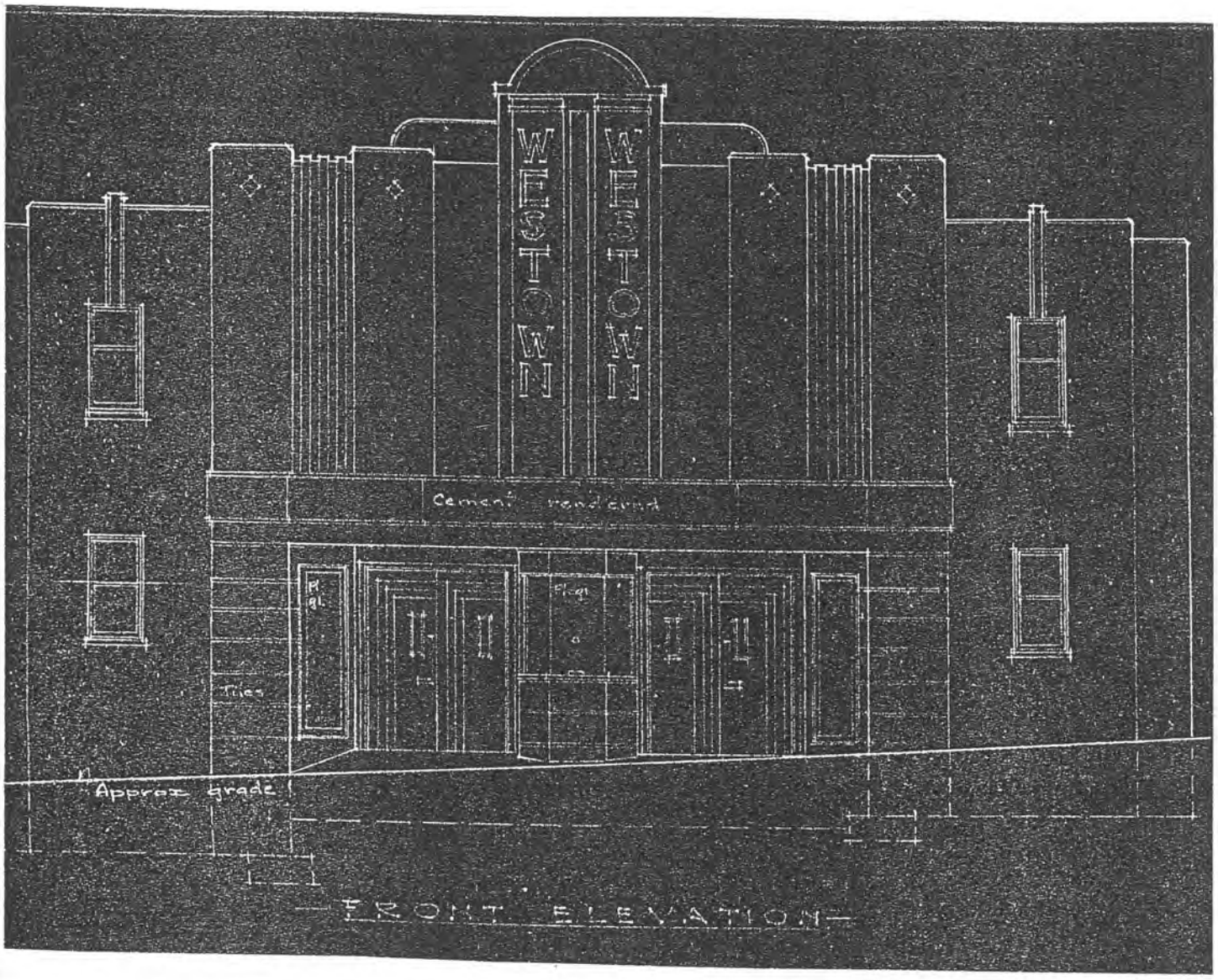


726 Twelfth Street
Metro Theatre

The Art Moderne styled Metro Theatre was built at a cost of $50,000. It was designed by talented Vancouver architect H.H. Simmonds, who specialized in movie theatre design; the landmark Stanley Theatre was one of his commissions. The Metro Theatre was opened March 23, 1938 by B.C. Lieutenant-Governor Eric Hamber and his wife Aldyn (nee Hendry), the 1901 Royal City May-Queen. The first movies shown were "The Great Hospital Mystery" and "Hold em' Navy".

The Metro -- known as the "The Home of the Good Pictures"-- suffered from the introduction of television, closing circa 1956. Renovated to house a church in 1958, it is now owned by the Carpenter Society Local 1995. It retains a number of original details, including the original terrazzo entrance floor. However, its landmark marquee and exterior has been destroyed and the building has been covered with new siding and finishes.

Jim Wolf, Heritage Consultant
2003



Metro Theatre *(Initially named WestownTheatre)*
Preliminary façade design: H.H. Simmonds, Architect
New Westminster Museum & Archives Collection – City Building Plans



View of Twelfth Street: Close-up Metro Theatre, 1939
Vancouver Public Library Collection: #25023 (NWPL #1517)

Metro Theatre Opens Thursday

CONGRATULATIONS

to

The Metro Theatre Management

from

H. H. SIMMONDS
(ARCHITECT)

New $50,000 Suburban Movie House Embodies Many Modern Features

Magnificent Structure Completed on Twelfth Street—Modernistic Design Followed Throughout—Luxurious Fittings Include White Leather Seats, First in Western Canada—Innovations Introduced in Lighting System—Air-conditioning Unit Installed.

Latest and smartest in modern suburban theatre design and decoration, New Westminster's new picture house, The Metro, just completed at a cost of $50,000, will hold its grand public opening on Thursday evening.

The new theatre, located on Twelfth street near Seventh avenue, centre of the western shopping district, has already attracted considerable attention by its distinctive cream-stuccoed modernistic lines, triangular marquee, effective black vitrolite and chrome decoration and the vivid crimson and black-trimmed main doors.

The interior carries out modern ideas in decoration and lighting effects which will prove a surprise to the public. Some of these innovations are unique in Western Canada.

Outstanding feature of the auditorium is the complete set of white leather cushion seats, the first of their kind in the west. The ends of the seat-tiers are finished in blue, with red and white decorations and subdued guide-lights.

The entire auditorium is lined with insulating panels cut into attractive modern designs and fitted with indirect lighting. The insulated ceiling is beamed and panelled. Blue and gold drapes outline the stage and screen.

Decorative effects are emphasized in the lobby where the walls are finished in pale green [illegible]. The inside of the doors [illegible] red and black, with chrome fittings. [illegible] mirrors with colored lights and two fluted columns [illegible] lights add to the general effect. The carpet and hangings [illegible] and furniture is [illegible] and [illegible] leather.

Rest rooms for men and women are tiled and attractively furnished. The office is located upstairs. The modern projection room is of fireproof construction with [illegible] safety doors and with a separate fireproof room for film storage. Two of the latest in projection and sound machines have been installed.

Circular modernistic indirect lighting fixtures follow the general scheme. A neon sign is suspended above the marquee. A special set of black and silver letters has been made for the feature announcements.

The building is completely air conditioned having a complete change of filtered air every eight minutes.

Tonight the new Metro Theatre will be the scene of a Rotary Club function, but the public opening is set for Thursday evening. An outstanding first-run programme has been obtained by the management for the premiere.

H. H. Simmonds was architect for the new Metro theatre and F. Davies, general contractor. Sub-contracts included: Wiring and lighting by Hume and Rumble; seats, by Walter R. [illegible], manufacturers' agents; decorating, A. W. Ivens; carpets, Merchants Ltd.; mirrors and vitrolite, Royal City Glass Co.; tiling, Pearlette Co.; projection equipment installed by Theatre Equipment Supply Co.; plastering, Van Cooper and Son.

SETTLER BONUS BILL RECEIVES THIRD READING

OTTAWA, March 23—Over the protests of a group of opposition and Liberal members, the House of Commons Monday night gave third reading to the bill amending the Soldier Settlement Act, sponsored by T. A. [illegible], minister of [illegible].

[illegible] March 31, 1937 [illegible] after March 31, 1937.

[illegible]

The amending bill will give settlers who have not yet been able to take advantage of the privilege in whole or in part a chance to do so.

STRONG OPPOSITION FOR HORTON SMITH

PINEHURST, N.C., March 23—(C.P.)—Horton Smith faced rugged opposition today as he teed off in defense of his 1937 north and south open golf championship. Leading professionals and some top-ranking amateurs, including C. Ross Somerville of Ontario, five times Canadian amateur champion, and George Dunlap, former national amateur titleholder, were in the running as today's 18-hole first round started. Opposing Smith's attempt to repeat his last year's win were Johnny Revolta, Harry Cooper and Byron Nelson.

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633 Twelfth Street at Seventh Avenue Phone 1894

Our Best Wishes to the New

City of New Westminster
Twelfth Street Heritage Inventory



730 Twelfth Street
Douglas Block

R.E. Douglas commissioned contractor M.M. Baker to construct this $8,000 block in 1937 for commercial, office and residential use. The first occupants were Mrs. Anne Govier's Beauty Salon, The Rose Shop (ladies wear) and the B&K Economy Grocery. The building retains its original bottle glass stucco exterior which is further decorated with black tiles and colour mosaic tiles in Art Deco patterns. The building's name, completed in tile work, remains partially intact on the front façade.

Jim Wolf, Heritage Consultant
2003



View of Twelfth Street: Close-up Douglas Block, 1939
Vancouver Public Library Collection: #25023 (NWPL #1517)

City of New Westminster
Twelfth Street Heritage Inventory

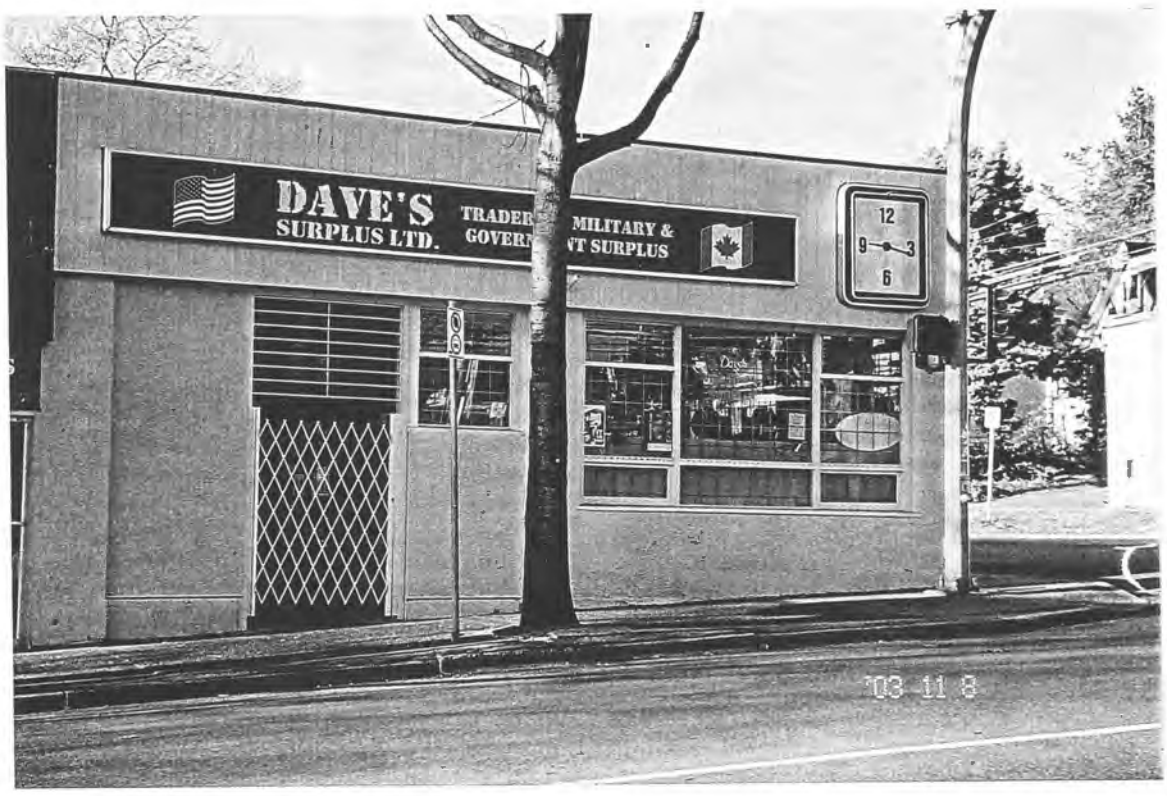


738 Twelfth Street
Heathman Block

E. Heathman had contractor M.E. Giddings construct a four store commercial block in 1938 for $4,500. Early occupants included Parlett's Barber and Variety Store in 738, while a Craft Shop with gifts and china rented 740. Its original design has been altered and obscured with new siding and storefront windows and entrances.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



744 Twelfth Street
Bank of Montreal

This building was constructed in 1938 as part of the Heathman Block. The Directories list 742 as the Maple Cleaners & Dyers, and later Tidy the Florist as occupants, while 744 was the Lily Dairy Confectionary. In 1945 the Bank of Montreal purchased the structure and renovated it as a branch bank to serve the growing residential and commercial areas of the city's West End. The original design of the block was altered in the 1950s to be more modernist in style. The neon clock has long been a landmark and marked this intersection at Eighth Avenue as the heart of the upper Twelfth Street commercial area.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



800 Twelfth Street
Royal City Drug Store

From 1929, druggist Charles W. Davis operated a drugstore at 811 12th St., where the street's first neon sign was located. This Art Deco styled store and residence was constructed at a cost of $4,000 by General Contractor J.W. Hetherington in 1937. It was described in The British Columbian newspaper as a "new modern building" with "...walls and ceiling spotless white and with modernistic lighting and a neon sign." New metal siding has obscured the original parapet and curved corner canopy entrance of the block.

Jim Wolf, Heritage Consultant
2003



View of Twelfth Street: Royal City Drug Store Block, 1939
(Note street decorations for Royal Visit of King George V and Queen Elizabeth)
New Westminster Museum & Archives IHP0892-32

Modern Structure to House Royal City Drug

Charles W. Davis, well-known city druggist for the past 12 years, has just opened his spacious new store at the corner of Eighth avenue and Twelfth street, meeting place of uptown and cross town bus lines and in the midst of the new Twelfth street business district.

For the past eight years Mr. Davis operated his drug store at 811 Twelfth street. The new modern building on the north-west corner lot provides a large store measuring 30 feet by 30 feet, with a modern dispensary, store room, and also living quarters at the back. With walls and ceilings and shelves in spotless white, and with modernistic lighting and a neon sign, the new store is particularly attractive for his business.

A full line of drug, sundries, toiletries, confectionery, groceries and ice cream are carried.

Mr. Davis has been in the drug business for 20 years and is fully qualified to handle all prescription work. He graduated from the Ontario College of Pharmacy with a University of Toronto degree of Phm.B. His dispensary is fully equipped. A 24-hour service and delivery is maintained for emergency sickness cases.

Born in Revelstoke, Mr. Davis served his apprenticeship in the store there of Walter Sews, now a Royal City druggist also. He came to New Westminster in 1924 and for five years served in the city stores of E. R. Davis, purchasing the store at 811 Twelfth street in 1929.

Charlie Davis is a keen fisherman and is active in sporting circles. He is a member of the K. of P. Lodge.

LIBERAL M.P. DEAD

OTTAWA, Nov. 23.—Death at St. Flavien, Que., Saturday, of Joseph A. Verville, 51, Liberal member for Lotbiniere since 1925, from heart disease, creates the second vacancy in the House of Commons. The other will be filled in Victoria next Monday. The standing: Liberals 177, Conservatives 39, Social Credit 17, C. C. F. 7, Independent 1, Reconstruction 1, U. F. O. 1, vacant 2.

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City of New Westminster
Twelfth Street Heritage Inventory

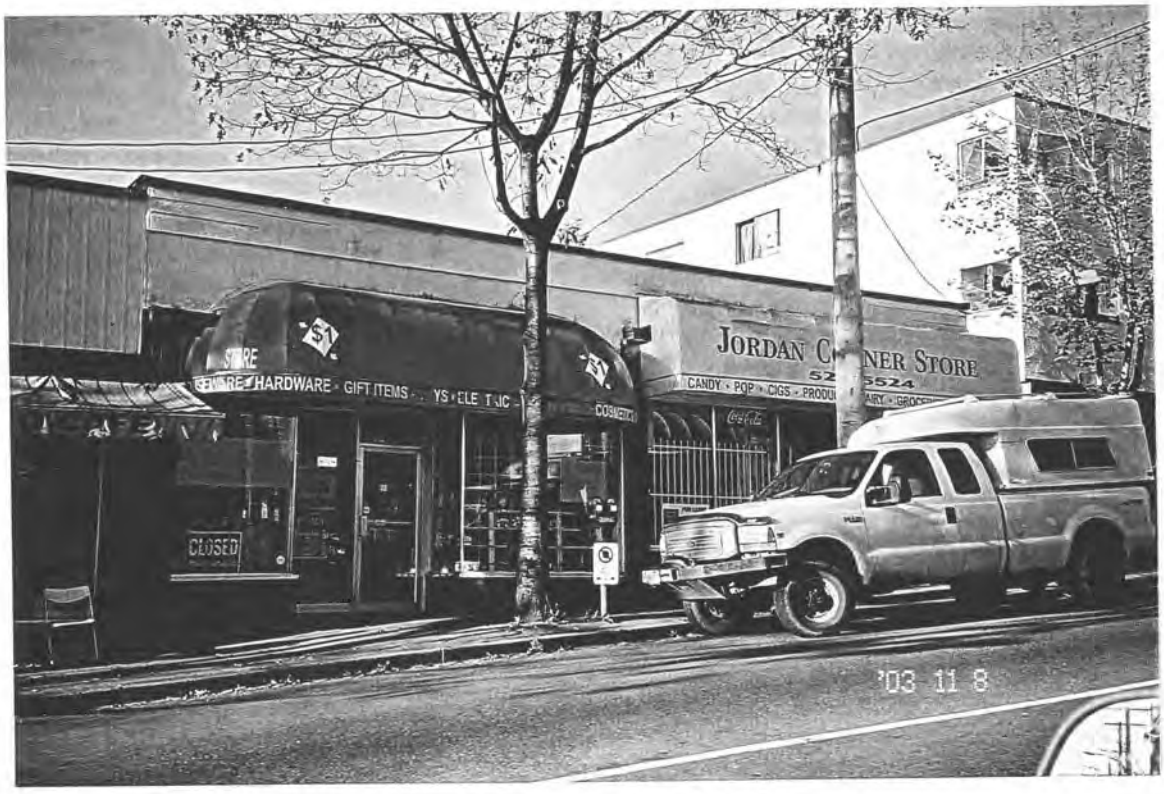


804 Twelfth Street
Orr Block

R.R. Orr constructed this two store commercial block in 1941 using day labour. Early occupants included: 804 – Fraser Valley Grocery and 806 – Horne' Bakeries. New tiled storefronts and siding have replaced the original details which marked this block as an example of Art Moderne design.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



810 Twelfth Street
Orr Block

R.R. Orr constructed this two store commercial block in 1940, built by contractor George Moxham. Early occupants included: 808 – Lowe Gunn, Produce and 810 – Gill-Ward Variety Store. There are some Art Moderne styled "speed lines" visible on the stucco cornice, but new entrances and awnings have been added.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



811/817 Twelfth Street
Pilkington Block

In 1929 William Pilkington had McMillan contracting construct a four store block at a cost of $2,000. The early stores included Pilkington Shoe Repair Shop, Charlie Davis' Drugstore, Bennett's Meat Market and A.H. Wong & Co – produce. Many of the storefronts retain original wood doors and windows. Stucco appears to have been added over the block's original wood siding.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



816 Twelfth Street
Miss. Mona's Drygoods

In 1940 the first section of this building was constructed as a combined store and residence at a cost of $3,700. It was occupied by Miss. Mona's Drygoods store. New alterations and siding have completely covered the building's original design.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



819/823 Twelfth Street
Mogensen Block

This block of three stores was constructed for $4,700 in 1937 by builder Alex Christie for Carl Mogensen. First occupants included: 819 - J. Clark Hardware; 821 – Morris & Parsons Drycleaners; 823 opened as the Delroy Dairy but was later known as the Red Robin Dairy and Larry's Lunch Counter.

The block features a stucco exterior with a prominent parapet. Its storefront retains many original details such as wood doors, windows and transoms. Some original decorative base tiles remain intact and in good condition. However, the corner storefront has been modernized with new windows and brick.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



829 Twelfth Street
Arthur E. Hale House & Store

This house was constructed and occupied in 1908 by Arthur E. Hale, a local real estate agent. In 1913 he lost the property to the North-West Trust Company of Portland, Oregon. It was later occupied by G.B. Burns, the manager of the city's Mohawk Lumber Company. The small vernacular store building was constructed for $1,400 in 1938. An early occupant was the S.G. Nielsen who owned "Exclusive Furnishings," a decorator's shop with antiques.

The original Edwardian home design with its verandah was likely removed in 1945 in favour of the Romantic Revival style. The stucco and mock Tudor siding were added with other details popular during this period, including faux shutters and an arched entrance to the garden.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory

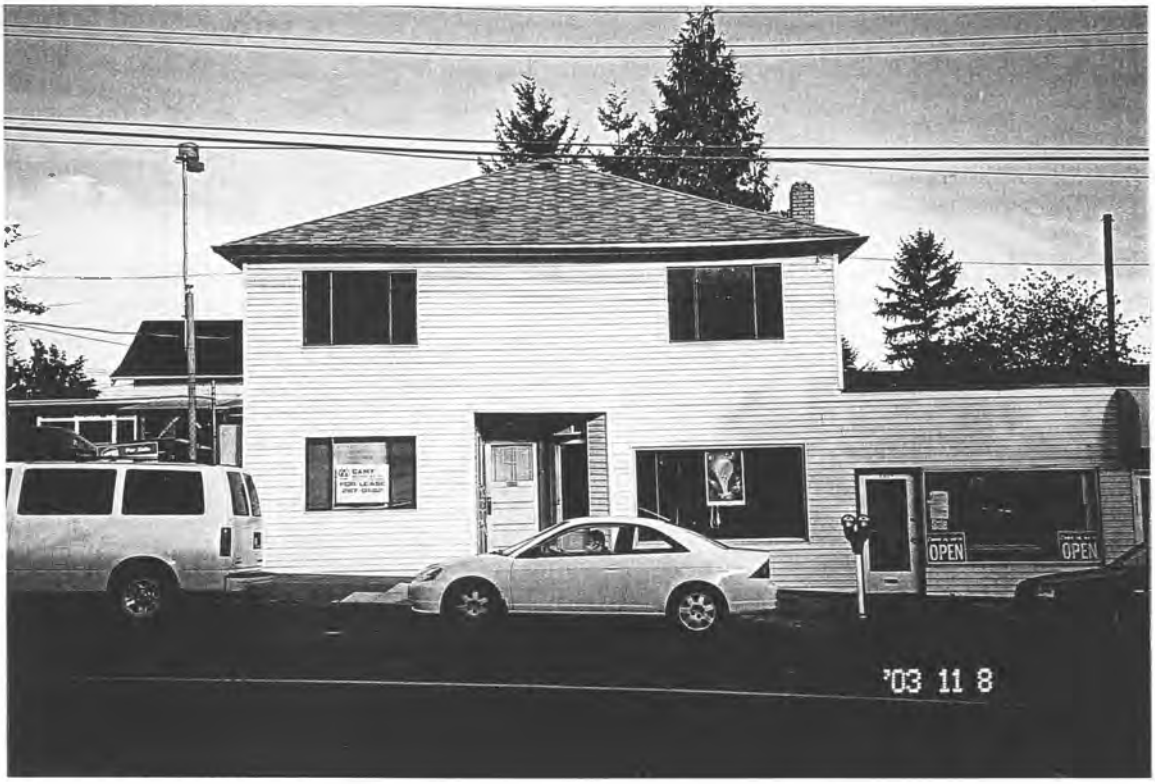


831 Twelfth Street
J.W. Brown House & Store

This small Arts & Crafts styled bungalow, with its faux half-timbered front gable, was built for J.W. Brown in 1925 for $2,600. A store building was added to the house in 1947 at a cost of $4,000 and operated by G.F. Rumble as a sporting goods store.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



837 Twelfth Street
Cormier Block

In 1926 the original part of this structure was constructed by F.X. Cormier as a combined dwelling and store. One of the store's first operators was a Mr. W Bennett and later Mr. C. Edwards. In 1944 it became the Permanent Wave Beauty Salon and a second floor with two suites added by owner R. Rigby. It has been considerably altered through the addition of new windows and vinyl siding.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



903 Twelfth Street
Rigby Service Station

The small bungalow on this site was built circa 1910 by Ellen Charboneau and in 1913 was owned by Clifton and Myrtle Riel. In 1930 a modest gas station and store were added to the house at a cost of $3,000 by W.R. Landon. In 1937 this was known as the Rigby Service station. With its single pump and small office decorated with flimsy stucco parapets, it lacked the architectural pedigree of larger service stations once located nearby. As the only historic service station surviving on Twelfth Street it does add considerably to the area's heritage character.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



905 Twelfth Street
Wallace T. Morris House

This attractive Arts & Crafts styled bungalow was built in 1912 for B.C.E.R. conductor Wallace T. Morris by contractors Boddy & Ramsay for $2,200. It remains in near original condition and should be added to the city's heritage inventory. Of note is the front verandah with its support brackets which form a pergola.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



907 Twelfth Street
S. Parfitt House & Morris Dry Cleaners

The original house on this site was erected for S. Parfitt by Burnaby contractor Mr. Wysong for $1,500 in 1912. It received a $500 store addition facing 12th Street in 1939 by owner G.O. Morris, who opened a dry cleaning business.

Unfortunately, both structures have been covered with vinyl siding and a modern brick façade and are in poor condition.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



909 Twelfth Street
Staples Block

This combined commercial and six unit apartment was constructed between 1947-49 by owner J.G. Staples for $15,500. The first occupant was Rodogun Suppliers, a hunting and fishing supply store. Although obscured by new vinyl siding, the remaining glass block upper-storey window and overall form of the structure appear to have an Art Moderne influenced design.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



911 Twelfth Street
Arkle House & Croton Studios

This structure began its life as a residence constructed in 1911 by Christopher Arkle for $4,000. In 1948 the house was considerably altered when a front store addition was constructed by owner J.G. Staples and in 1949 was occupied by Croton Studios, a well-known commercial photography business.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



920 Twelfth Street
Price Block

This combined two storey residential and commercial block was developed by Alfred Price in 1947 for his hardware business and constructed by contractor M. Fox for $8,000. Its bottle glass stucco and some original metal store windows remain intact.

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



922-948 Twelfth Street
Hilltop Block

This contiguous block of six low frame and stucco Art Moderne styled stores were built 1946 – 1949.

- 922/924 - 1947 Store Block
  (Custom Upholstery & Marg's Café)
- 930 - 1949 Store Block
  (Lloyd Cleaners & B.C. Produce)
- 932/934 - 1947 Store Block (Checker Market)
- 936/938 - 1947 Store Block (McDonald Drygoods)
- 940/942 – 1947 Store Block
  (Hilltop Real Estate Agency)
- 944/948 – 1946 Store Block
  (Hillcrest Market & Kennedy Drugs)

Jim Wolf, Heritage Consultant
2003

City of New Westminster
Twelfth Street Heritage Inventory



933 Twelfth Street
The Galbraith Apartments

This Art Moderne styled apartment house was constructed in 1945 by C.R. Galbraith. It contained five units and cost $17,500. Its design includes some classic elements such as flat roof entrance canopies, corner windows, asymmetrical façade, fluted entrance columns and round door lights.

Jim Wolf, Heritage Consultant
2003