NEW WESTMINSTER HERITAGE RESOURCE INVENTORY

ALBERT CRESCENT
A SUPPLEMENT TO VOLUME 2

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City of New Westminster

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SUMMARY

The New Westminster Heritage Advisory Committee received a grant from the B.C. Heritage Trust under the 1985 summer employment program to employ a student to assist in the next phase of the New Westminster Heritage Resource Inventory.

Volume 1, an inventory of the Downtown commercial area, was completed in 1984; Volume 2, the next phase, will extend the survey to three New Westminster neighbourhoods--Queen's Park, Uptown and the Brow of the Hill. Albert Crescent, a small residential area in the eastern part of the City's Downtown neighbourhood (see Figure 1), will supplement Volume 2, which will be completed in April 1986.

The inventory of the buildings revealed six historical concentrations or clusters of heritage resources:

1. Prospect Park
2. St. Andrew's
3. Holy Trinity
4. Tipperary Park
5. Clinton Place
6. Lower Queen's Park

The summer program reveals that:

1. the Albert Crescent area possesses an historic character and background which warrants preservation;
2. the area contains a variety of heritage resources such as street pattern, street names, buildings, views, topography and landscaping;
3. clusters of heritage resources can be defined within the Albert Crescent area;

4. the heritage resources are not widely known within the community at large;

5. some preservation activity is taking place, revealing concern for heritage in the area.

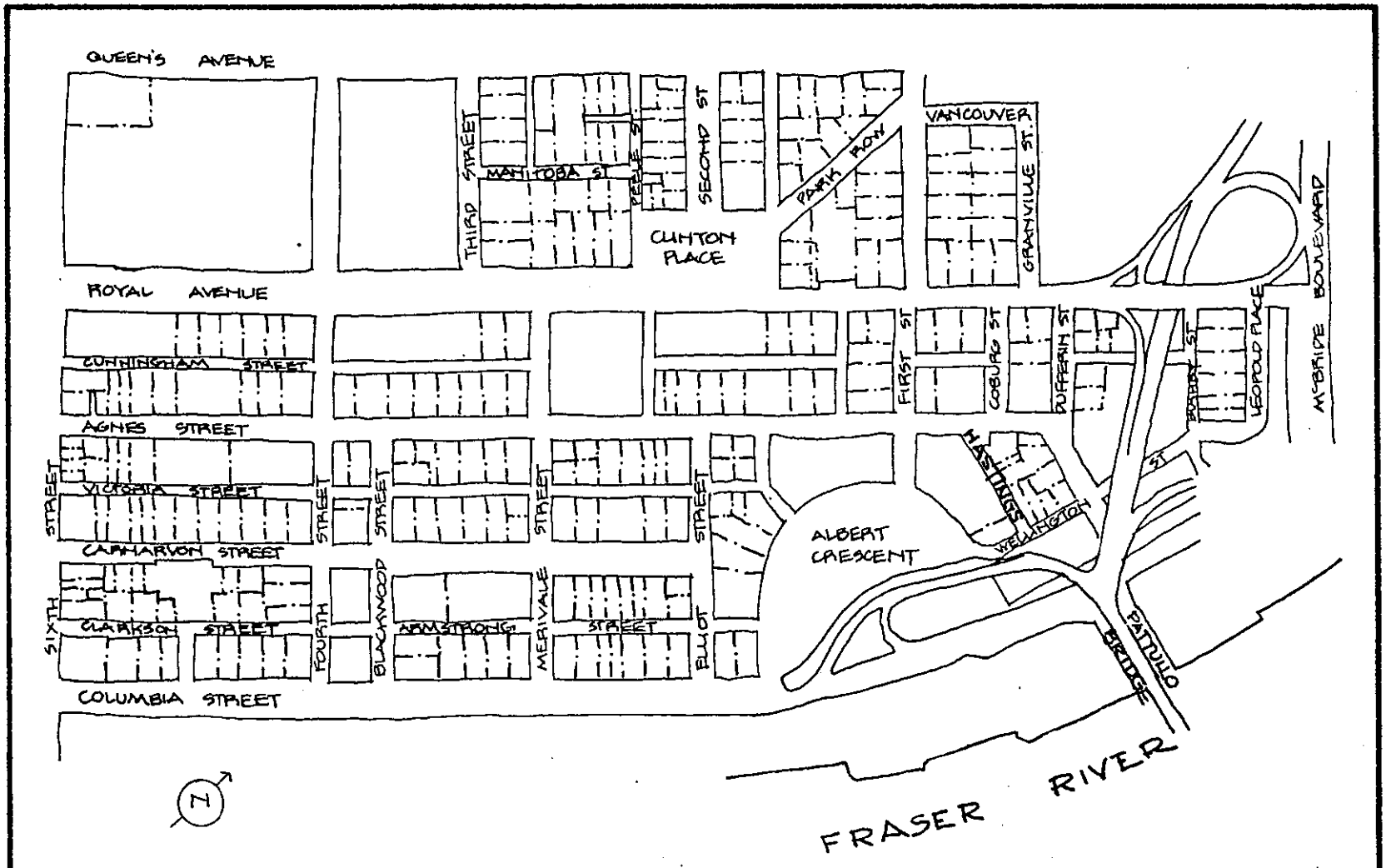


Figure 1: Albert Crescent Area

INTRODUCTION

The preservation of our cities' historic sections is relevant to the needs of all urban societies, such efforts can greatly increase the interest and variety in our cityscapes and also add to our pleasure, understanding and appreciation of our environment. In this way, our cities may once again function as a true expression of our highest cultural ideals.

(The Preservation of Historic Sites
New Westminster Planning Department 1973)

The Heritage Advisory Committee of the City of New Westminster received a grant from the British Columbia Heritage Trust under its summer employment programme, to hire one student for three months from May 15 to August 15, 1985. This student was to assist in Volume 2 of the Heritage Resource Inventory. Volume 1, an inventory of the Downtown Commercial area, was completed in the summer of 1984, also funded by a British Columbia Heritage Trust grant. Volume 2, a heritage resource inventory of three neighbourhoods in New Westminster, Queen's Park, Uptown, and Brow-of-the-Hill, as well as of the Albert Crescent area was begun in April 1985 and is to be completed by April 1986. The summer student programme will contribute to Volume 2 by completing an inventory of Albert Crescent, a small residential area of the City's Downtown neighbourhood.

The City of New Westminster recognizes the importance of maintaining and preserving its heritage resources because of their contribution to the community's unique character and identity. The City's Heritage Advisory Committee has adopted as its goal for heritage preservation:

To preserve our ancestors' environment for the enlightenment and enjoyment of present and future generations.

Volume 1 of the New Westminster Heritage Resource Inventory defined heritage as follows:

In the urban context, heritage refers to those elements in the environment which by their architectural, historic or 'folk' value represent the achievements of the past or simply alleviate the monotony of the modern

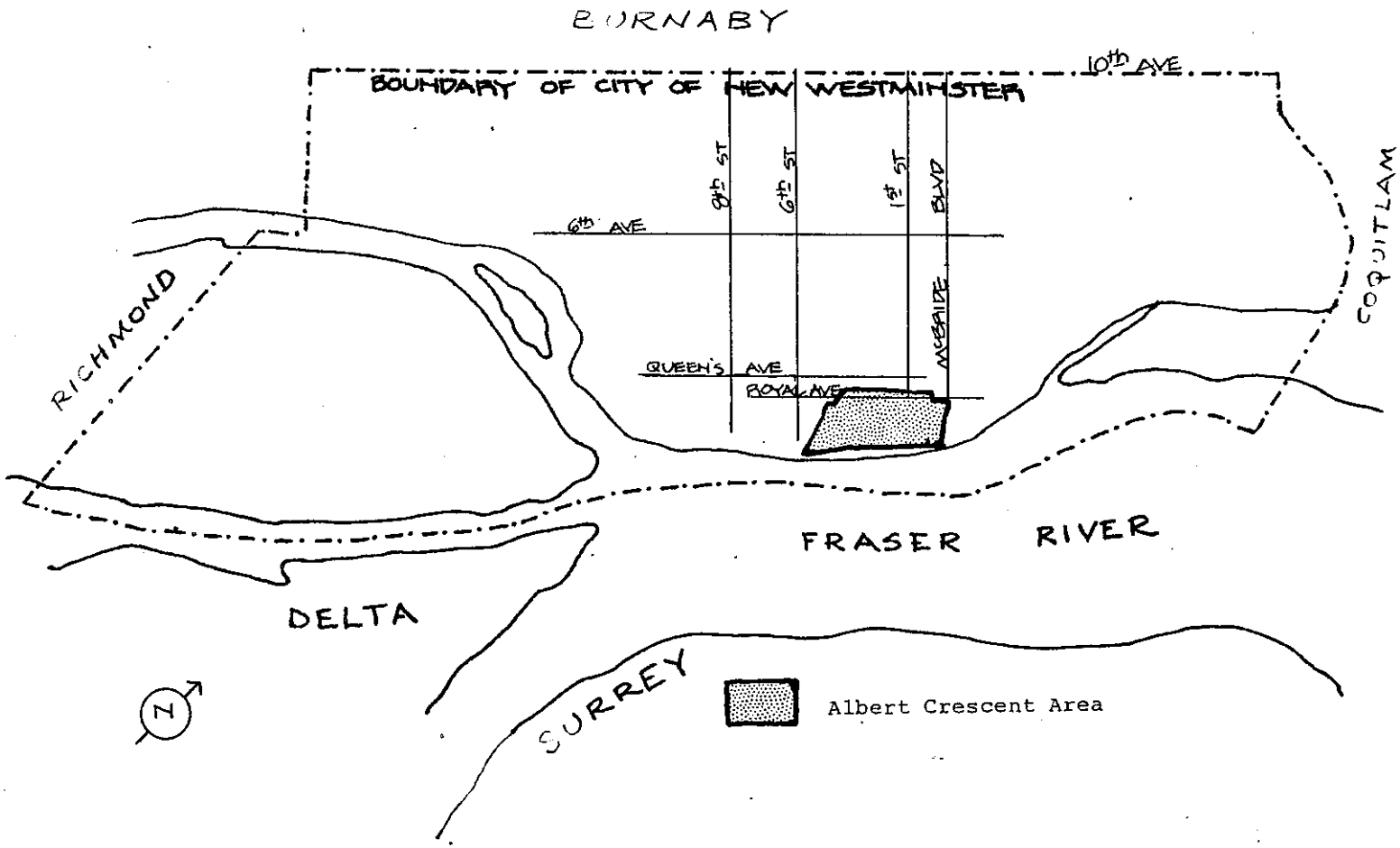


Figure 2: Albert Crescent Area within City of New Westminster

city scape. Heritage encompasses a broad range of elements in the community, including sites, structures, buildings and building groups, areas, landscapes, environments, and views.

Preservation is defined by the Heritage Canada Foundation as:

> *A generic term for the broad range of processes associated with restoration, rehabilitation, and adaptive re-use of historic structures. Other activities, including the identification, evaluation, interpretation, maintenance, and administration of historic resources, form an integral part of the movement to retain elements from the past.*

The purpose of this report is to present a heritage inventory of Albert Crescent, an area in New Westminster, British Columbia. The identification of heritage resources is necessary for their preservation; the inventory will help to guide future development and increase public awareness of the importance of the community's heritage.

The Albert Crescent area is defined as illustrated in Figure 2; the boundaries of Albert Crescent fall within New Westminster's Downtown neighbourhood.

The report identifies and evaluates heritage resources in Albert Crescent and is presented in three sections:

1. Historical Development;
2. Natural and Built Environment; and
3. Inventory of Heritage Resources.

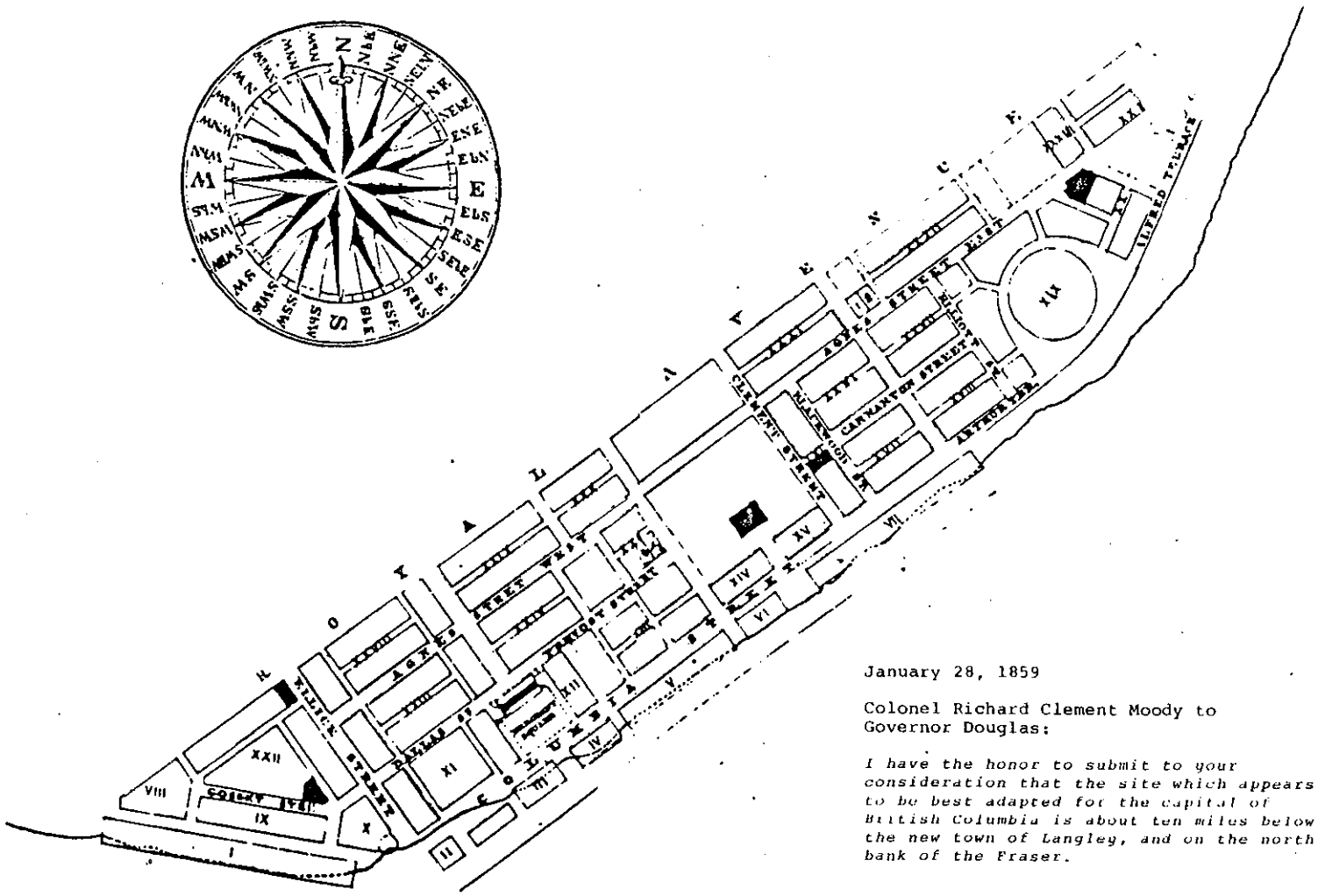


Figure 3: An Early Plan of New Westminster by Colonel Moody (Woodland, 1973)

ALBERT CRESCENT HISTORICAL DEVELOPMENT

The history of the City of New Westminster begins with the Royal Engineers. The Royal Engineers arrived in British Columbia upon request of James Douglas, Governor of Vancouver Island and senior Hudson Bay official. With the advent of the 1858 Fraser River goldrush, Douglas had two fears; firstly,that the Hudson Bay Company trade would be disrupted and secondly,that without some authority to uphold law and order, a spirit of lawlessness would develop on the Mainland.

Sir Edward Lytton, Secretary of State for the colonies, responded to Douglas' concerns by hand picking the Royal Engineers for the purpose of:

1. retaining law and order among the recently arrived 25,000 prospectors;

2. building a trail to the gold fields; and

3. laying out a capital city for the mainland colony.

In 1858, the first "Sappers" or working party of the Royal Engineers travelled from England to the lower Mainland. After a dispute over the site of the new mainland capital, a location was chosen and the site was planned by Colonel Moody, the commanding officer of the Royal Engineers (see Figure 3). This site was named New Westminster by Queen Victoria in 1859 and was subsequently incorporated in 1860, as the first incorporation west of the Great Lakes. The Victorian street pattern and layout of Albert Crescent remains generally as it was planned in 1860.

The Royal Engineers were recalled to Britain in 1863. They left New Westminster, leaving behind not only a planned city, various buildings, numerous surveys and the famous Cariboo Trail, but also many strong beliefs and traditions.

Many of the Royal Engineers chose to remain and settle in New Westminster. John Maclure of New Westminster was the father of Samuel Maclure, a Royal Engineer. The son became a renowned British Columbia architect with Clow and Sharp in the 1890's and designed 119 Royal Avenue (M.M. English house), 114 First Street

(Charles Stoess House), 112 Granville (E. W. Ogle House) and 82 First Street (Barrister E. M. N. Woods Home) in Albert Crescent.

The farewell banquet for the Royal Engineers was held at the first Colonial Hotel, on Columbia Street and it was hosted by the president of Council, at that time, Robert Dickinson. Albert Crescent's Dickinson Street is named after this third president of Council. An early resident of New Westminster reminisces about the character of New Westminster in those early Royal Engineer years.

> *New Westminster was unique then in having the authentic atmosphere of the early American west mingled with the atmosphere of early Victorian England.*
>
> *(MacInnis, 1926)*

In 1866, an Imperial Act united Vancouver Island and the mainland, and New Westminster was proclaimed the capital. In 1868, the capital moved to Victoria. In 1887 the Canadian Pacific Railway arrived connecting New Westminster to the rest of Canada but New Westminster was not chosen to be the terminus. Despite the loss of the capital, loss of the terminus, and depression of the 1890's, New Westminster continued to grow both in her population and in the commercial and industrial trade. Population in New Westminster grew from 1,500 people in 1881 to 6,678 people in 1891. The markets for lumber, fishing, agriculture, and shipping were heavily emphasized in the early pre-20th century development of New Westminster.

Prominent citizens then residing in Albert Crescent who were involved in these expanding markets included Captain W. Irving, a pioneer of the shipping industry, M. M. English, a pioneer of the salmon cannery, J. H. Vidal, a Justice of the Peace, D. S. Curtis, New Westminster Mayor (1893), and Henry Hoy, Mayor (1894).

1889-1910: The Great Fire

New Westminster continued to expand its horizons in those markets already mentioned as well as in its modes of transportation. Methods for travelling, importing,

and exporting included ship, rail, horse and buggy and, later, electric interurban transit. This transportation network contributed to New Westminster's growth as a thriving community, with its upper class residential heart still large concentrated within the Albert Crescent and Queen's Park areas.

Before the turn of the century, New Westminster had numerous public and private institutions, many of which were located in and around the Albert Crescent area. For example, St. Mary's Hospital and the first Royal Columbian Hospital were constructed in the district. The former still exists on the same site today while the latter moved to Sapperton in the 1890's. Four schools--St. Louis College (1912), St. Ann's Convent, Duke of Connaught High School and the 1860's school in the Anglican rectory--and five churches--St. Peter's Roman Catholic Church, St. Charles Roman Catholic Indian Church, St. Andrews Presbyterian Church, Holy Trinity Anglican Church and, in the 1920's, the Nidaros Lutheran Church--were also to be found there.

Figure 4 shows a photograph taken circa 1887. The photograph portrays the early presence of many of these institutions within the Downtown Area. Today, one hospital, four churches, one museum, a Masonic Lodge, a church hall, a rectory and the City Hall remain located in Albert Crescent.

On 1898 September 10, a great fire destroyed most of the buildings in the foreground of the picture up to Fourth Street. Figure 5 indicates the extent of the fire and the area that was destroyed.

The "Great Fire" originated on the waterfront and swept up the hillside between Fourth and Tenth Streets, destroying more than 60 blocks and causing over $2,500,000 worth of damage. The origin of the blaze was mysterious but it ignited the hay and feed in the Brackman-Ker wharf below the foot of Fourth Street on the river and spread rapidly.

During the first days following the fire, civic officers transacted city business in a tent pitched on City Hall Square. Council met in the evenings at Alderman Herring's home, a resident of Albert Crescent. Post-fire reconstruction was very rapid and the City was soon back on its feet. An example of post fire reconstruction in Albert Crescent is the home of S. J. Davison, which is today Don Elliot's Photography Studio.

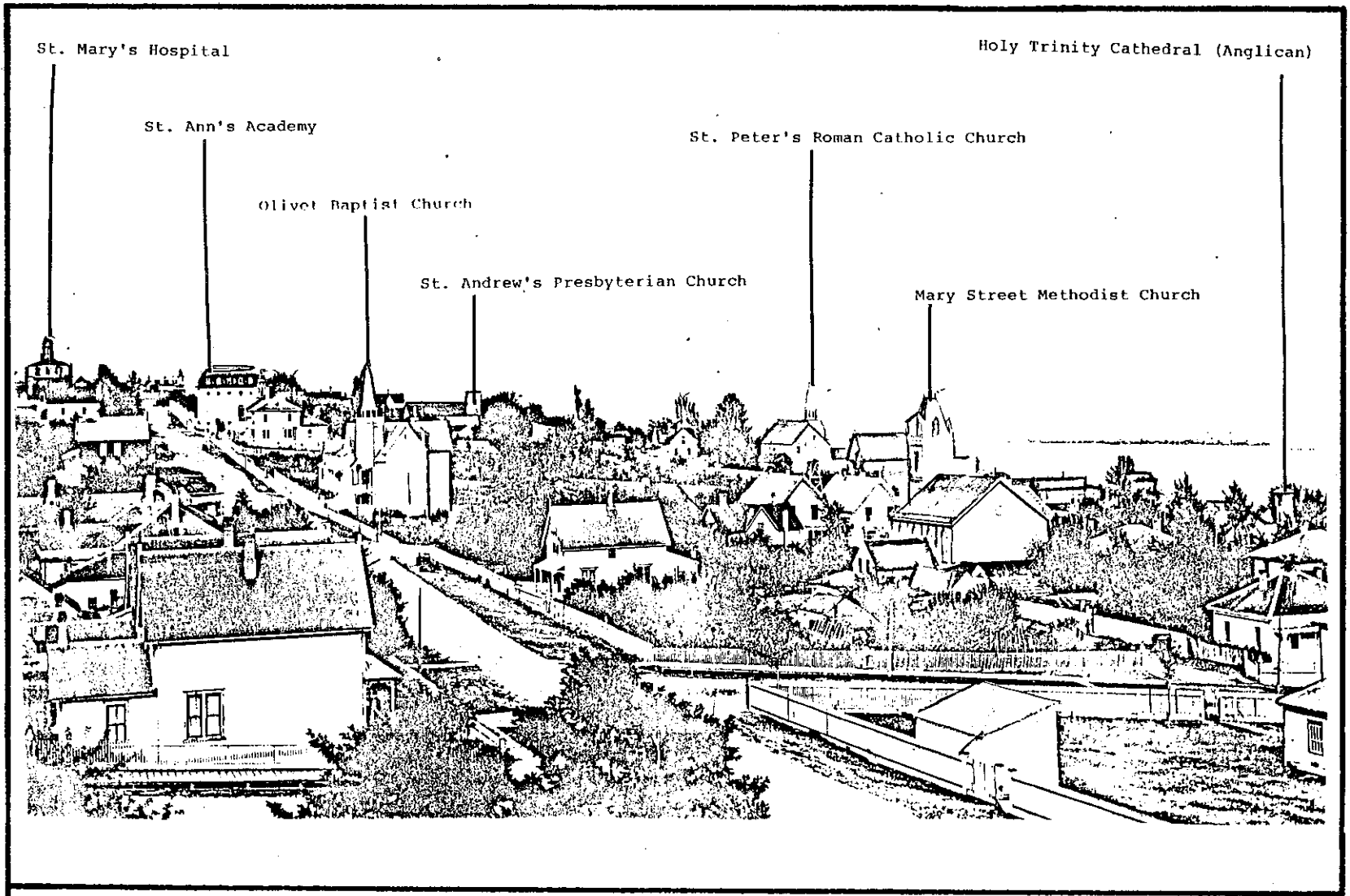


Figure 4: Albert Crescent Area, Religious Structures, circa 1887
(New Westminster Public Library)

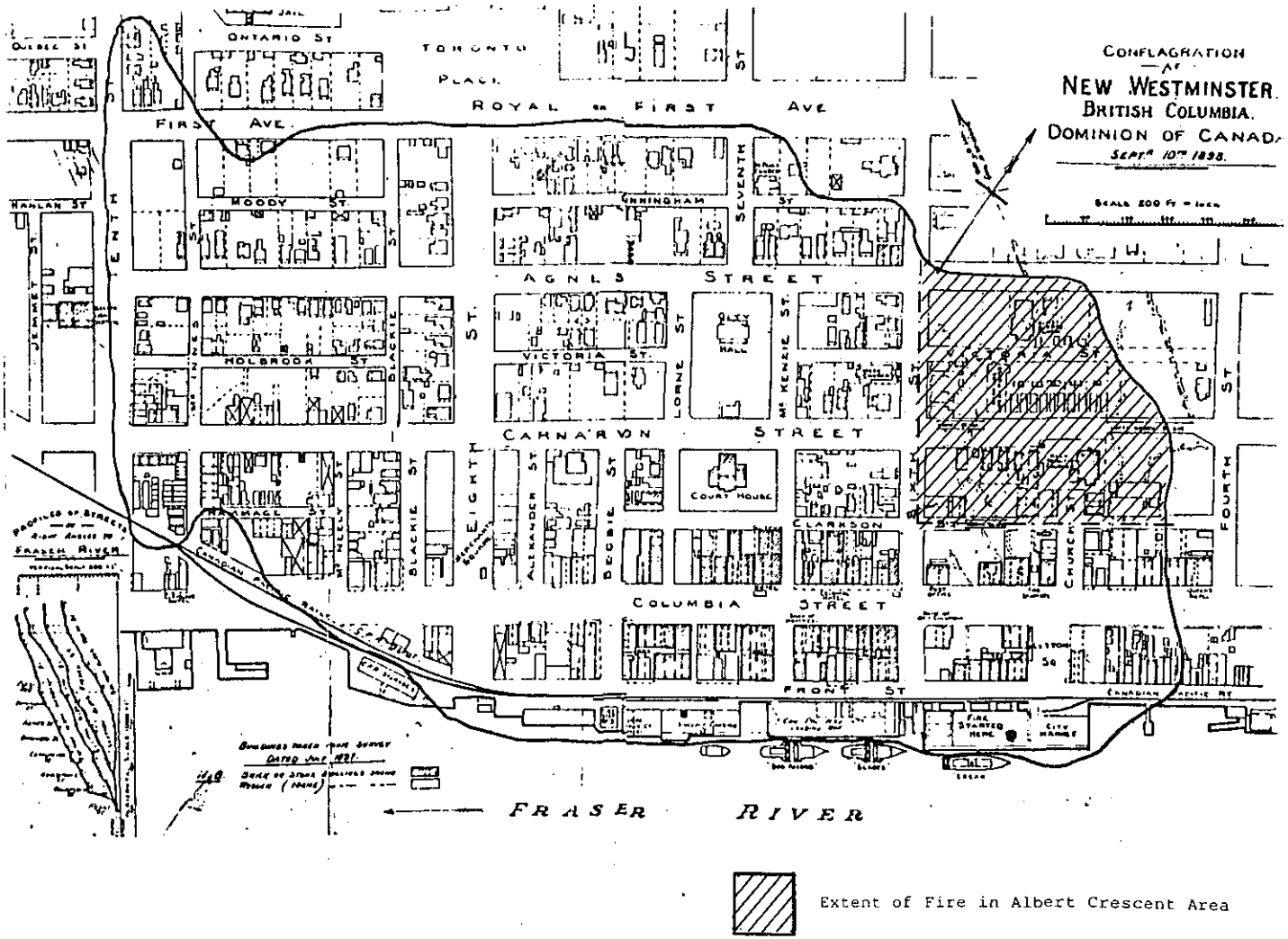


Figure 5: Extent of 1898 Great New Westminster Fire

The January 21, 1902 weekly British Columbian newspaper, refers to the rebuilding after the fire as being completed and says that the citizens have now commenced the erection of neat and substantial dwellings. One real estate firm was said to have sold over 400 lots in 1901.

Prominent residents living in Albert Crescent in the post-fire period include W. H. Keary (Mayor 1902-1909),Samuel Maclure, Judge Howay, and George Douglas Brymner. Brymner, a well respected Bank of Montreal manager,was known for his kindness in helping businessmen after the fire.

1909-1940: The War Years

Despite the setback of the 'Great Fire' business increased in New Westminster as did the population. In 1911 there were 14,495 residents and by 1931 there were 21,967 residents in New Westminster. Although the war years and depression had varying effects on the economy, there were many factors that contributed to the overall economic growth of the city; for example:

1. opening of the Panama Canal;
2. expansion of the market to the Orient;
3. natural economic advantages offered by the Fraser River; and
4. development of rail and motor vehicle transportation.

In the May 19, 1909 British Columbian, reference was made to a residential building boom.

> *. . . there have been many fine residences erected in the City during the past year. The majority of these have been erected by local contractors, and local labor has been employed, thus keeping the money in the City. New Westminster, it is claimed, now ranks 2nd to Victoria as the town of beautiful residences in B.C.*

Architects, contractors and artists involved in the building boom period in Albert Crescent include architects Clow, Gardiner and Mercer, G. W. Grant and Sait; contractors Sloan and Harrison and Henry Hoy; and stained glass artists Henry Bloomfield and Sons. Also involved in the real estate boom of the early 1900's was a prominent citizen residing in Albert Crescent, J. J. Johnston, Mayor of New Westminster from 1920 to 1926.

1940 to the Present: Post-War Years

Immediately after the war, consumer demand broaded New Westminster's role as a centre of commerce. This role declined in the 1950's due to Uptown growth, suburban malls and the automobile transportation that made these developments possible. Port trade also had declined so that New Westminster's prominence as a port and trade centre was gradually diminished.

New Westminster today promises to increase in economic importance as one of the Regional Town Centres along the Advanced Light Rapid Transit line. With the advent of the ALRT line, the increase in demand for apartment buildings (see Figure 6) and the proposed waterfront developments, many heritage resources in Albert Crescent are threatened. Figure 6 illustrates the dramatic change of land use from 1897 to 1985 with single family buildings making way for apartments. The trend is a major threat to the existing heritage structures, as it has been for the last 30 to 40 years. It is timely that an inventory of Albert Crescent be completed and the development of a preservation plan be considered. Such action will identify buildings for preservation and form the basis for a preservation plan or strategy to ensure that future development in Albert Crescent complements the existing heritage character of the area and encourages economic growth.

> *An environment that cannot be changed invites its own destruction. We prefer a world that can be modified progressively, against a background of valued remains, a world in which one can leave a personal mark along side the marks of history.*
>
> *(Lynch, 1972)*

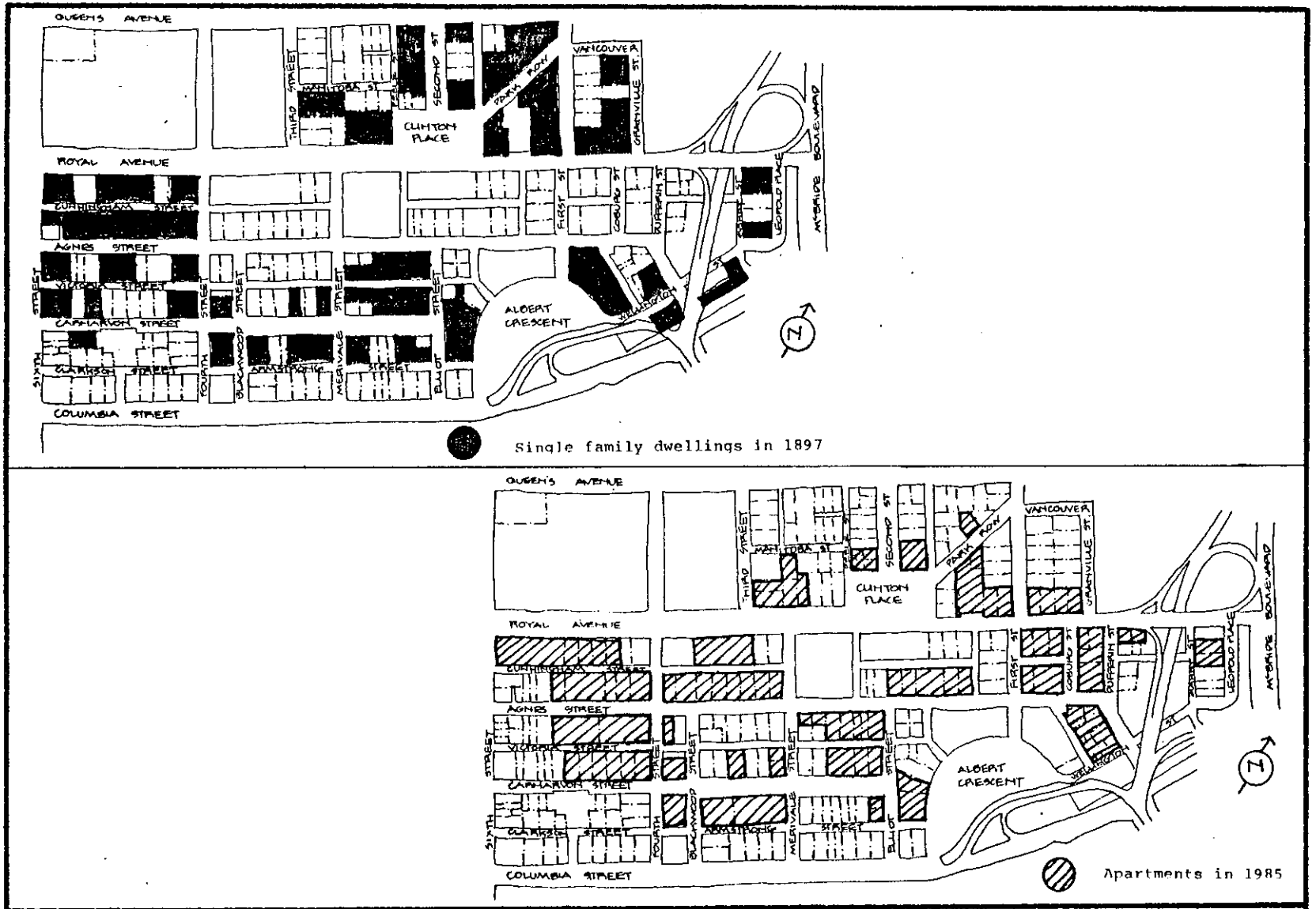


Figure 6: Albert Crescent Area, Residential Land Use, 1897 and 1985

ALBERT CRESCENT HERITAGE RESOURCES

Heritage comprises more than just the built or man-made environment. The whole view of heritage includes the built environment, the natural environment,as well as historical activities and present associations. The Albert Crescent heritage resource inventory places an evaluation of the existing built environment within the context of the natural and historical environment.

Lynch in What Time Is This Place? states that if there is to be effective citizen action and inner well-being, there must be a strong image of time, a vivid sense of place, well connected to the future and the past, and a perception of change. A heritage resource inventory identifies elements of the past, visualizing a sense of place and increasing the perception of change. The foundation provided by this inventory will be useful not only for future preservation plans and design guidelines, but also for creating public awareness and encouraging citizen action for preservation of the community's heritage. It may also contribute to the community's personal well-being.

> *. . . more people than anyone had ever imagined really enjoy living and working in neighbourhoods that are characterized by the harmonious qualities of good urban design and by a sense of continuity with the past. The joint effort in preserving such qualities has revised community morale and the designation of historic(al) districts has in fact proven to be a 'surprising potent force for social stabilization.'*
>
> *(Goldstone, 1983)*

NATURAL SETTING

The natural setting of New Westminster played a distinctive role in the formation of the City. In a report to Governor Douglas, Colonel Moody presented the natural features of the site of New Westminster as a case for its suitability as the mainland capital.

Colonel Moody's report mentioned New Westminster as being the first high ground on the north side after entering the river. Moody wrote that there was every convenience and sufficient room for a capital of a great country. He mentioned the prominent river access and promised future rail access. Moody also commented on the agricultural potential, low susceptibility of the area to flooding, as well as, the military and port site advantages (Woodland, 1973). The natural elements and site advantages that attracted Moody over 126 years ago remain, in a slightly altered form, giving character to New Westminster, and more specifically to the downtown eastern residential neighbourhood of Albert Crescent.

Topography

New Westminster is topographically a bowl shaped plateau that drops abruptly to the river (see Figure 7). Albert Crescent has been shaped by the course of the river. The superimposed grid pattern in Albert Crescent slopes many of its streets downward toward the river. The street pattern does not follow the contour of the slopes, but the exterior edge of the area is influenced by the path of Columbia Street which was planned to follow the course of the Fraser River. This street pattern grants spectacular views due to the juxtaposition of the built environment and the Fraser River.

Views

In Albert Crescent there are three different types of views (see Figure 7). The first is the controlled view or vista. The grid pattern of streets superimposed on the varied topography of Albert Crescent promises a vista or view corridor down each street that leads toward the river.

A second consideration is the unusual view which includes glimpses of the past as well as of interesting juxtapositions of buildings. These views and vistas can be protected through design guidelines and through enforced height restrictions on all construction.

A third type of view is the panoramic view. These sweeping views are enjoyed from City highpoints. In Albert Crescent, panoramic view points can be enjoyed from City Hall and from Albert Crescent Park. The Downtown Plan provides for the protection of the panoramic view from the City Hall.

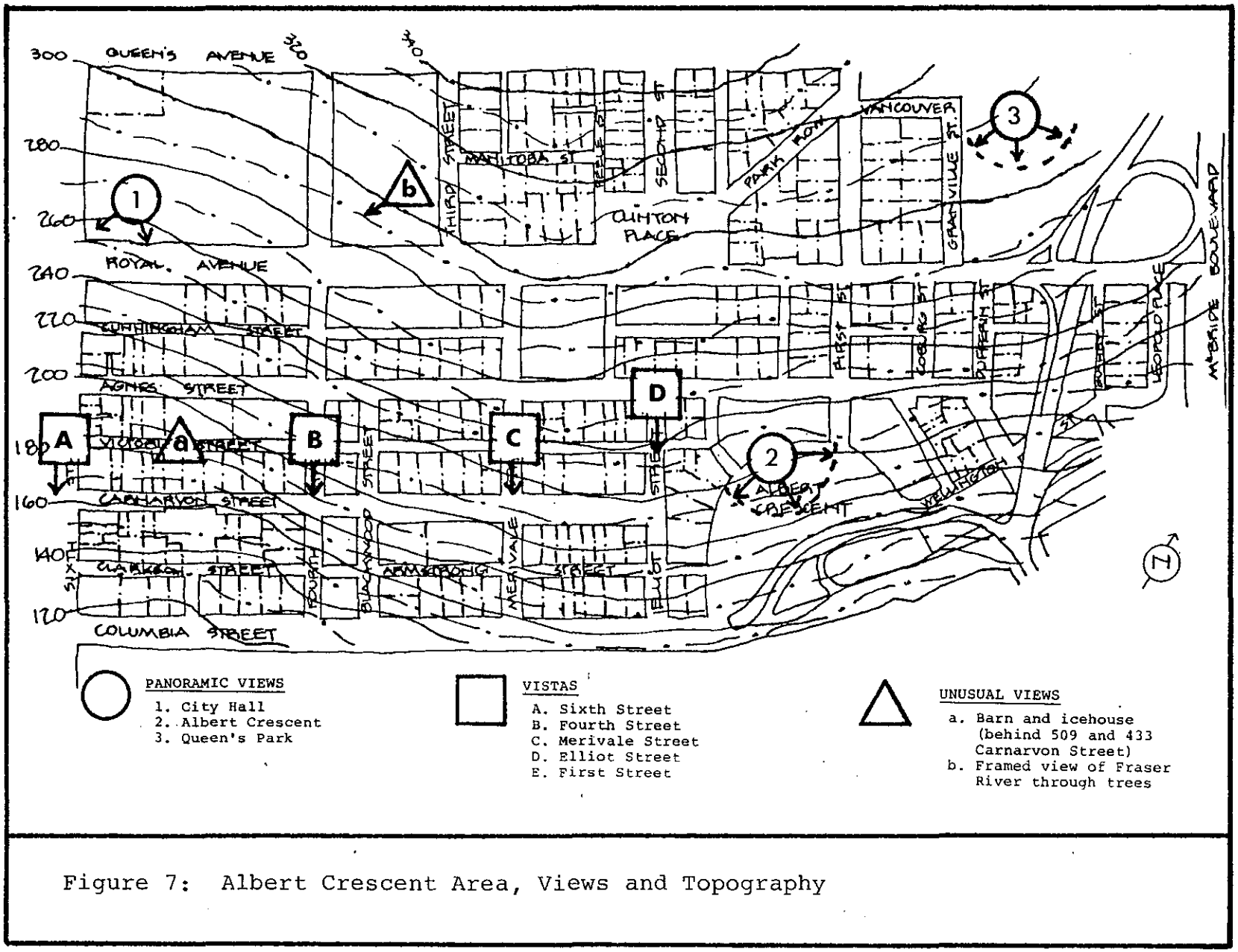


Figure 7: Albert Crescent Area, Views and Topography

BUILT ENVIRONMENT

Albert Crescent's built environment has four major components:

1. street pattern and historic plan;
2. open space and landscaping;
3. landmarks and historic sites; and
4. historically or architecturally significant buildings.

An area's heritage is comprised of both the built and natural setting; the natural setting of Albert Crescent combines with the built environment to produce an overall heritage character and a distinctive sense of place.

Street Pattern and Historic Plan

Albert Crescent is a unique neighbourhood, as shown by the street pattern, street names and location of open space in Moody's original 1860 plan.

The City of New Westminster was originally planned by Colonel Moody as a capital city. The cross axis of the grid pattern street system and the central location of the capital building (now City Hall) are all common to many 19th century planned capital cities. The cross axis and the prominent civic building site was used to symbolize and reinforce power.

The symbolism of the 1860 New Westminster city plan extends beyond the street pattern to include the street and place names. In Albert Crescent, the streets have been named for people of distinction, including the members of the reigning Royal Family, in contrast to the western section of the Downtown where the streets are named for people of less distinction. The naming of Albert Crescent streets and open spaces in this manner is indicative of the original planned 'upper class' character of the neighbourhood (see Figure 8).

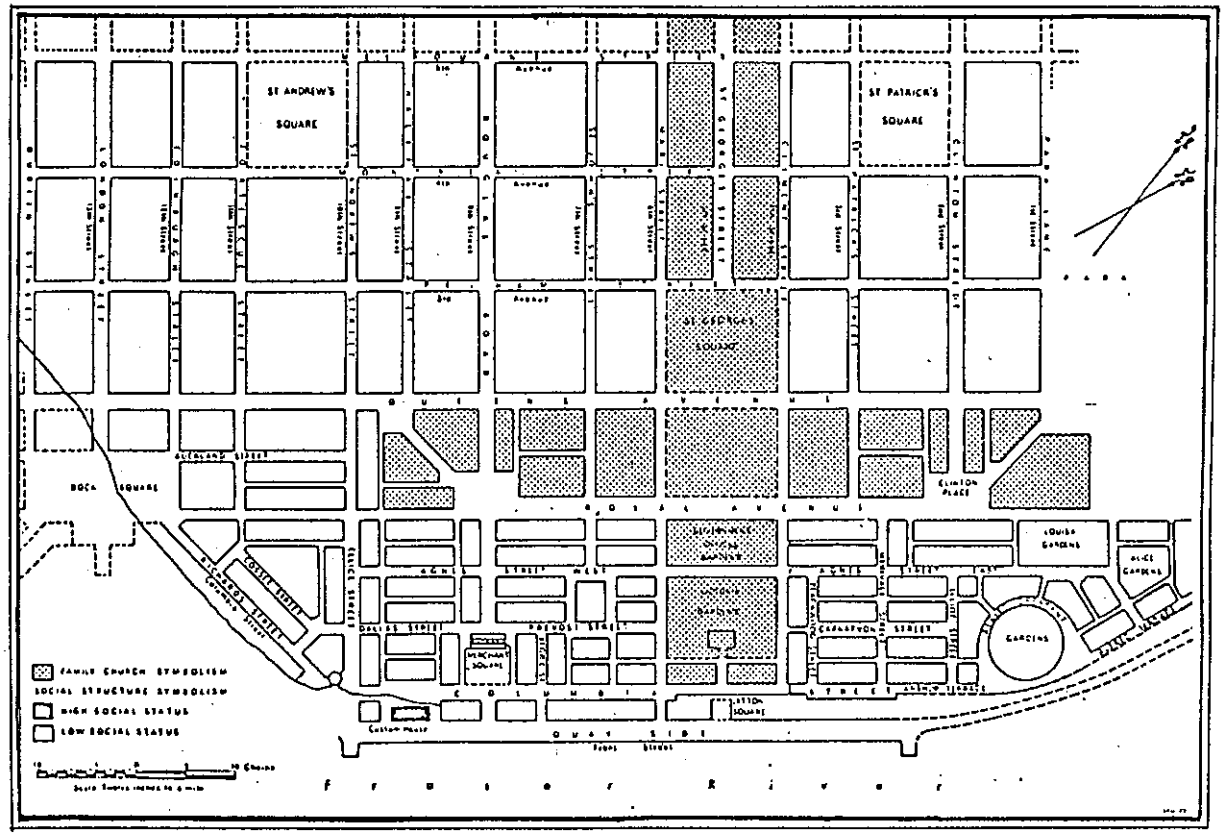


Figure 8: Victorian Symbolism in Moody's Plan of New Westminster (Miller, 1972)

Street Names

Agnes Street is named for Governor Douglas' daughter. She married Arthur Thomas Bushby, of New Westminster. Bushby accompanied Judge Begbie on his circuit court trips.

Albert Crescent is named for Prince Albert, Queen Victoria's husband. Albert was also the Christian name of her eldest son.

Alice Street is named for Princess Alice, Queen Victoria's daughter.

Armstrong Street is named for the Honourable William J. Armstrong, early settler of New Westminster. Armstrong built the first New Westminster residence and also was the City's first resident. In 1867, he also built the first flour mill in the province.

Armstrong was Justice of Peace, President of New Westminster Council, Sheriff of New Westminster, and in the De Cosmos Provincial Government, he was Minister of Finance and Agriculture.

Bonson Street is named for Lewis Francis Bonson. In 1854, Bonson joined the Corps of Royal Engineers at Woolwich. In 1858, he started for British Columbia by way of the Isthmus of Panama and up the Pacific Coast. After his honourable discharge (won by his engineering knowledge), he became a contractor/builder in New Westminster. He later became a Provincial Government Road Superintendent. Thereafter, he started a liquor business, purchased a farm and finally retired to New Westminster.

Bushby Street is named for Arthur Bushby (see Agnes Street).

Carnarvon Street is named for Lord Carnarvon, fourth Earl of Carnarvon, respondent to Governor Douglas' dispatch, requesting Queen Victoria to choose the City's name.

Carnarvon was Under Secretary at the Colonial Office under Sir E. B. Lytton when the mainland colony of British Columbia was formed in 1858.

In 1874, Carnarvon took the Colonial Office and was involved in laying out specific terms dealing with the controversy over the location of the western terminus of the C.P.R. The motto "Carnarvon terms or separation" was attributed to him.

Clinton Place is named for Sir Henry Pelham Clinton, fifth Duke of Newcastle, Colonial Secretary, 1859 - 1864.

Coburg Street is named for Prince Albert of Saxe-Coburg who married Queen Victoria in 1840. Also, Queen Victoria's mother (Mary Louise Victoria) was a daughter of the Duke of Saxe-Coburg-Saalfield.

Cunningham Street is named for James Cunningham, pioneer businessman of New Westminster, member of the 1874 provincial government and Mayor of New Westminster, 1873 - 1874.

In 1904, a Columbian supplement states: "He owns a great deal of residential property and is chief taxpayer in the City of New Westminster, his annual contribution to the municipal revenue being about three thousand dollars."

Dickenson Street is named for Robert Dickinson, who was a butcher at the time the main body of the Royal Engineers arrived. Dickinson was also a Mayor of New Westminster and a member of the Provincial Legislature.

Dufferin Street is named for the Marquess of Ava, Lord Dufferin. In 1876, as Governor General, Lord and Lady Dufferin visited the province and won the goodwill and respect of the people even though the people were angry with the favoritism shown to Eastern Canada by the Government of Canada.

Elliot Street is most likely named for the Honourable A.C. Elliot, Premier, Attorney-General, and Provincial Secretary of British Columbia.

Granville Street is named for George Levison-Gower, second Earl of Granville, and British Colonial Secretary circa 1868-70.

Hastings Street is named for Rear Admiral George Fowler Hastings, C.B. Commander-in-Chief of the Pacific Squadron of the Royal Naval Station at Esquimalt. In 1866-69, his flagship was the HMS Zealous.

Leopold Place is named for Prince Leopold, a son of Queen Victoria.

Manitoba Street is named for the Province of Manitoba. Manitoba is a contraction of the Cree word 'Manitowaban' meaning 'the God that speaks'.

Merivale Street is named for Merivale, Under Secretary of State for the Colonies, most likely under Lord Carnarvon.

Park Row is so named because it leads to Queen's Park.

Peele Street is named for Sir Robert Peele, Under Secretary for War and for the Colonies, 1811-1812.

Royal Avenue is named for Queen Victorian who named the City, New Westminster.

Sarnia Street is named most likely for the early residents, such as J. H. Vidal, who came from Sarnia, Ontario.

St. Mary's Street is named for St. Mary's Hospital which located there as early as 1887.

Vancouver Street is named for Captain George Vancouver of the Royal Navy. Vancouver made exploration surveys of this coast, 1772-94, in command of the HMS Discovery.

Victoria Street is named for Queen Victoria.

Wellington Street is named for the Duke of Wellington, Arthur Wellesley, Prime Minister of England in the 1830's.

Windsor Street is named For Queen Elizabeth's family name.

First Street was originally named Park Lane as it is adjacent to Queen's Park.

Second Street was originally Clinton Street for Sir Henry Clinton (see Clinton Place).

Third Street was originally Saint Patrick Street, connecting St. Patrick Square.

Fourth Street was originally Clement Street for Colonel Richard Clement Moody.

Open Space And Landscaping

In Albert Crescent the open space tends to be more passive than active. The landscaping is both formal and naturalistic. Open space and landscaping will be discussed with the buildings that border their perimeters. Figure 9 illustrates the location of the open space and landscaped areas in Albert Crescent.

Landmarks And Historic Sites

Landmarks, or reference points, can be verbal or symbolic, positive or negative, and natural or manmade. The most typical natural landmarks are bodies of water and the most typical manmade landmarks are religious or civic structures. The major landmarks in Albert Crescent are indicated on Figure 10.

> *Landmarks, the point references considered to be external to the observer, are simple physical elements which may vary widely in scale. There seemed to be a tendency for those more familiar with a city to rely increasingly on systems of landmarks for their guides - to enjoy uniqueness and specialization ...*
>
> *Since the use of landmarks involves the singling out of one element from a host of possibilities, the key physical characteristic of this class is singularity, some aspect that is unique or memorable in the context. Landmarks became more easily identifiable, more likely to be chosen as significant, if they have a clear form; if they contrast with their background; and if there is some prominence of spatial location.*
>
> (Lynch, 1960)

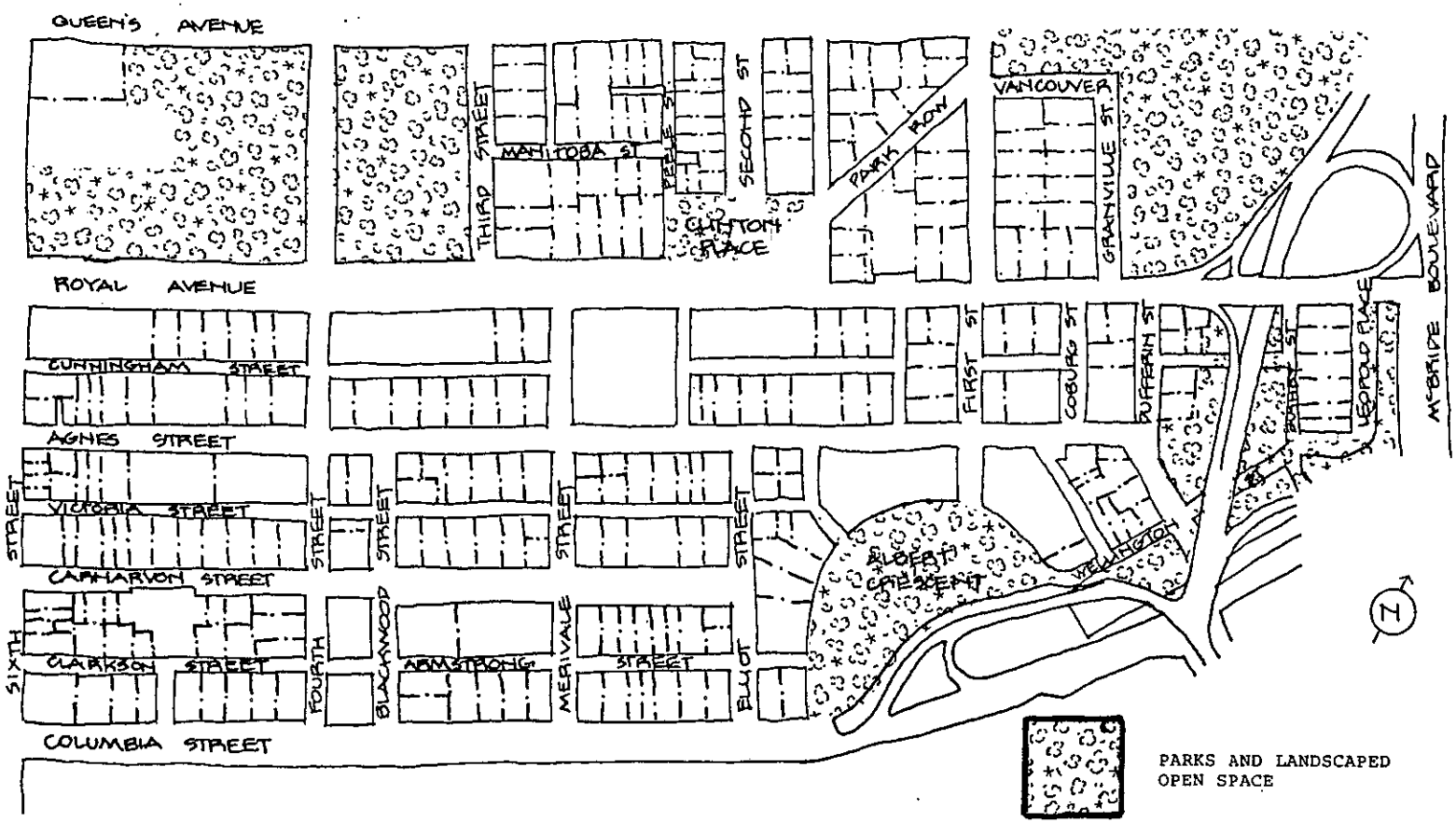
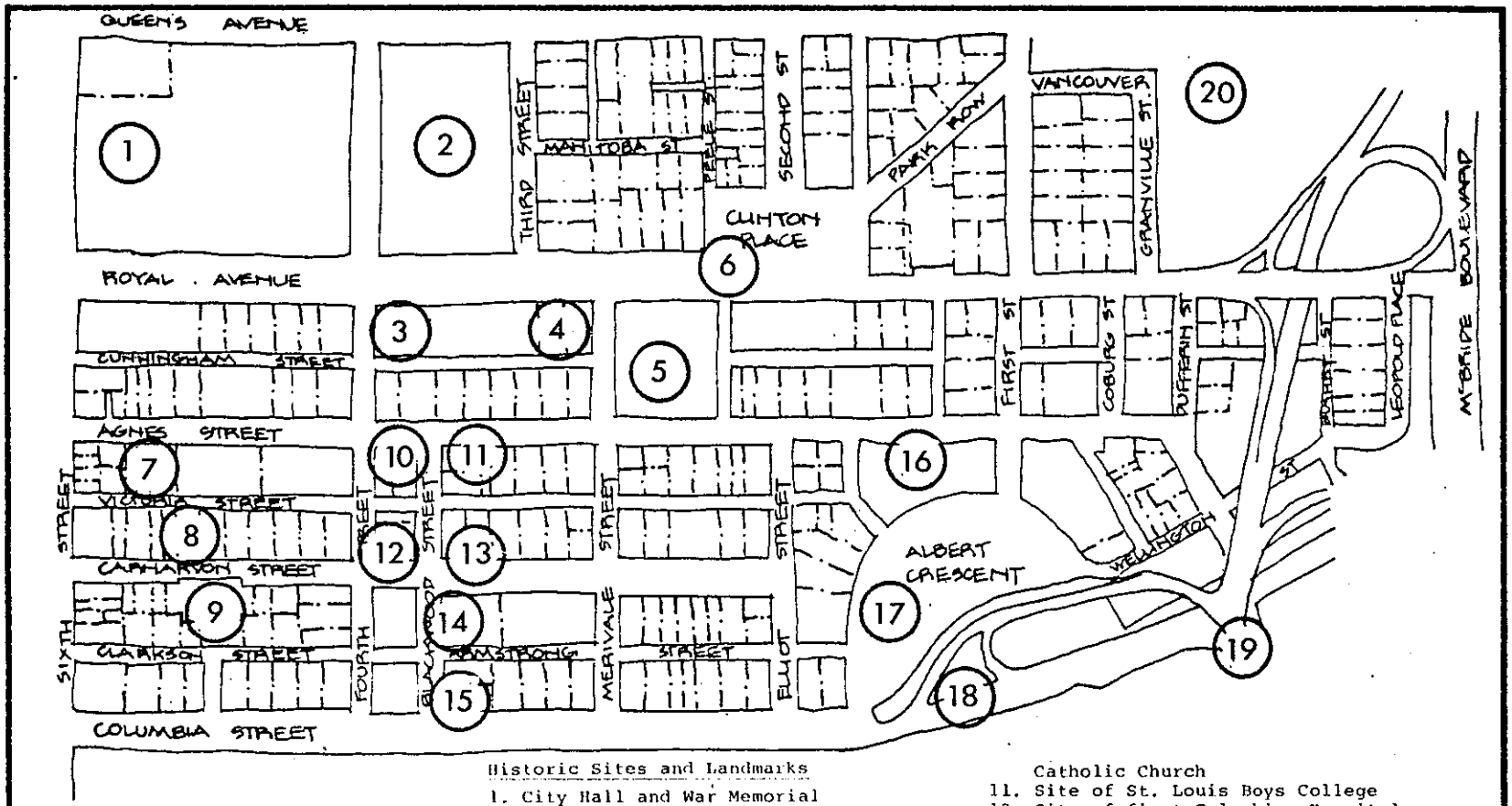


Figure 9: Albert Crescent Area, Open Space and Landscaping



Historic Sites and Landmarks

1. City Hall and War Memorial (site of Duke of Connaught High School)
2. Tipperary Park
3. St. Peter's Church
4. Irving House Historic Centre
5. Site of first St. Mary's Hospital
6. Clinton Place
7. Site of first Olivet Baptist Church
8. Site of Opera House
9. Holy Trinity Church
10. Site of St. Charles Roman Catholic Church
11. Site of St. Louis Boys College
12. Site of first Columbian Hospital
13. St. Andrew's (Emmanuel Pentecostal)
14. Nidaros Lutheran Church (Korean Catholic Church)
15. Site of first St. Peter's Church
16. Site of St. Ann's Convent
17. Albert Crescent
18. Simon Fraser Monument
19. Pattullo Bridge, 1934 (first bridge built 1904)
20. Queen's Park

Figure 10: Albert Crescent Area, Historic Sites and Landmarks

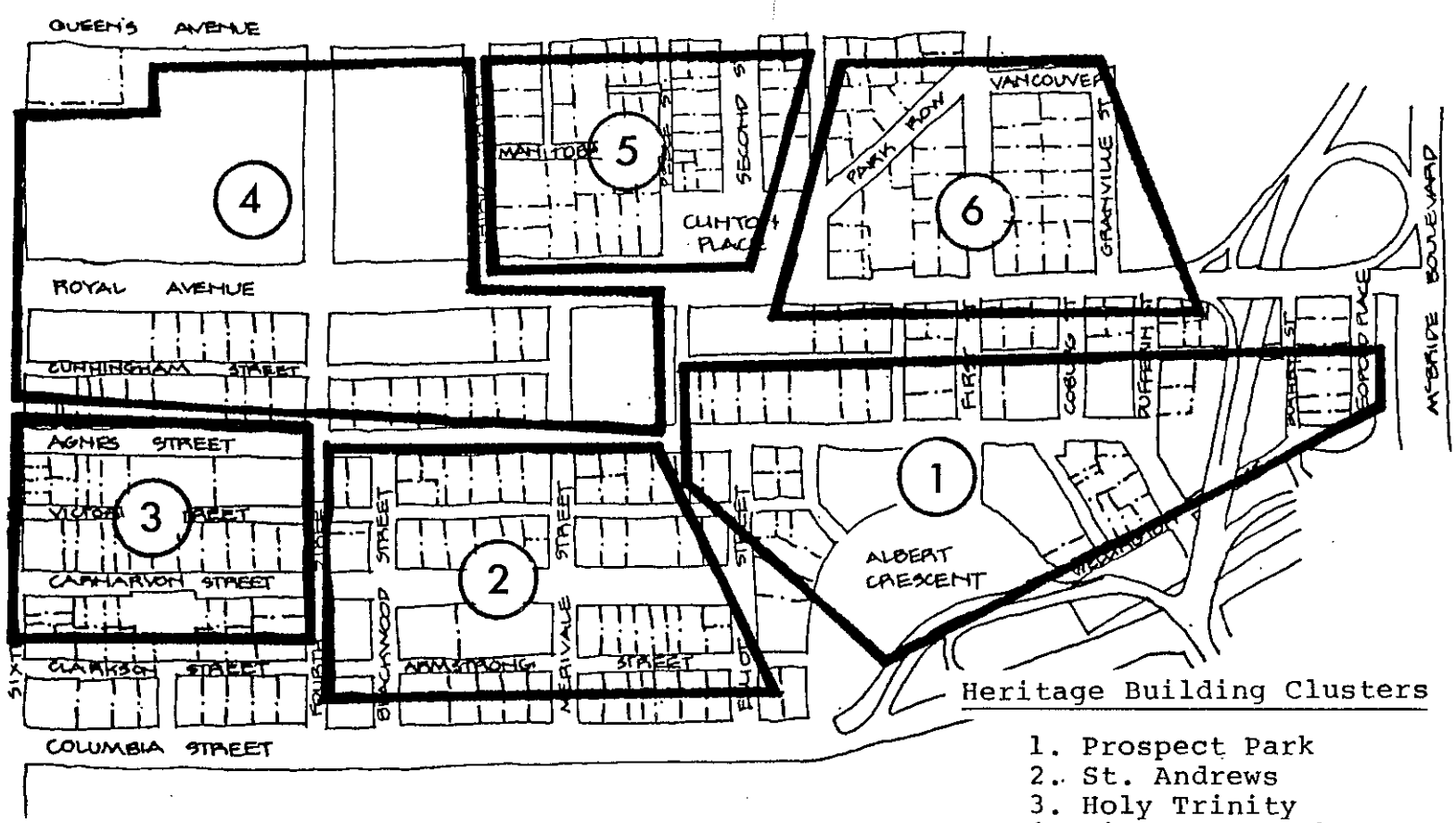


Figure 11: Albert Crescent Area, Heritage Building Clusters

HERITAGE BUILDING INVENTORY

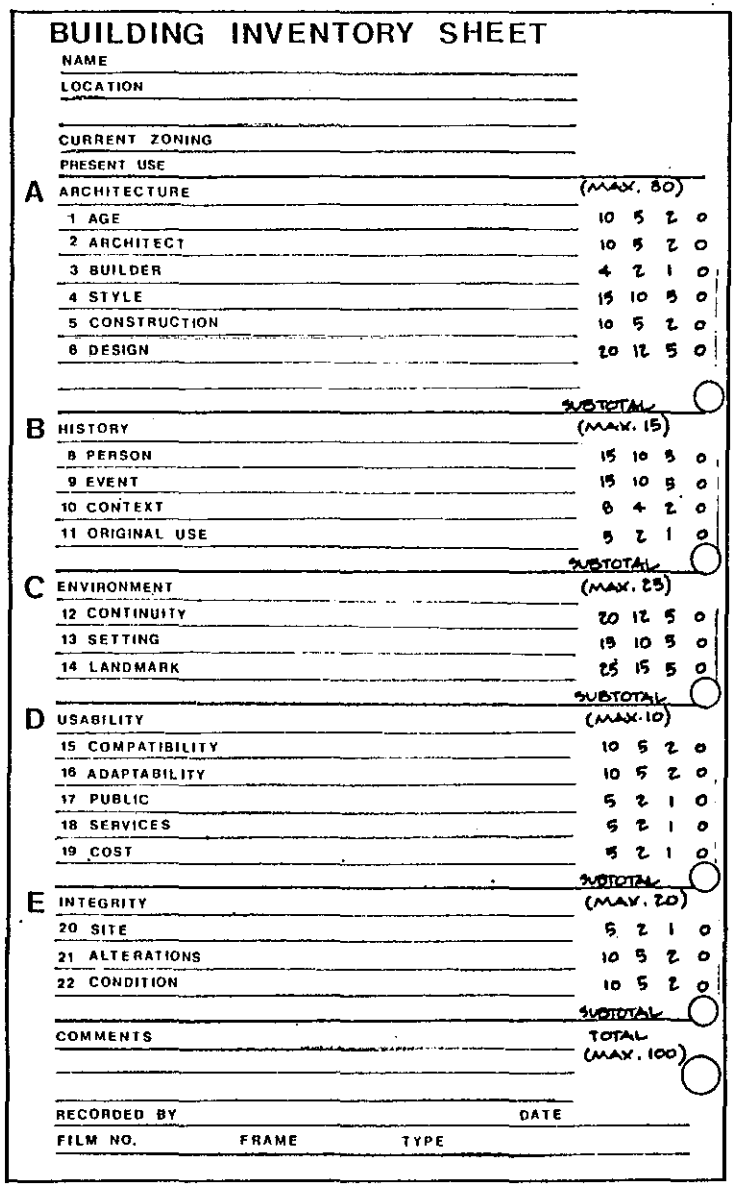
BUILDING CLUSTERS

The buildings within Albert Crescent's natural and built environment are evaluated in terms of their heritage potential. For ease of presentation (see Figure 11), the buildings are grouped into six historical clusters:

1. Prospect Park
2. St. Andrew's
3. Holy Trinity
4. Tipperary Park
5. Clinton Place
6. Lower Queen's Park

Only the buildings that scored over 64% on the Building Inventory and Evluation Sheet are discussed in this report (see Figure 12). Buildings that scored between 40% and 65% are considered to be supportive of the overall heritage character of each building cluster. These buildings are listed in a supportive residential table at the end of each cluster section.

The form used for the purpose of evaluation is largely based on Harold Kalman (1980) and was adopted for Volume 1 of the "New Westminster Heritage Resource Inventory".



BUILDING INVENTORY SHEET

NAME

LOCATION

CURRENT ZONING

PRESENT USE

A	ARCHITECTURE	(MAX. 80)			
	1 AGE	10	5	2	0
	2 ARCHITECT	10	5	2	0
	3 BUILDER	4	2	1	0
	4 STYLE	15	10	5	0
	5 CONSTRUCTION	10	5	2	0
	6 DESIGN	20	12	5	0
		SUBTOTAL			
B	HISTORY	(MAX. 15)			
	8 PERSON	15	10	5	0
	9 EVENT	15	10	5	0
	10 CONTEXT	8	4	2	0
	11 ORIGINAL USE	5	2	1	0
		SUBTOTAL			
C	ENVIRONMENT	(MAX. 25)			
	12 CONTINUITY	20	12	5	0
	13 SETTING	15	10	5	0
	14 LANDMARK	25	15	5	0
		SUBTOTAL			
D	USABILITY	(MAX. 10)			
	15 COMPATIBILITY	10	5	2	0
	16 ADAPTABILITY	10	5	2	0
	17 PUBLIC	5	2	1	0
	18 SERVICES	5	2	1	0
	19 COST	5	2	1	0
		SUBTOTAL			
E	INTEGRITY	(MAX. 20)			
	20 SITE	5	2	1	0
	21 ALTERATIONS	10	5	2	0
	22 CONDITION	10	5	2	0
		SUBTOTAL			

COMMENTS

TOTAL (MAX. 100)

RECORDED BY DATE

FILM NO. FRAME TYPE

Figure 12: Building Inventory Sheet

1. Prospect Park Cluster

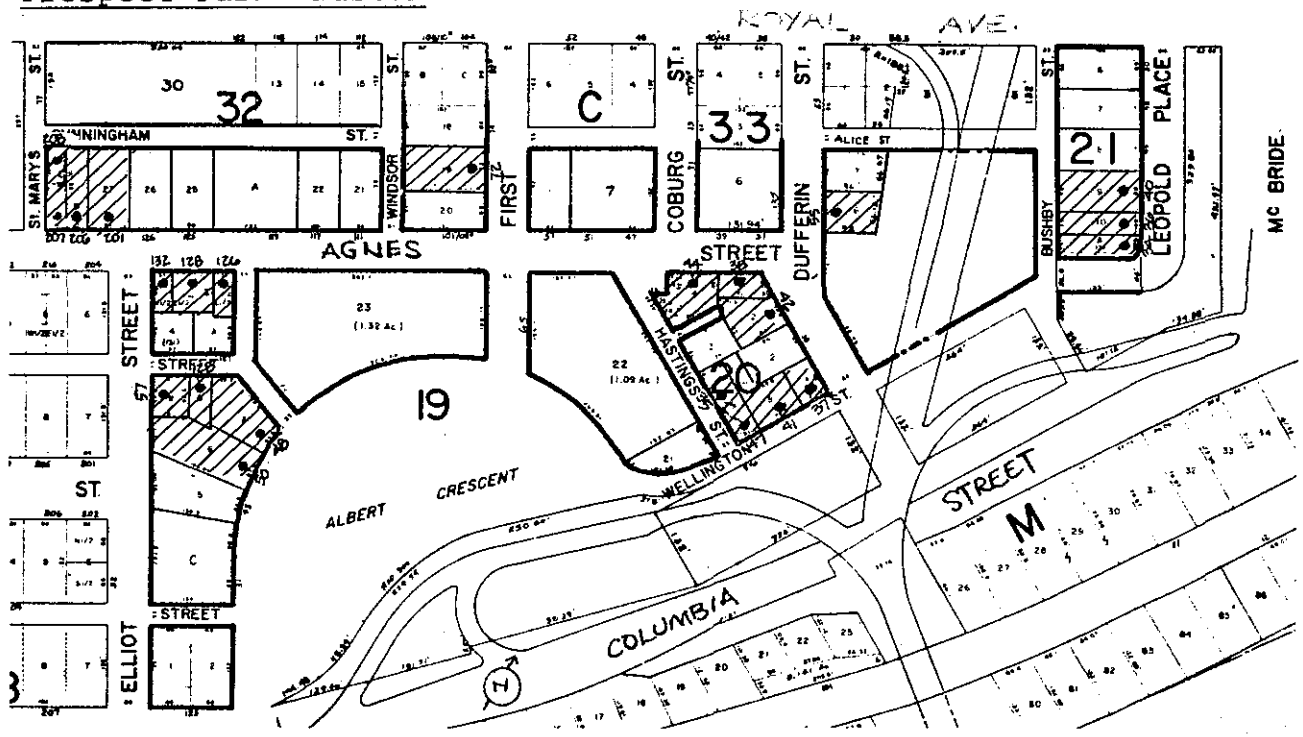


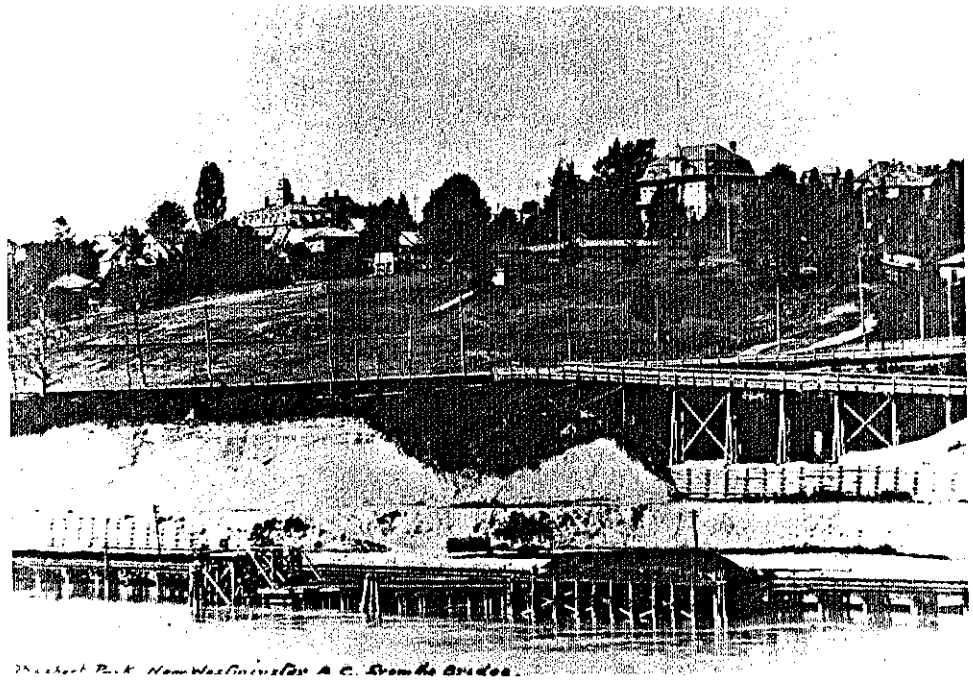
Figure 13: Prospect Park Cluster

Prospect Park was the original name for what is now known as the Albert Crescent Park. Prospect Park was featured in the original plan of the City prepared by Colonel Moody in 1859-1860 and overlooks the Fraser River.

The Park is crescent shaped and was planned to be a focus for an upper class single family dwelling district. Prospect Park originally featured a gazebo, formal Victorian gardens and a circular promenade.

The Provincial Government took a section of the park in 1937 to build the approaches to the Pattullo Bridge. Time has further changed Albert

Crescent: the gazebo and gardens are no longer there, upper class homes on the east side of the Crescent have been replaced by apartment buildings, and St. Ann's Convent, which was at the top of the Crescent, has also been demolished.



1. Albert Crescent (circa 1900) Prospect park

   View taken from Fraser River.

A memorial to Simon Fraser was located within Albert Crescent, just west of the bridge, that was taken by the government to build the approaches to the Pattullo Bridge. The Simon Fraser monument was erected in 1908 and consists of a bronze bust flanked by cannons, designed by Louis Hebert. This monument honours Simon Fraser who in 1808 , accompanied by a party of 'voyageurs', journeyed down what is now called the Fraser River. In addition to discovering this River as a major trade route from the interior, Fraser conducted an early exploration of New Caledonia (British Columbia Mainland) and established numerous forts and trading posts for the early fur traders. The bust and cannons were relocated to the Quay promenade in 1987.

Early 20th Century homes that were built on the north side of the Park were 48 & 50 Albert Crescent.

48 Albert Crescent, known as the W. S. Collister home, was built originally in 1911 for Neil H. McQuarrie by builders Sloan and Harrison.

The construction cost was $6,000,a considerable amount at a time when the average cost to build a home was $500 to $1,000.

Although renovations have somewhat altered the original appearance, the classical columned door, balcony and two storey columned side entrance combined with the solid symmetrical proportions were popular architectural features of the Colonial Revival style.

In May 1990, the Collister House was relocated to a vacant property at 108 Queens Avenue in order to avoid demolition for a high rise apartment proposal. The new owner intends to renovate and restore the house over the next years and then apply for municipal heritage designation.



RELOCATED
May 1990

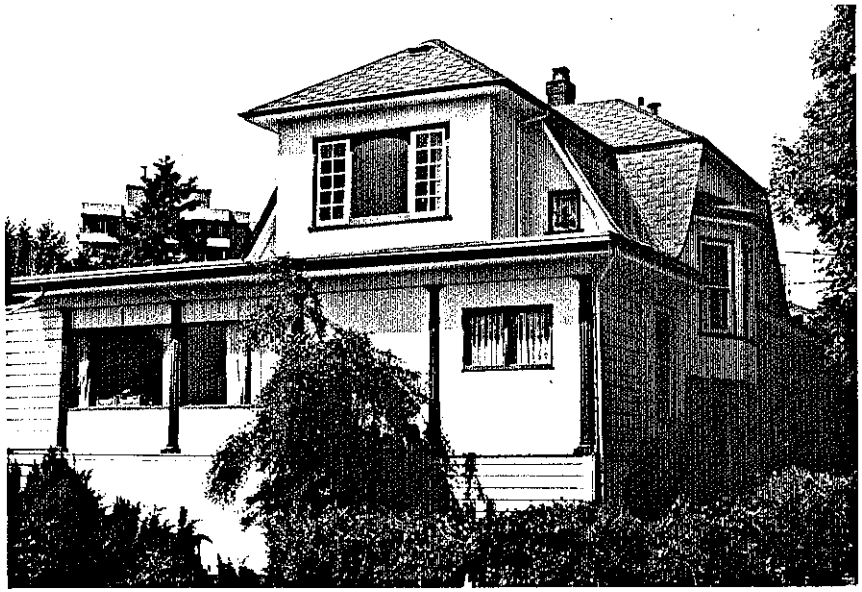
RENOVATED
1990 -

2. 48 Albert Crescent (1911)
   Colonial Revival Style

50 Albert Crescent is the 1906 home of William Garland McQuarrie. McQuarrie belonged to a leading New Westminster law firm, McQuarrie,Martin and Cassady. Included among their clients was the City of New Westminster.

The house at 50 Albert Crescent has been extensively altered and much of its architectural character lost. In its original form, the house featured a dutch colonial gambrel roof and columned open verandah, among other colonial and classical features.

This house and property were part of the same apartment proposal that relocated the Collister House, however this house was demolished in the Spring, 1990.



3. 50 Albert Crescent (1906)

Colonial Revival Style

DEMOLISHED
April 1990

34 Leopold Place, a Craftsman cottage, was moved from 23 Columbia Street in 1936 by G. Coulson. Coulson also owned 36 Leopold Place at that time.

36 Leopold Place, a Craftsman bungalow, was originally the home of Dr. F.P. Smith, a dentist. The shingled exterior, broad sweeping roof planes, and deep verandah supported by elephantine columns, combined with the honest expression of materials were all part of the Arts and Crafts movement first popularized in the U.S. by The Craftsman Magazine (1901-1916). It is interesting to note the stepped lot placement of these two Craftsman houses.

In January 1990, the house occupying 36 Leopold Place (photo below) was relocated to a vacant lot at 50 Leopold Place in order to avoid demolition for a proposed apartment project. The cottage was rehabilitated and renovated and is in good condition. 34 Leopold Place is proposed for demolition to clear the property for the same apartment project.



RELOCATED

Jan. 1990

RENOVATED

1990

4. 34 Leopold Place (1908)

   36 Leopold Place (1908)

   Craftsman Style

The 'Kitset House' is so called because it was most likely constructed from a prefabricated house kit. 40 Leopold Place is very simialr in design to the B.C. Mills 'Pre-fab' home model MMMX. These prefabricated houses came unassembled in painted sections. The Vancouver based B.C. Mills Timber and Trading Company marketed a patented system of pre-fabricated homes between the years 1904-1910.

H. Lawrence, a railroad switch tender, was the original owner of this 'pre-fab' shingle style house.

In January 1990 this 'Kitset House' was relocated to 12 Royal Avenue in order to prevent demolition for a proposed apartment project. The owner has renovated the house extensively and returned the house to good condition and appearance.



RELOCATED

Jan. 1990

RENOVATED

1990

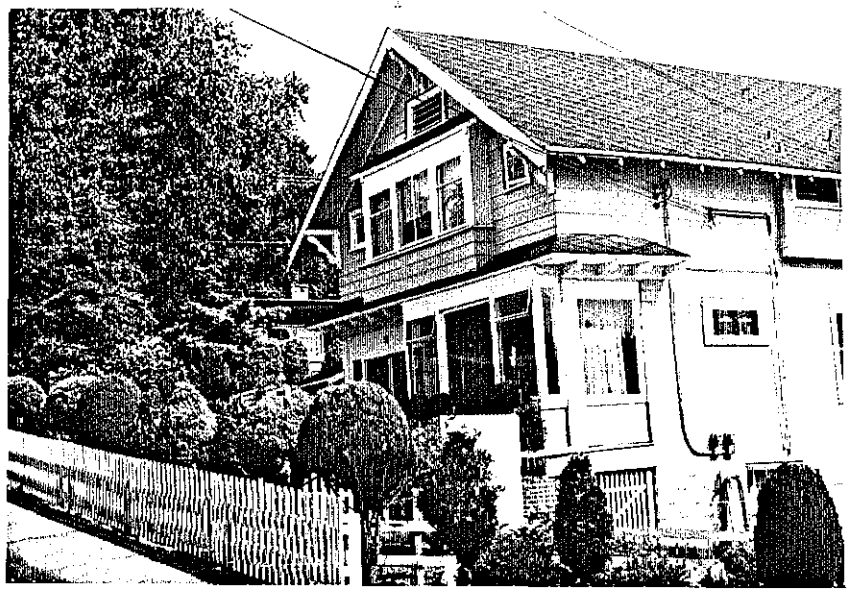
5. 40 Leopold Place
'Kitset House'
(1905)

Eastern Shingle Style

On Dufferin and Wellington Streets, there are two significant houses.

55 Dufferin Street, an attractive double lot home with a lovely garden, has been altered with some of its original features, such as exterior cladding and open verandah removed.

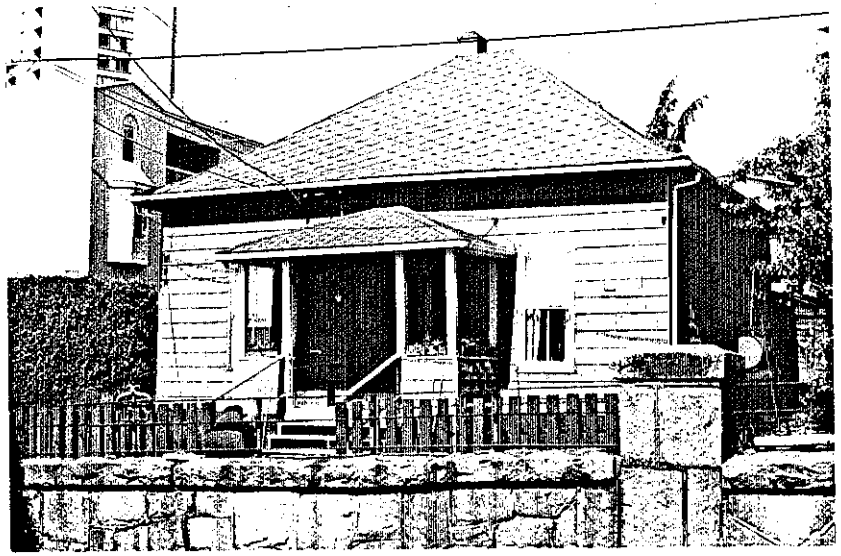
This house rests on a foundation of rusticated cement blocks and has typical Craftsman design elements in its exposed rafters and beam ends emphasized by decoratively cut brackets. It was originally the home of D.C. MacKenzie, an instructor in tailoring at the Penitentiary.



6. 55 Dufferin Street (1908)

Craftsman Style

The hipped roof, square structural shape, slightly bellcast eaves, and front porch supported by columns give this Edwardian bungalow, at 47 Wellington Street a classical appearance. The bungalow retains the dominant working class and cottage character of its immediate area. All homes on Wellington face a stone-faced green space which borders the on-ramp of the Pattullo Bridge.



8. 47 Wellington Street (1906)

NeoClassical Cottage Style

West of Prospect Park is 57 Elliot Street, the circa 1908 home of contractor Henry Hoy.

This Classic Box was not the first house that that Henry Hoy built on this site. He is recorded as living here as early as 1878 but his home was subsequently destroyed by a fire. In reference to Hoy's first home, an 1878 issue of the Mainland Guardian quotes:

> *Mr. H. Hoy completed a handsome dwelling near the convent (St. Ann's), hand finished in and out ... center pieces in principle room designed by T. W. Graham, who assisted with interior fittings.*

In May 1990, this house was relocated to a property at 242 Second Street, in oeder to prevent it from being demolished for an apartment project. The owner intends to renovate the house so that it will be in good condition and appearance.



RELOCATED
May 1990

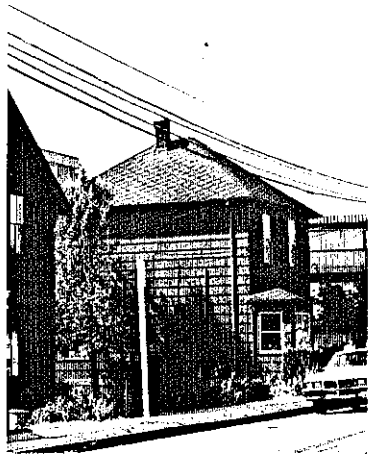
RENOVATED
1990-

7. 57 Elliot Street
(Circa 1908)

Classic Box Style

The house at 132 Agnes Street (right side of picture) is a vernacular version of the Classic Box or American Foursquare. This unpretentious square home with a hipped roof, lean-to addition and brown shingled exterior was designed by E. G. W. Sait for Mr. Handcock in 1911.

In July 1989, this house along with 126 & 128 Agnes Street was proposed for an apartment project, which will result in demolition for this house within the next few years.

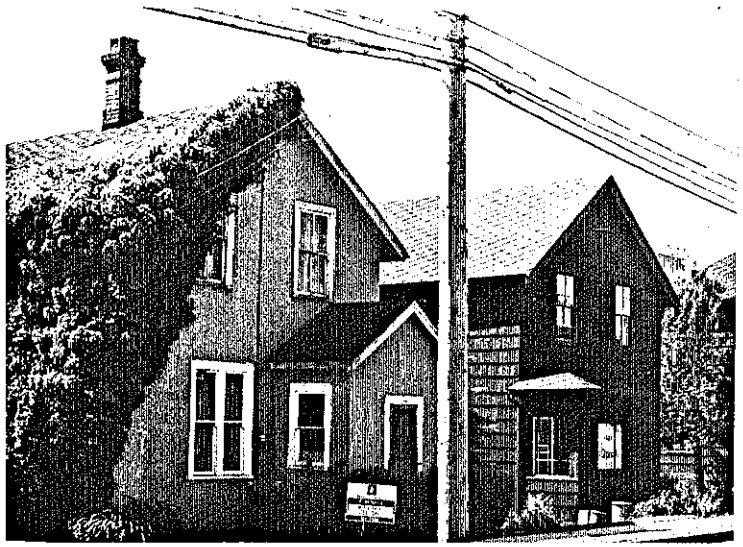


9. 132 Agnes Street
(circa 1911)

Classic Box Style

The homes at 126 and 128 Agnes Street complement the architectural features of 132 Agnes Street. All three homes are two storey structures with rear lean-to additions and without extensive exterior decoration. The first two houses are good examples of the Pioneer Tent style which became population in the late 19th Century. With the advent of the lumber mill industry and railroad transportation, early British Columbian settlers could then afford the lumber necessary for building these balloon frame vernacular structures.

These two houses, along with 132 Agnes Street, have been assembled for an apartment project. The developers applied for the required rezoning in May 1989, and upon completion of their requirements will demolish all three houses. This action could occur sometime in 1991.



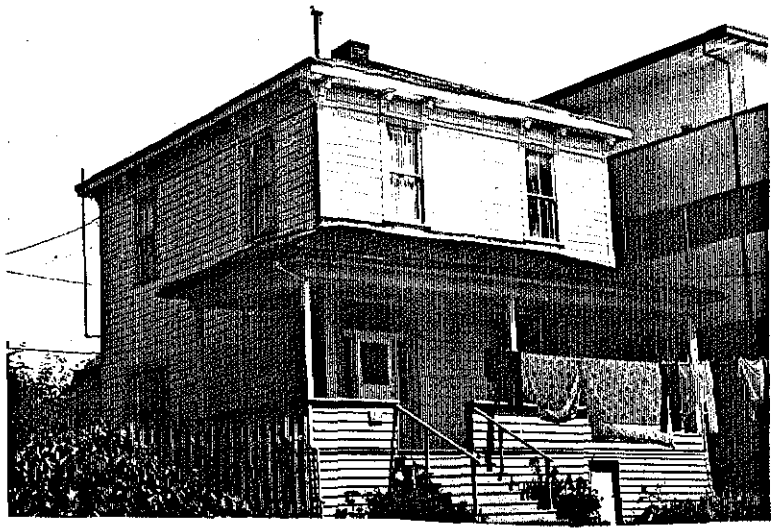
10. 126 Agnes Street (1893)

    128 Agnes Street (1894)

    Pioneer Tent Style

Across the street from these homes are two early 20th Century homes (207 and 205 Agnes) and one late 19th Century home (201 Agnes).

The home at 201 Agnes built in 1892, is a simplified version of the Victorian Italianate style, and was the home of Joseph McDonald in 1912, manager of the Glen Rose Cannery. This early Albert Crescent home features a pyramidal roof decorated with a plain cornice, frieze and brackets, white shiplap siding, a narrow transom over the door and an open verandah supported by piers. This simplified version of the Italianate style was popular in Western North America between the years 1860 and 1890.



11. 201 Agnes Street (1892)

    Italianate Style

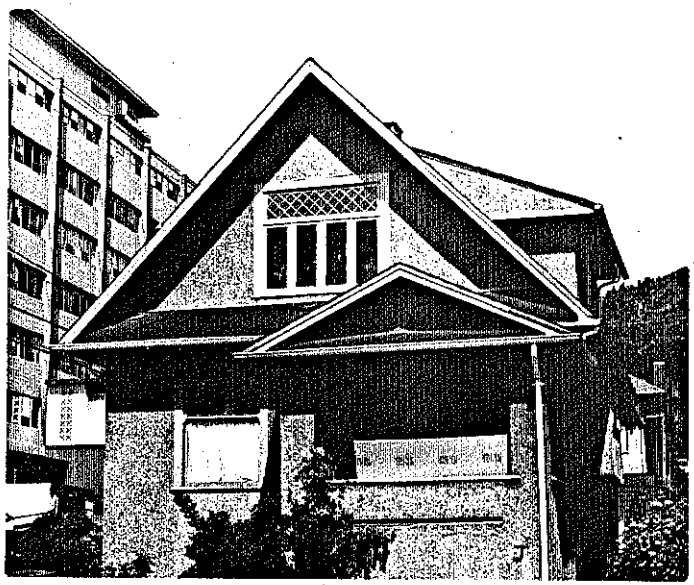
The Late Victorian Italianate home at 205 Agnes Street (circa 1914), built by Barr and Son, may have been the home of William E. Fales, a successful New Westminster furniture dealer who came to British Columbia in 1876. This home contributes to the heritage character of the Prospect Park Cluster which features several Italianate style homes.



12. 205 Agnes Street
(circa 1914)

Italianate Style

Built by Morgan for N. H. McQuarrie around 1911, the Late Victorian home at 207 Agnes Street has many features common to the Eastern Shingle style, such as, the front gabled pedimented roof and the sweeping side roof line with a piercing shed dormer. Its exterior is covered with stucco and it has asphalt shingles in the gable. It does have the shingled exterior most typical of the Eastern style, but the shingles have been covered in stucco.



13. 207 Agnes Street
(circa 1911)

Eastern Shingle Style

RESIDENCES SUPPORTING THE PROSPECT PARK CLUSTER

	Address	Date	General Style
	38 Agnes Street	1928	Vernacular Craftsman Style
	44 Agnes Street	1931	Entre-Guerres Domestic
	208 Cunningham Street	1911	NeoClassical Cottage (Edwardian Bungalow)
D(a)	128 Dickenson Street	c.1900	Victorian Italianate
	38 Dufferin Street	1895	NeoClassical Cottage (Company Cottage)
	42 Dufferin Street	1922	California Bungalow
	35 Hastings Street	c.1934	Vernacular Cottage
	72 First Street (Keary house)	c.1916	Victorian Italianate
	37 Wellington Street	1894	NeoClassical Cottage (Colonial Bungalow)
	41 Wellington Street	1895	Vernacular Ranch Style

NOTE:

D(a) 128 Dickenson Street was demolished in April, 1990.

2. St. Andrew's Cluster

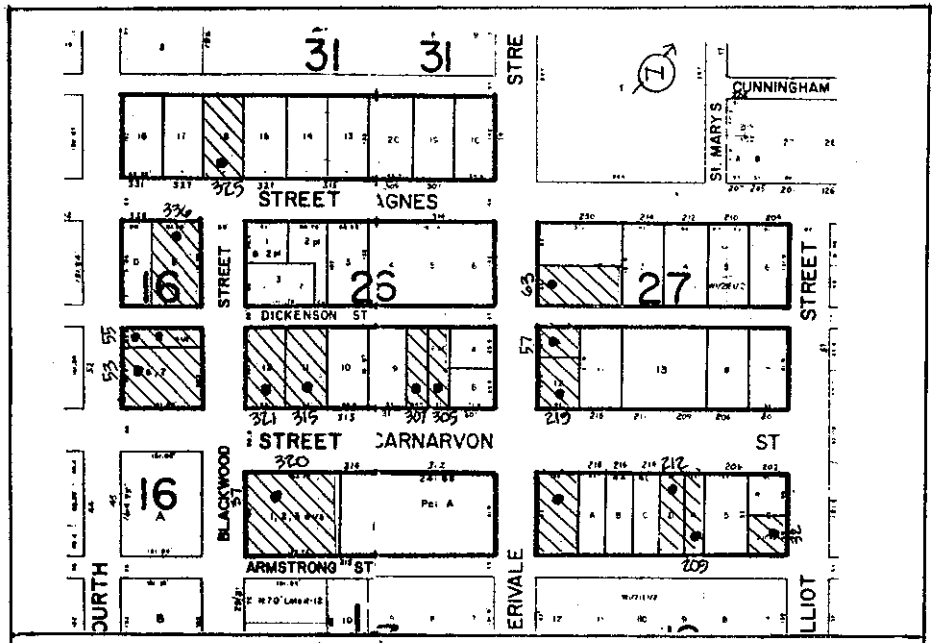


Figure 14: St. Andrew's Cluster

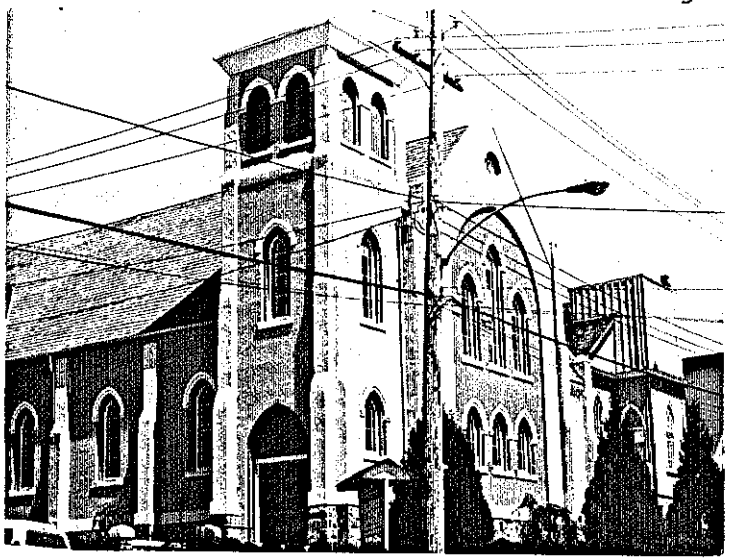
Located at 315 and 321 Carnarvon Street are the Emmanuel Pentecostal Church and Church Hall. The Church Hall was originally St. Andrew's Presbyterian Church and under the pastorship of Rev. R. Jamieson, was the first Presbyterian Church on the British Columbia mainland. This traditional wooden gothic church was built by the contractor A. H. Manson.

Rev. R. Jamieson had arrived in New Westminster in 1862. His first congregation was 80 residents who met in the original Clarkson Street Court House prior to the building of the wooden church, the first St. Andrew's.

Jamieson lived and operated a school in the manse, originally located on the site of the brick church. In 1898, the church and manse were spared from the 1898 'Great Fire'. The Holy Trinity Cathedral, St. Pauls Reformed Episcopal Church and the Baptist Church, were all destroyed, therefore all three held services at St. Andrew's. In 1922, Gardiner and Mercer raised and remodelled the old church for hall and Sunday School purposes.

In 1889-1891, G. W. Grant designed the Late Gothic Revival brick church. The brick St. Andrew's featured gothic stained glass windows, a front gable and a dominant steepled corner tower. In 1930, repairs were done after a fire in the brick church. Sloan and Harrison Construction removed the steeple.

Beginning in 1977, the Church began a series of renovations to the roof, front doors, and the interior. In 1987-88, the stucco exterior was removed to expose the original brick facade. The next project is to restore the Church pipe organ, which is one of the oldest and largest pipe organs west of Chicago.



14. 315 and 321 Carnarvon Street
Emmanual Pentecostal Church
(1891) and Hall (1863)

Gothic Revival Style

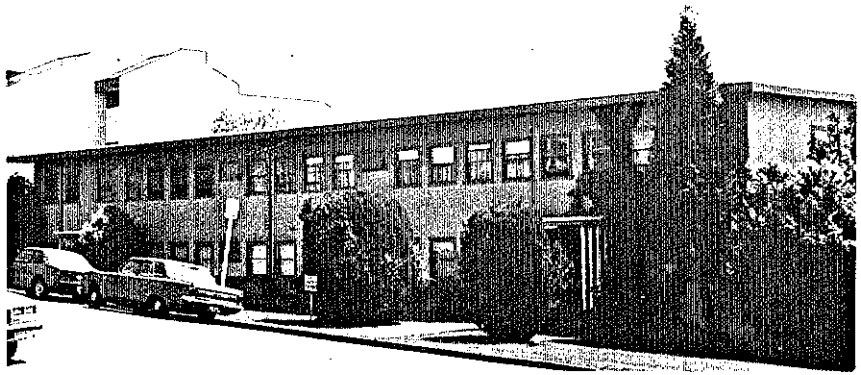
RENOVATED

1987-1988

The Emmanual Pentecostal Church received the 1986 Heritage Award (non-residential) from the New Westminster Chamber of Commerce.

Coronation Court is interesting in that it represents an important building stage in Albert Crescent. Many of these modernistic, unrelieved stucco boxes were built in Albert Crescent during the 1950's. Coronation Court, built in 1953, is a 3 storey rectangular rose stucco building with a brick foundation, flat roof and wooden double-hung windows.

Coronation Court is located on the original site of 'Gadshill', home of the Fisher family in 1882.



15. 320 Carnarvon Street
Coronation Court
(1953)

Modernistic Style

The Colonial Revival house at 219 Carnarvon Street was built by P. O. Bilodeau in 1898. The large scale of this corner home, with its double portico entrance, wrap-around verandah with spindle work and hipped bellcast roof and dormers, gives it a sense of grandeur.

Bilodeau, proprietor of the Windsor Hotel, was the first resident of the house. J. C. Brown, Mayor of New Westminster, 1890-1892, also lived here.



16. 219 Carnarvon Street
Bilodeau House
(1898)

Colonial Revival Style

The Korean Catholic Church was built at the corner of Merivale and Carnarvon Streets in 1924 and features an asymmetrical facade with a corner tower, a metal steeple with a wooden cross spire, stained glass stars in the steeple, white exterior stucco walls, arched entrance, side wall buttress, and gothic windows.

The Church was originally a Norwegian Lutheran Church called Nidaros. The history of the Norwegian Lutherans goes back to 1890 when they came from Norway to fish for salmon on the Fraser River. In 1960 the Lutherans moved to 930 Cumberland, Mount Zion Lutheran Church and the church at Merivale was sold to French Catholics. In 1980 the Korean Catholics took over the church.



17. 37 Merivale
Parisse Notre Dame
De La Paix Englais
(1924)

Gothic Revival Style

57 Merivale Street is a simplified 1898 Carpenter Gothic home which was popular in the middle to late 19th Century. Features include the steeply pitched cross gables, bargeboards, bracketed cornice and shingled exterior. Additional features include the pier-supported pedimented porch, a few exposed rafters, sidelights (side rectangular windows) by the front entrance and quatrefoil ornament in the front gable. A more high styled version of this mode of construction is Irving House.

In 1909, 57 Merivale Street was most likely the home of E. Johnson, a Mariner, and was the Hargie home in the 1920's. Today, it is a two-family home that complements the architectural character of 63 Merivale Street.

This house may be dated closer to 1898, and may have existed just before the Great Fire of 1898.

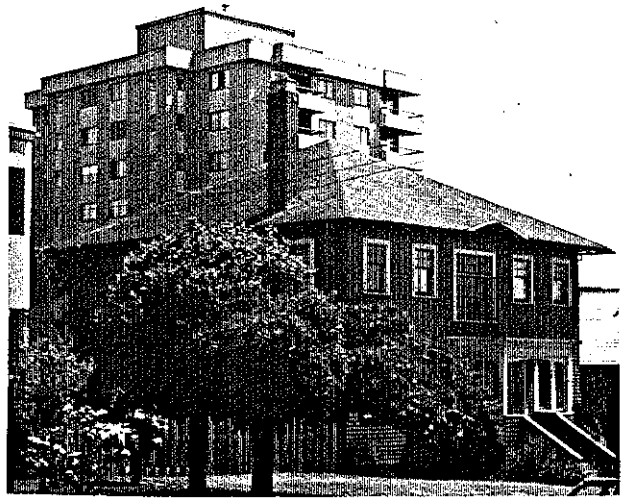


18. 57 Merivale Street
c. 1898

Gothic Revival (Carpenter Gothic) Style

Townley and James designed J. C. Armstrong's home at 63 Merivale Street in 1916 and J. C. Allen was the builder. J. C. Armstrong was the president of the New Westminster and Burrard Telephone Company. As early as 1890, J. C. Armstrong was recorded as residing at 63 Merivale Street, a neighbour of M. M. English. A subsequent fire destroyed the house. A new house was built in 1916.

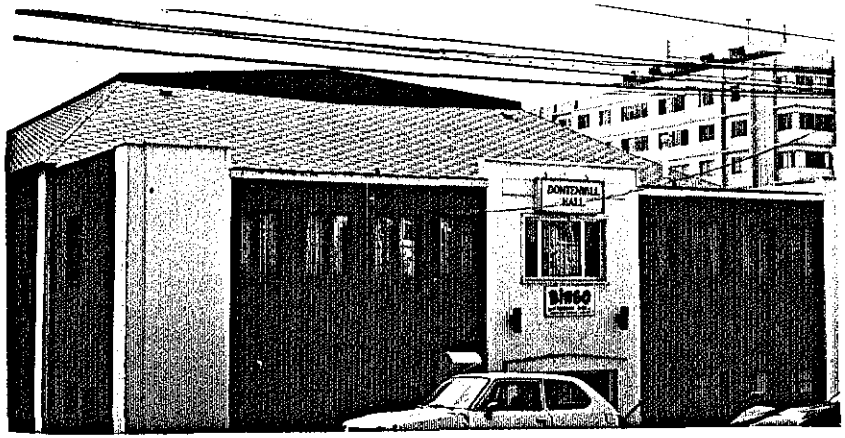
Armstrong's home was greatly influenced by the then prevalent Arts and Crafts movement popularized by Gardiner and Mercer in New Westminster. The building has the massing, exposed rafters, and the use of natural materials that many Craftsman homes of the same period feature. It also has many features common to the Colonial Revival style, such as, the small front portico, five ranked symmetrical facade and the multi-paned windows.



19. 63 Merivale Street
J. C. Armstrong House
(1916)

Colonial Revival Style

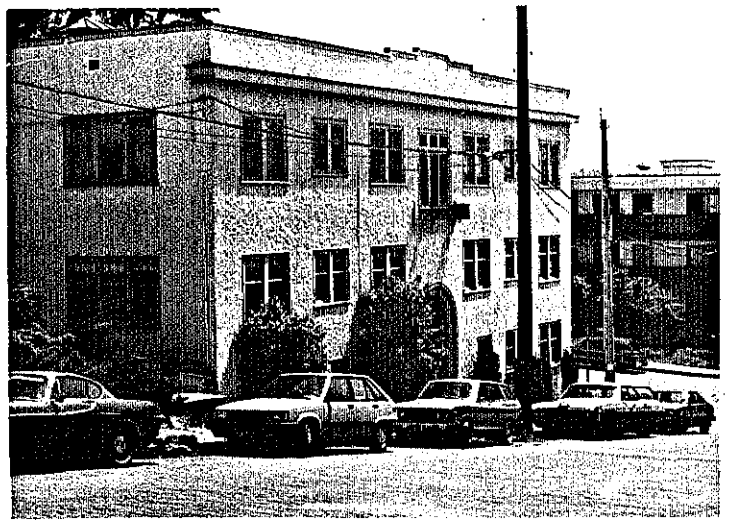
Dontenwill Hall at 336 Agnes Street was designed for St. Peter's Catholic Church in 1940 by Twizell and Twizell at a cost of $10,000.00. The hall also contains a meeting space and gym. Distinguishing features on this modern earth-toned stucco structure include the parapeted corner tower, stepped parapeted frontispiece, and the hipped roof with a gabled cap.



20. 336 Agnes Street
Dontenwill Hall
(1940)

Modernistic Style

R. T. Perry designed Carnarvon Court, a typical 1920's apartment at 53 Fourth Street, with classical features. The apartment was built for Isaac Morrow at a cost of $30,000.00. Interesting features in this apartment include the inset arched tiled entrance, center three paned stained glass casement window, central iron balconet, symmetrical seven ranked facade with a stepped parapet, and the upper belt course.



21. 53 Fourth Street
Carnarvon Courts
(1926)

Simplified Mission
Revival Style

RESIDENCES SUPPORTING THE ST. ANDREWS CLUSTER

	Address	Date	General Style
	325 Agnes Street (Herring Home)	1902	Altered Late Victorian (Classic Box)
D(a)	209 Armstrong Street	1936	Tudor Revival Cottage
D(b)	212 Carnarvon Street	1912	Gothic Revival Cottage
	305 Carnarvon Street	1893	Folk Victorian (Pioneer Tent)
	307 Carnarvon Street	1893	Folk Victorian (Pioneer Tent)
	32 Elliot Street	c.1910	Late Victorian (Colonial Revival) with Dutch Colonial and Stick Style features
	55 Fourth Street	c.1930	Late Victorian with Eastern Shingle features

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NOTE: D(a) 209 Armstrong Street was demolished June, 1989.
D(b) 212 Carnarvon Street was demolished June, 1989.

3. Holy Trinity Cluster

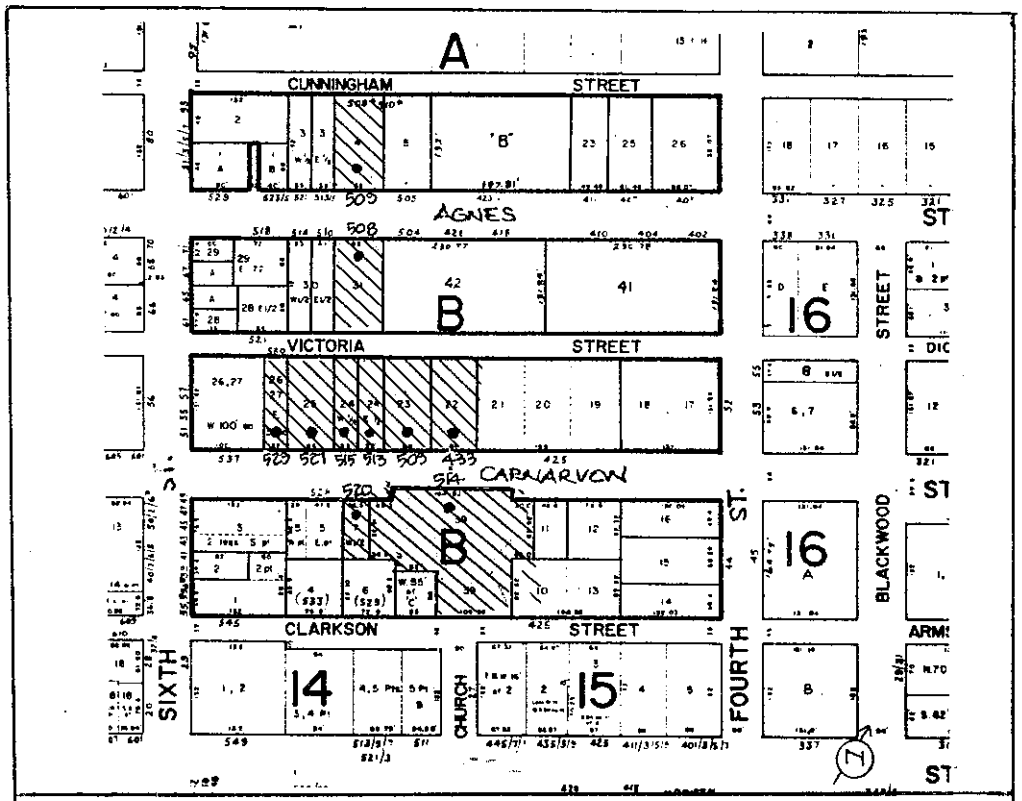
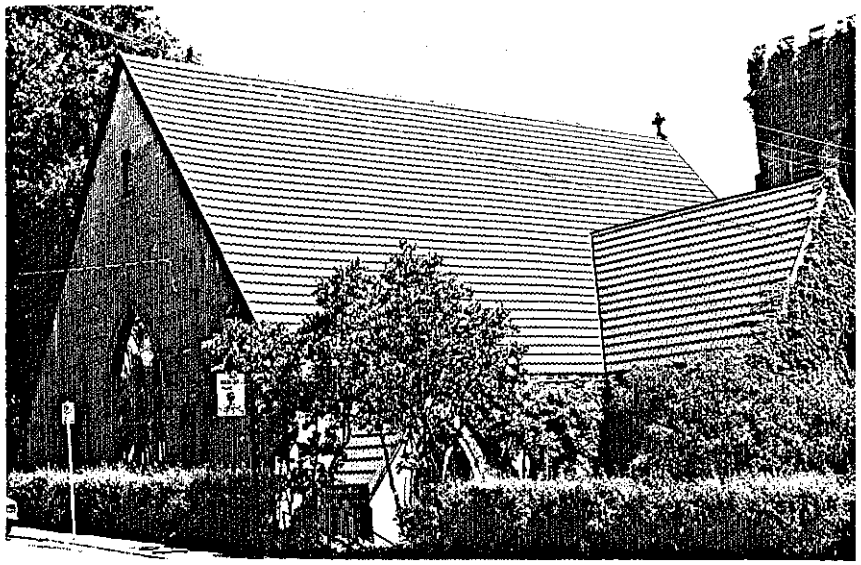


Figure 15: Holy Trinity Cluster

G. W. Grant designed the present Holy Trinity Cathedral in 1899. The first church was built in 1860 but burned in 1865. The church was rebuilt in 1865 but the building burned in the 1898 fire.

Holy Trinity Cathedral was designed after St. Paul's, Kensington. Features of Victorian Gothic architecture include rusticated concrete, a corner tower, and a steeply pitched cross gable. James Bloomfield of New Westminster's Henry Bloomfield and Sons, designed the stained glass altar windows.

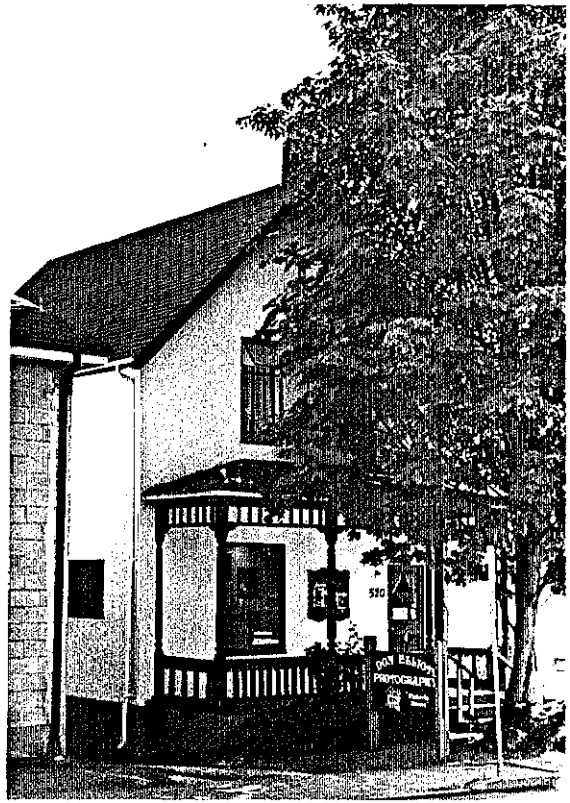


22. 514 Carnarvon Street
Holy Trinity Cathedral
(1899)

Gothic Revival

Don Elliott Photography is located in a 'Folk Victorian' styled home at 520 Carnarvon Street next to the Cathedral. The original owner was S. J. Davison, a saddler and harness maker. He rebuilt his home in 1899-1900 after it was destroyed in New Westminster's fire (1898).

520 Carnarvon Street bears a strong resemblance to the Pioneer Tent homes at 126 and 128 Agnes Street. The distinguishing 'Folk Victorian' feature is the open verandah with decorative wooden trim (treillage) and supporting wooden posts.



23. 520 Carnarvon Street
Don Elliott Photography
(1899-1900)

Pioneer Tent Style

Captain W. H. Philpott named his circa 1905 home of 433 Carnarvon Street 'Westham' after a village in Essex, England. The name 'Westham' is set in the front walk in octagonal white and black tiles.

Captain Philpott came to New Westminster in 1898. His career began as a cook; he then worked as a fireman on a dredge, a dredge operator in 1905, and finally a wharfinger on the Dominion Public Works wharf by 1909. In later years the B. C. directories list him as a master mariner.

'Westham' was built during the Late Victorian Period when there was a return to classical elements and simpler house lines in residential architecture. It was constructed in the Eastern Shingle style being essentially a Neo-Classical Revival row-house, featuring a columned verandah, dominant front gable and side dormer.

In May 1990, this house was relocated to a vacant lot at 119 St. Patrick Street, in order to prevent demolition of the building because of an apartment proposal. The new owner intends to renovate the house back to its original condition.



RELOCATED

May, 1990

24. 433 Carnarvon Street
'Westham'
(circa 1905)

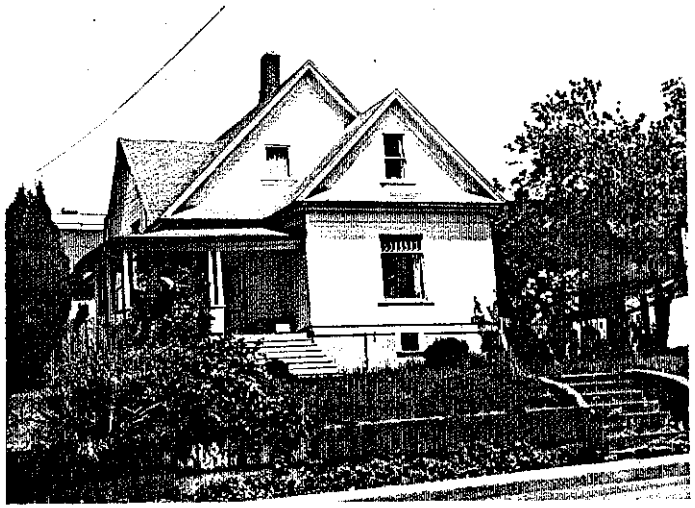
Eastern Shingle Style

'Westham' also has some Victorian characteristics, including bay windows, ornamental woodwork, sunburst window in the attic, and scalloped shingles in the front gable.

Interesting site features include an ornamental iron fence, charming turn of the century children's playhouse, and large metal ice-house at the rear of the property. Captain Philpott's Royal Ice Works at 424 Victoria Street was probably built before 1912 and is the only one in New Westminster listed in the directories at that time.

Built around 1906, 509 Carnarvon is very similar in structure and architectural detail to 433 Carnarvon but 509 Carnarvon features more holdovers from the Victorian period, including two facade pedimented gables, side cross gable, decorative gable shingles, and verandah posts that are placed on pedestals.

Ralph G. Smith, a public supply store merchant was an early (1913) resident.



25. 509 Carnarvon Street (circa 1906)

Eastern Shingle Style

Mrs. S. Archibald was a resident of 527 Carnarvon Street when it was built in 1932. The chamfered gable roof line is typical of many such homes that were built in the 1920's and the 1930's. The Eastern Cottage style is an intermediate style between the Pioneer Tent and the 1970's Builder.

527 Carnarvon Street presents an interesting facade with its gable decorated by coloured asphalt shingles and its open porch supported by ionic columns and chamfered roof.

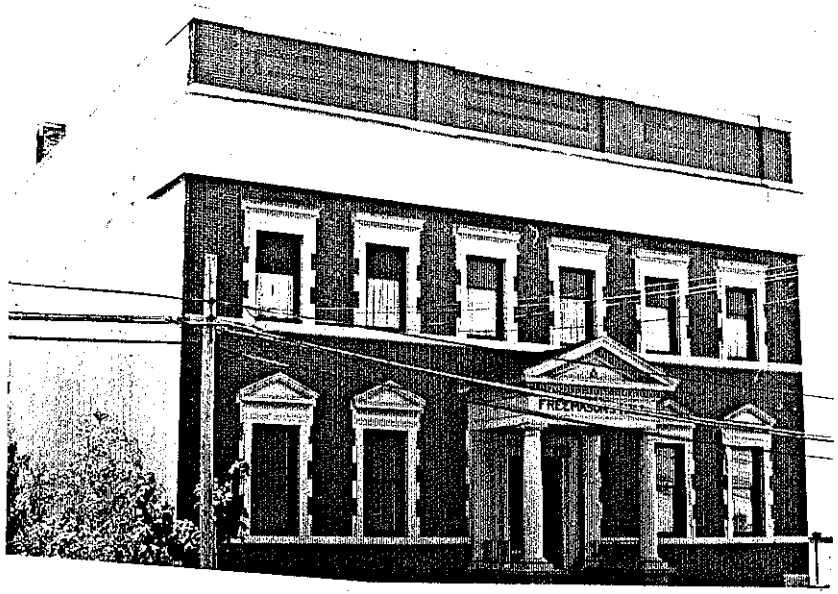


26. 527 Carnarvon Street (1932)

Eastern Cottage Style

On Agnes near Sixth Street is the Freemason's Hall, built in 1911. Gardiner, Mercer and Gardiner designed this Masonic lodge in a Georgian Classical Revival style. The history of Masonic lodges in British Columbia extends as far back as 1848. The first Masonic lodge in New Westminster (and on the mainland) was built in 1862.

The architectural features of the lodge include the pedimented windows, accentuated cornice, portico and the symmetrical brick with white stone facade. Additional features include a 1911 datestone and a front iron fence. Although the lodge does not maintain the dominant architectural character of the area, its function complements the institutional precinct of the Law Courts and Douglas College.



27. 508 Agnes Street
Freemason's Hall
(1911)

Georgian Classic Revival Style

509 Agnes Street was built around 1898 but, unfortunately, much of the original exterior detail has been stuccoed over. A rusticated cement block foundation and supports, and a cement block fence, are dominant features of the house and site. The house has a medium pitch hipped roof, offset pedimented facade gable, front hipped dormer, simple paned transom over the door and open columned verandah. The eclectic style appears to fall between the Late to High Victorian period, with classical columns from the Late Victorian period added to the asymmetrical form from the High Victorian Queen Anne style.



28. 509 Agnes Street
(circa 1898)

Queen Anne Style

RESIDENCES SUPPORTING THE HOLY TRINITY CLUSTER

Address	Date	General Style
513 Carnarvon Street	1935	Entre-Guerres Domestic
515 Carnarvon Street	1935	Entre-Guerres Domestic
529 Carnarvon Street	1911	Vernacular

4. Tipperary Park Cluster

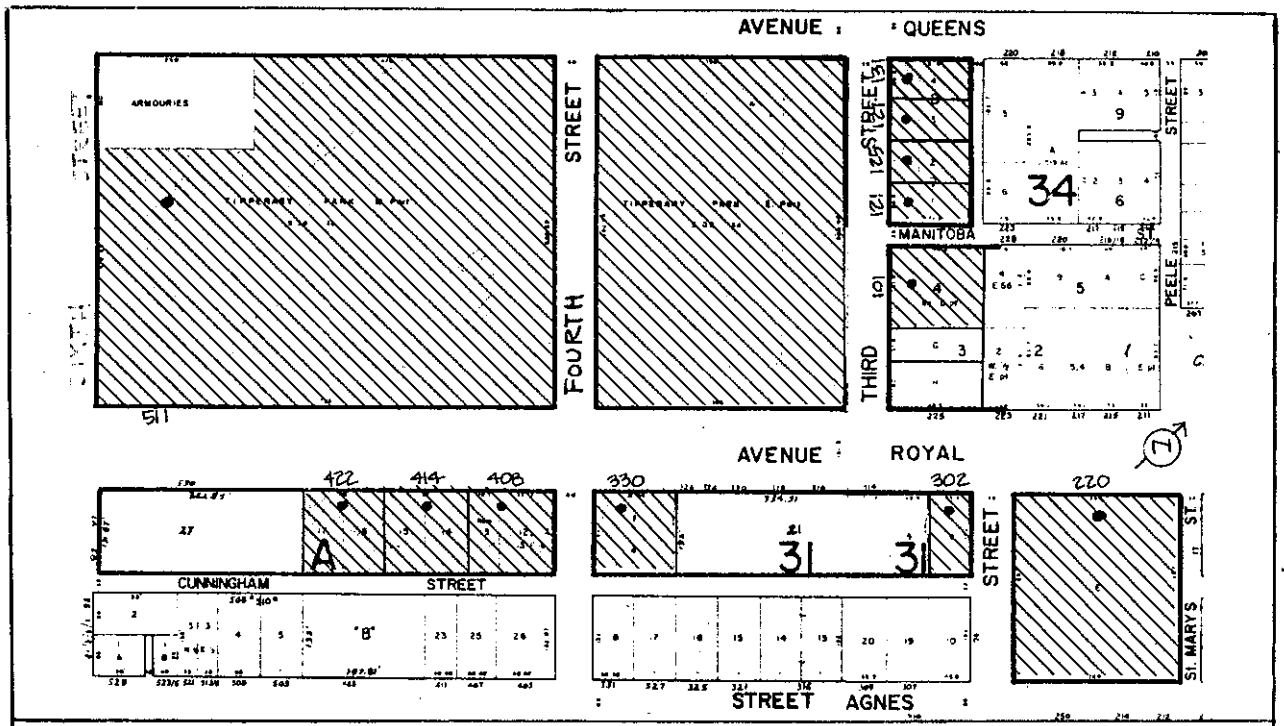


Figure 16: Tipperary Park Cluster

Tipperary Park (5.09 acres) was included in the area set aside as a park reserve next to the planned capital buildings in Colonel Moody's 1860 plan. In 1908 the land was conveyed to the City, and in 1909 selectively cleared to preserve the natural trees and to provide a rest area. The name Tipperary was said to have come from the early use of the park area as a place for schoolboys to settle their differences. Except for the tennis courts (originally clay, now blacktop) and the clubhouse (first built in 1922), the park use remains as intended.

The east border of Tipperary Park features high styled, early 20th Century homes.

James Goodfellow Robson was the original owner of the house at 101 Third Street, which cost him $32,560 to build at atime when an average home could be constructed for $2,000. Robson, with his brother Alex, and Paul Murphy, owned the Robson Lumber Company, which became one of the most important firms in the industry at that time. The Robson Company built a local sawmill in South Westminster in 1918.

Robson Manor, a Dutch Colonial styled home, features a gambrel roof, center gable, porte cochere, stone block foundation, and stone block fence. The manor is currently used as a reception hall and party centre. As it was originally built with the purpose of extensive entertaining, the present use is a very natural adaptation.



29. 101 Third Street
Robson Manor
(1935)

Colonial Revival Style

121 Third Street, built in 1908, was originally occupied by Mr. J. H. Vidal. Mr. J. H. Vidal was born in Sarnia, Ontario in 1864. He came to New Westminster with the Canadian Imperial Bank of Commerce. He later worked with the Land Registry Office, and with the British Columbian newspaper. He was also honoured with an appointment as Justice of the Peace.

The Vidal home has been severely altered. Today it is used as a resthome (Parkview Home) and the stuccoed exterior, front ramp and closed-in verandah present a different facade than the one originally planned and designed.

Remaining features of this Late Victorian home with Queen Anne features at 121 Third Street include the asymmetrical facade, complex roof line, and round corner tower topped by a witch's cap.



30. 121 Third Street
J. H. Vidal Home
(1908)

Queen Anne Style

J. J. Johnson(sometimes known as 'Mr. May Day') was the first resident of this 1906 Queen Anne style house with Victorian shingled ornamentation. Alterations include changes to the front porch and a four room addition by Gardiner and Mercer in 1912. The Art Nouveau stained glass window is an endearing feature of this recently restored house.

John Joseph Johnston, affectionately called 'J.J.', worked for F.S. Hart Insurance and Real Estate prior to establishing his own firm. He also served on Council and, in the 1920's, sat as Mayor. Johnston was given the 'Freeman of the City of New Westminster' award in 1955 and, on May 26, 1967, one year after his death, his community activities were commemorated with a memorial fountain in Queen's Park.

This house was awarded the 1985 Chamber of Commerce Heritage Award for excellent heritage improvements to a house listed in the Heritage Resource Inventory.



31. 125 Third Street
J. J. Johnston Home
(1906)

Queen Anne Style

131 Third Street is located near the J. J. Johnston house. This house, built in 1913, is more typical of the architectural period than the Johnston home. The large imposing structure, with its Classical Revival features, were common to the homes built during the Edwardian period. It features a medium pitch hipped roof with a hipped dormer, columned verandah, plinth and balcony. Although altered, the asymmetrical appearance is typical of the corner lot homes built in the Late Victorian period, which were often built to give the appearance of fronting on two different streets. H. Schaake, an early resident was the manager and owner of Schaake Machine Works (pronounced Shacky).



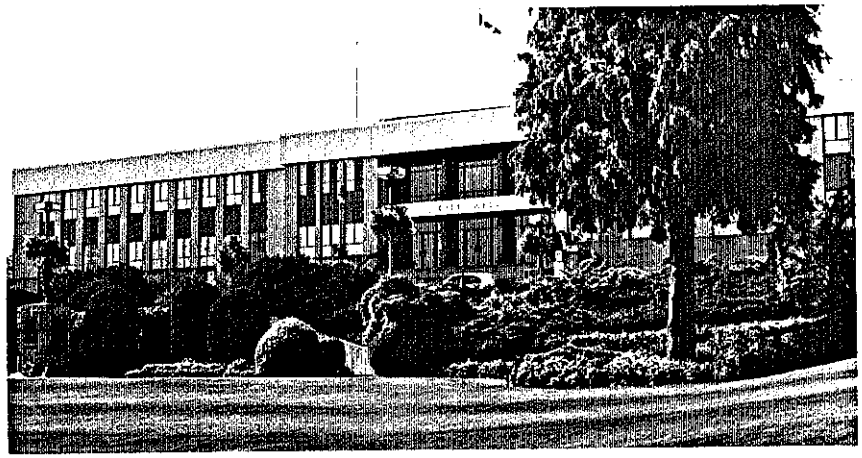
32. 131 Third Street
Schaake House
(1907)

Classical Revival Style

Across the street from Tipperary Park are 9.34 acres that were also part of the original Moody Plan park reserve. Located in the area is Friendship Gardens and City Hall.

Friendship Gardens was built in 1963 as a tribute to New Westminster's sister City of Moriguchi, Japan. This was the first attempt by a Canadian City to form a friendship with a Japanese city. The site for the gardens was chosen after a severe storm (Hurricane Freda) destroyed the trees in the west section of Tipperary Park.

Gordon Sales, Parks Director, 1953 to 1971, designed the landscaping for the park. He combined the traditional Japanese garden design with the informal Canadian garden style. Interesting trees include 61 imported Japanese ornamental cherry trees and one red oak tree located close to the cosmic maypole. In 1980, a 70 foot red cedar cosmic maypole was erected in the park. The carving, done by Georganna Malloff, represents the spiral of social evolution.



33. 511 Royal Avenue
City Hall
(1953)

International Style

City Hall, at 511 Royal Avenue, was originally next tot he Duke of Connaught High School, which was demolished in 1955. In 1953, under the leadership of Mayor F. A. Jackson, the City Hall was built by Grimwood Limited, the lowest tender for the City Hall contract. The building was completed for $600,000, which was $73,000 over the original bid price.

Designed by C. Allen Smith, the full height entrance is an interesting feature of the City Hall. Its International style is based on modern structural technology, using concrete, glass and steel materials and emphazies regularity and balance.

Other features of the City Hall site include the landscaped gardens, the time capsule (to be opened in 2061) which contain memorabilia of the City's 100th Year Anniversary (1960), the World War I Memorial and a stained glass entry hall window by Henry Bloomfield.

The war memorial was unveiled in Leopold Place Park on November 11, 1922 by Brigadier General Victor Odium. Mayor George Patterson was responsible for the centotaph. A. Fabri had the model shipped to Seattle where it was cast in bronze and placed on a base of British Columbia granite. The war memorial was later moved to the front lawn of the City Hall.

St. Mary's Hospital at 220 Royal Avenue was built in the same decade and designed by the same architect as City Hall, A. C. Smith. The 1956 hospital was also built in the International style. The ribbon windows are broken vertically by stucco columns and rows of aqua-marine tiles.

The Sisters of Charity in the Province of British Columbia built their first hospital on the site of the present St. Mary's Agnes Street parking lot in 1887. Near the original St. Mary's site stands a Monkey Puzzle Tree or a Chilean Pine. The Monkey Puzzle Tree,with is upturned needled branches,was imported from South America (Chile) prior to the opening of the Panama Canal in 1914.



34. 220 Royal Avenue
St. Mary's Hospital
(1956)

International Style

Irving House is currently operated as a historic house by the City of New Westminster and was designated a municipal heritage site by the City on August 31, 1981. It was the first structure to be designated in the City.

Irving house was built in 1864 by the members of the Royal Engineers as a residence for Capital William Irving. Captain Irving, a Scottish-born deep sea Captain, arrived in New Westminster in 1859. He pioneered the steamboat river trading industry of the Lower Fraser River in the late 19th Century.

Irving's home was constructed with California redwood and hand forged nails. The interior featured wallpaper imported from Europe. It was built in the Carpenter Gothic Revival style. Architectural elements include the steeply sloped cross gabled roof line, scroll-sawn barge boards, palladian windows, finials and green clapboard exterior. The home has been restored and features period furniture and mementoes of the Irving pioneer family. The holly bushes in the yard were probably planted by the Irving family as the Scottish Irving clan's coat of arms was an armoured fist clasping a spring of holly. Restoration of the house is to be continued over the next few years.



35. 302 Royal Avenue
Irving House
(1864)

Gothic Revival Style

In 1860, Father Leo Fouquet built the first St. Peter's Church at Blackwood and Carnarvon Streets for the white colonists. He also built St. Charle's, a Catholic church at Agnes and Blackwood Streets, for the Indian population.

Following the destruction of the first church after a severe storm in 1939, Father Loftus supervised the building of St. Peter's Roman Catholic Church at Royal Avenue and Fourth Street across from Tipperary Park. Twizell and Twizell designed this traditional church which features Gothic windows, art deco tower and a Mission Revival inspired white stuccoed appearance.



36. 330 Royal Avenue
St. Peter's
(1939)

Eclectic Style
(Mission Revival--Gothic-
Art Deco)

RESIDENCES SUPPORTING THE TIPPERARY PARK CLUSTER

Address	Date	General Style
402 Royal Avenue (St. Peter's Rectory designed by Twizell and Twizell)	1954	Mission Revival
414 and 422 Royal Avenue (Royal Avenue apartments designed by Harold Cullerne)	1946	Art Moderne
127 Third Street (A. G. Brine home, City Clerk when City Hall was built in 1953)	1941	Minimalist Tradition (war-time tract)

5. Clinton Place Cluster

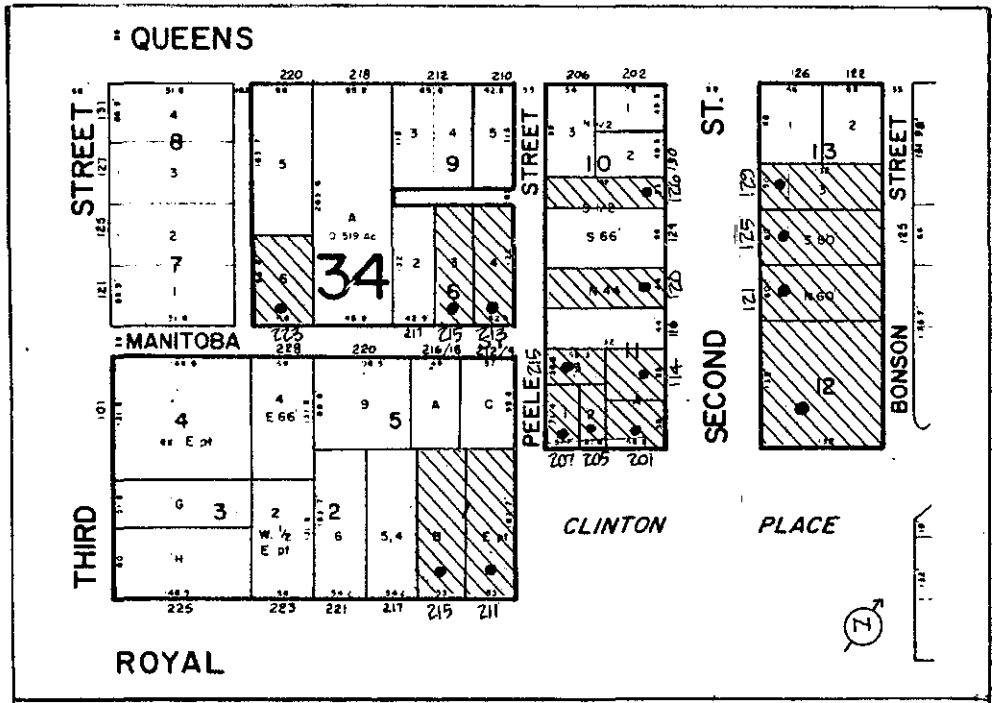


Figure 17: Clinton Place Cluster

Clinton Place is a 0.58 acre park located at Royal Avenue and Second Street. Toronto and Clinton Place were both featured in Colonel Moody's Plan. Both Places were to emphasize the large, open intersections (cross-axis) which marked the perimeters of the Captial City. Clinton Place was landscaped in 1911 and remains today as a park with large trees and park benches.

205 and 207 Clinton Place overlook the Clinton Place park area.

In 1912, J. D. Hopkins built, designed and owned the house at 205 Clinton Place, later the home of W. W. Maskell. Built in the Victorian working class style, this Pioneer Tent home has the classical columned verandahs more typical to the Edwardian Period (Late Victorian) than to the High Victorian era when the Pioneer Tent style was first built.

The Pioneer Tent home style generally predates the 1912 building boom, therefore, this simple working class home is probably one of the last Pioneer Tent homes built in New Westminster.



37. 205 Clinton Place
J. D. Hopkins House
(1912)

Pioneer Tent Style

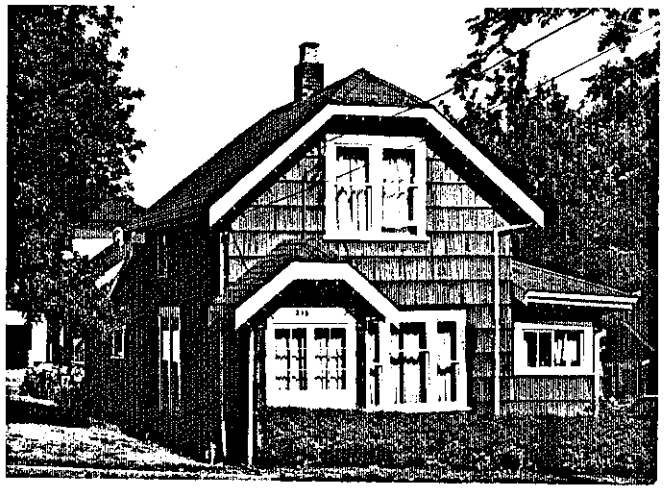
This solid, well-proportioned home at 207 Clinton Place, despite its rear addition and side columned verandah, is an Edwardian Bungalow. In the 1970's, the house had a pay wicket at the rear which may be historically connected to the home's 1909 resident, F. W. Chilver, a British Columbia Distillery excise officer.



38. 207 Clinton Place
(1907)

NeoClassical Cottage Style

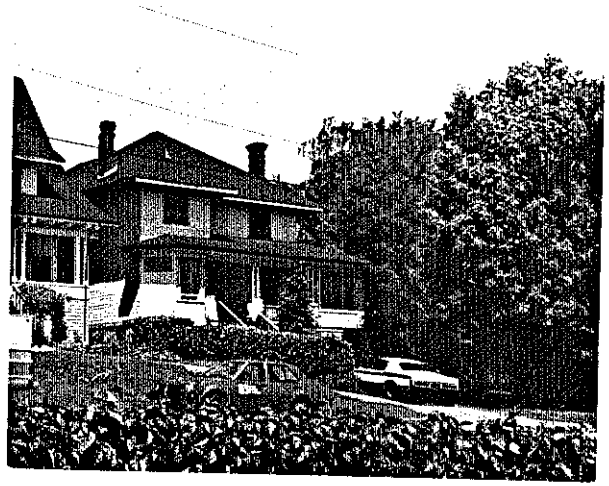
Around the corner from 207 Clinton Place is 215 Peele Street which was built in 1897. Mrs. M. Rooney and her family were the early residents of this Victorian Pioneer Tent home. An interesting feature is the chamfered roof line which could indicate a Germanic influence in the design. In the 1920's, the Rooney family altered the roof line.



39. 215 Peele Street
(1897)

Pioneer Tent Style

The home at 211 Royal Avenue was built in 1902 and owned by J. R. Grant, a solicitor with the firm of Corbould, Grant and McColl. It is a Late Victorian home that has several classical features. The asymmetrical facade, rounded corner window, and decorative shingles are reminiscent of the High Victorian period. The classical columns, broad hipped roof and the large massing of this home are more typical of residential structures built in the Late Victorian period.



40. 211 Royal Avenue
J. R. Grant Home
(1902)

Prairie Style

L. R. Lusby of Anderson and Lusby, was a hardware merchant and in 1906 built a home at 215 Royal Avenue. The side gabled, clapboard and shingle home with bellcast eaves, projecting brackets, off-centre front gable, front shed dormer, and columned verandah is eclectic in its style. The architecture has been largely influenced by the Arts and Crafts movement in its bungalow structure.

The columns on the verandah show a return to classical features during the Edwardian (and the Late Victorian) period.



41. 215 Royal Avenue
L. R. Lusby Home
(1906)

Craftsman Style

In 1911, E. G. W. Sait designed the Queen's Court apartments at 115 Second Street for E. J. Fader known as 'Captain of Industry' for his industrial endeavors. The builder, C. Ackerman incorporated Silas Fader's house (which was originally on the site) into the corner of the Queen's Court apartment structure. Queen's Court with its symmetry, emphasized entrance, and slightly hipped roof line has been influenced by the Colonial, Regency style. The building orginally featured a wide porch, clinker brick chimney and dormer, elements influenced by the Arts and Crafts movement. Queen's Court is one of the earliest apartments built in New Westminster.



42. 115 Second Street
Queen's Court Apartment
(1911)

Colonial Revival Style

The home at 120 Second Street was originally a Pioneer bungalow with Victorian features but later additions have changed the house's style. Today this home appears to be an Edwardian bungalow with classical verandah columns and a Victorian (Queen Anne) offset front gable.

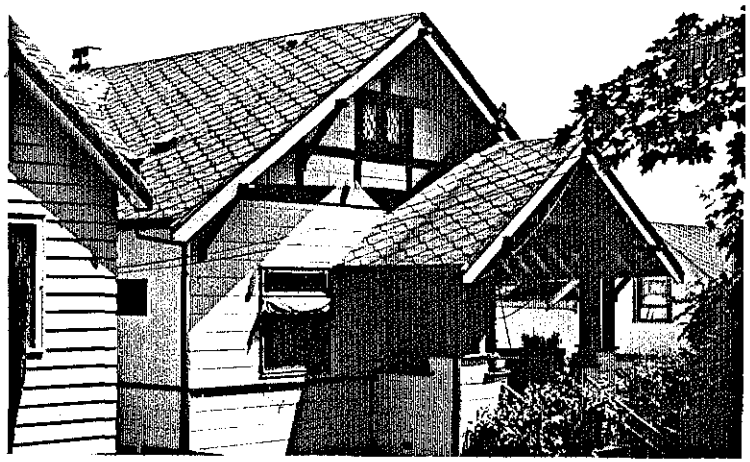
Charles Mannering,a paper hanger, was an early resident of the bungalow at 120 Second Street. An early directory also lists Royal City Decorating Company as operating from the Mannering House.



43. 120 Second Street
(1894)

Pioneer Tent Style

E. J. Boughen built this California bungalow at 125 Second Street for Captain Wooster. Some of the interesting features include the Tudor half timbering in the front gable, side awnings and a leaded glass window. The bungalow form became very popular in California and on the West Coast around 1900 when residential architecture was influenced by the Arts and Crafts movement.



44. 125 Second Street
Captain Wooster Home
(1912)

Craftsman Style

John Calbick's 1894 Pioneer Tent styled residence is rumored to have once been a schoolhouse. The home is said to have been remodelled and moved to the site prior to 1900. In 1924, a porch was added; other alterations include the composite siding, front bay window and lean-to addition at the rear.



45. 126 Second Street
Calbick House
(1894)

Pioneer Tent Style

RESIDENCES SUPPORTING THE CLINTON PLACE CLUSTER

Address	Date	General Style
201 Clinton Place	1927	Craftsman Bungalow
213 Manitoba Street	1926	Craftsman Bungalow (California Bungalow)
215 Manitoba Street (cost $28,000)	1942	Entre-Guerres Domestic
223 Manitoba Street	1910	Edwardian Bungalow (NeoClassical Cottage)
114 Second Street	1926	Craftsman Bungalow (California Bungalow)
112 Second Street (E. N. Chapple Home)	1915	NeoClassical Cottage (Chalet features)
129 Second Street (E. A. Scholefield)	1946	Cotswald Cottage

6. Lower Queen's Park Cluster

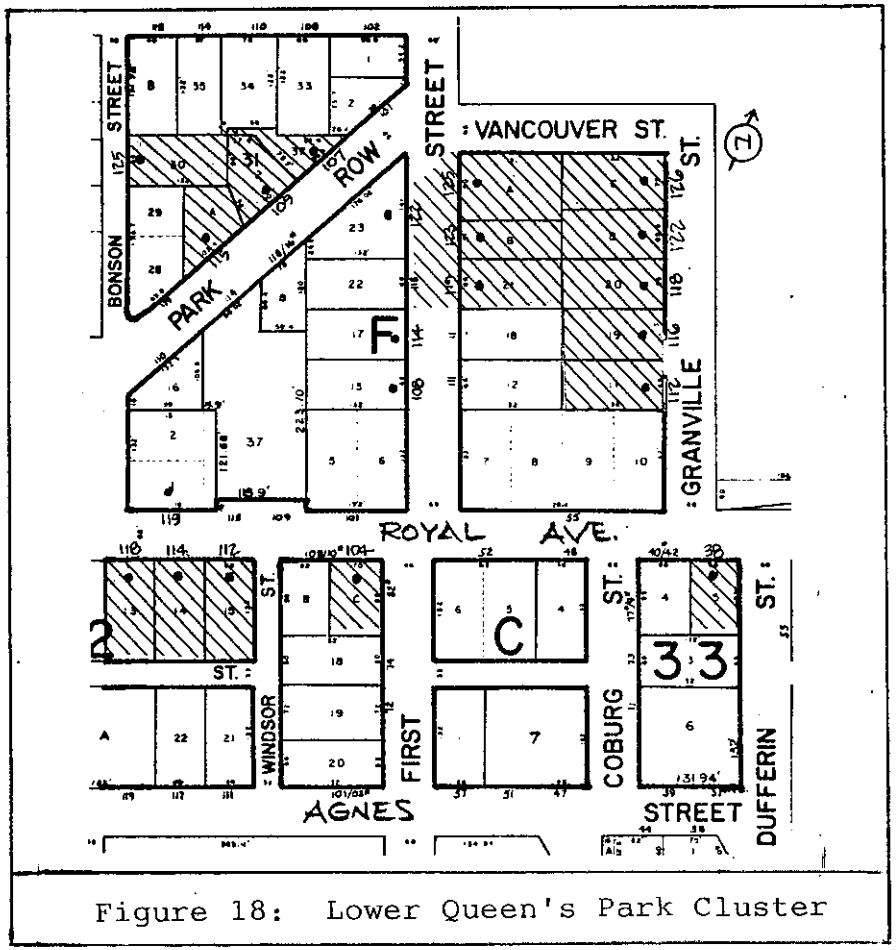


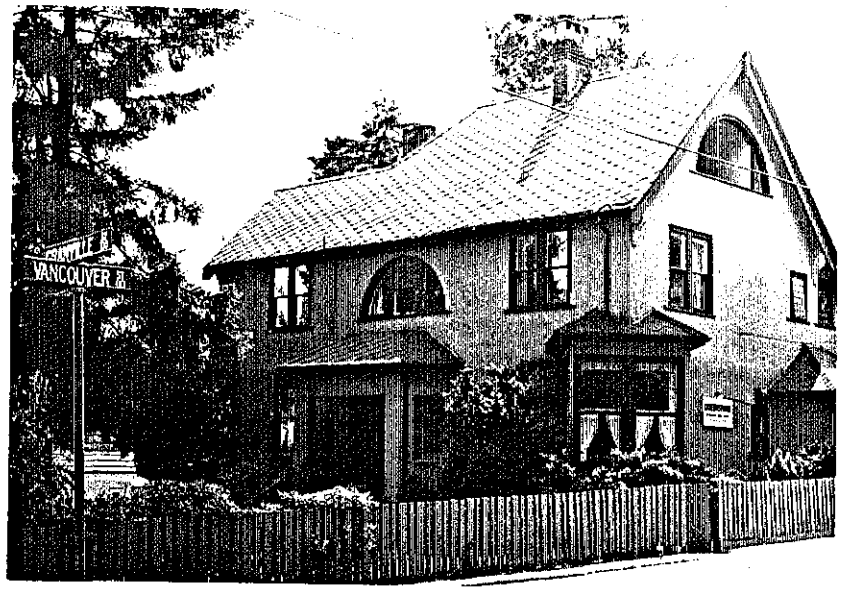
Figure 18: Lower Queen's Park Cluster

In 1886 the Provincial Government offered the City the land known as Queen's Park. In 1889, a bylaw was passed for the development of the Park. In 1890, the City hosted the first of many exhibitions by the Royal Agricultural and Industrial Society held in Queen's Park until 1929 when fire destroyed much of Queen's Park and its buildings.

The residential area bordering the park has long been recognized as an area of high styled upper class homes. The Queen's Park neighbourhood will be included in Volume II of the New Westminster Heritage Resource Inventory. The homes immediately south of the park are included in the Albert Crescent Heritage Resource Inventory.

In 1896, A. J. McColl was the first resident of 126 Granville Street, a Late Victorian home with Queen Anne and Colonial features. A. J. McColl was appointed Chief Justice for British Columbia's Supreme Court. A later resident (1905) was L. A. Lewis of the Brunette Sawmills.

Extensive alterations have occurred both in the interior and exterior. In 1961, the home was converted into a 27 room personal care home, Queen's Park Rest Home. The exterior has been stuccoed, a rear addition constructed, and side verandah enclosed. Interesting features include the corner bay window, the arched inset balcony, arched front center window and stained glass windows.



46. 126 Granville Street
A. J. McColl House
(1896)

Queen Anne Style

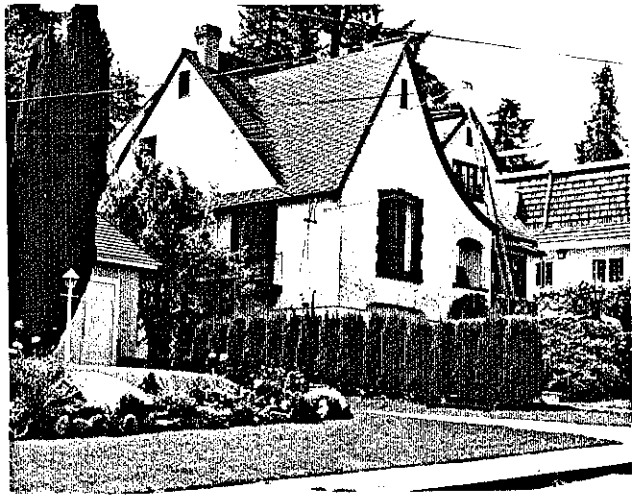
In the late 1960's, fashions of domestic architecture shifted back toward the styles based on traditional (as with period houses) rather than modern architectural detail. The high styled Neo-French Provincial home at 122 Granville was designed by Tynan Design Services Ltd. in 1981. The house features a mansard roof, arched cornice windows and a brick facade. The mansard roof creates a dramatic decorative effect with its slightly sloping shingled upper walls.



47. 122 Granville Street
(1981)

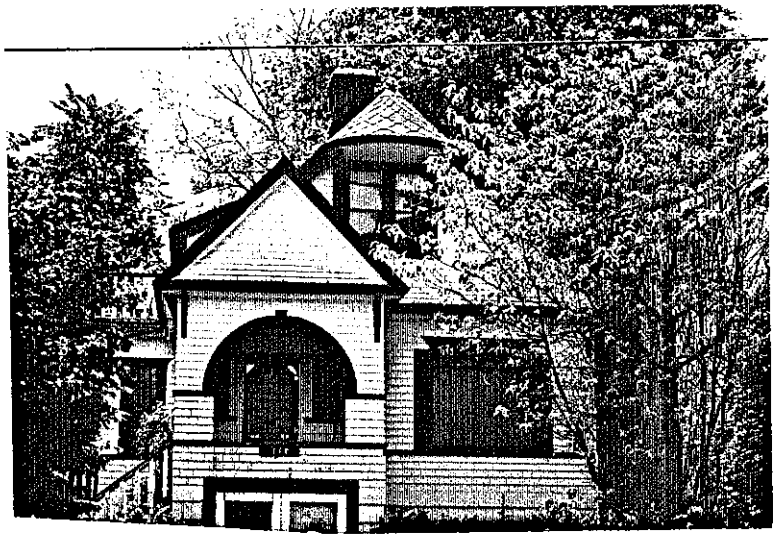
Neo French Provincial Style

Built in 1931, 118 Granville Street is a delightfully styled English Builder (or Western Gothic) home. The house, with its steeply pitched roof and cross gable, small narrow gable air vents, casement windows and light brown stucco exterior was the residence of R. A. McLellan. The English Builder (period revival) home adds to the high styled character of the homes on Granville Street.



48. 118 Granville Street (1937)
Period Revival Style (Western Gothic)

Maclure and Clow designed the Queen Anne Cottage at 112 Granville Street for E. W. Ogle, a clothier. T. S. Forfar was the contractor. The house cost $2,000 to build. Later, G. W. Martin, a barrister lived in this cottage. It is divided into three suites.



49. 112 Granville Street (1890)

Queen Anne Style

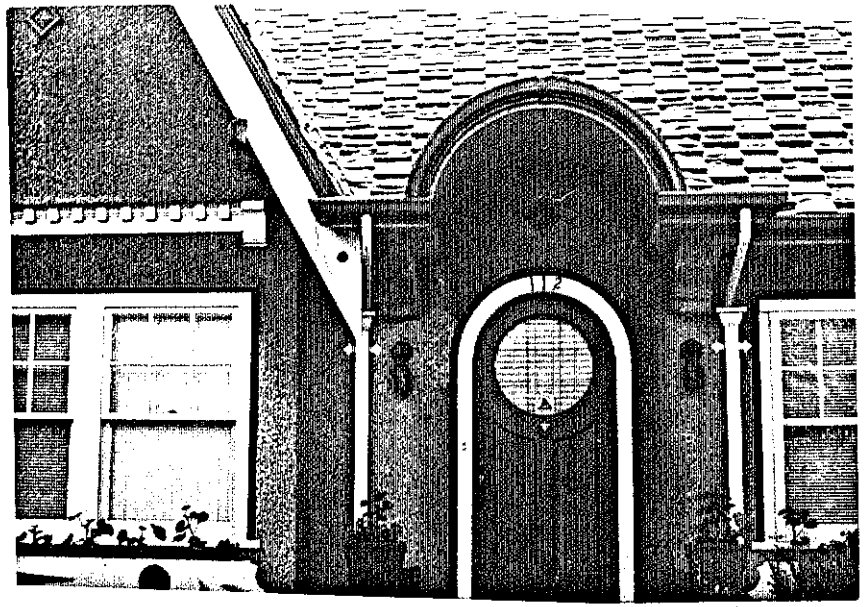
The home at 38 Royal Avenue is very similar to the house at 132 Agnes Street, both built in the Classic Box style. The Classic Box style was very popular in the Lower Mainland during the period from 1890 to 1910. 38 Royal Avenue features a brown shingled exterior, medium pitched pyramidal hipped roof, plain cornice and frieze, and an open porch over the left front entrance supported by turned posts.



50. 38 Royal Avenue
(1905)

Classic Box Style

Mrs. A Henderson was an early resident of 112 Royal Avenue. The period revival home, built in 1930, has stylistic elements common to residences built in England. Architectural features include the gray stucco exterior with rust trim, front offset gable,chamfered side gabled roof, rear shed dormer, window boxes, and extensive exterior ornamentation. There is also an arched door and entrance, and an arched window in the front gable.



51. 112 Royal Avenue
(1930)

Period Revival Style

The rear side view of 114 Royal Avenue is similar to 112 Royal Avenue. Both period revival homes have side gabled chamfered roof lines, and rear shed dormers. 114 Royal Avenue with its blue shingle and clapboard exterior, and pedimented porch with leaded glass windows was the residence of the J. G. Gibson family and was built in 1944.



52. 114 Royal Avenue
(1944)

Period Revival Style

In 1891, 119 Royal Avenue was built for M. M. English, one of the leaders of the salmon cannery industry in the late 19th Century. The home, designed by the prominent British Columbia architects Sharp and Maclure, is an outstanding example of the Late Victorian and Tudor Revival era.

Architectural features include the gable Tudor half-timbering, brick foundation, pillared verandahs and balcony, double entry doors, multi-pane windows, 3-flue chimney and a voluminous roof with broad eaves. The style of M. M. English's home is quite typical of Maclure's early work in New Westminster.

The interior of the home is presently being restored. The front hall entrance features a beautiful window composed of a painted flower and bird scene and stained glass arranged in an Arts and Crafts motif. The window was most likely done by Henry Bloomfield and Sons, New Westminster's leading stained glass firm.



53. 119 Royal Avenue
M. M. English House
(1891)
Tudor Revival Style

125 Bonson Street is one of the oldest homes still in use. The simplified Victorian Italianate style features a simple hipped roof, widely overhanging eaves with decorative brackets and a double bay window. The house has white shiplap exterior and a pedimented porch entrance supported by posts. One window still has its entablature head. R. W. McIntosh, the proprietor of the Caledonian Hotel, was the original resident. Later, A. Wooster lived here.



54. 125 Bonson Street
R. W. McIntosh Home
(circa 1885)

Italianate Style

The 1907 home at 107 Park Row was restored in 1985-6 and was originally the family home of Captain Oliver Hazard Perry Rogers, a mate of the ship, the Princess Adelaide. Rogers' sister was principal of the Central Girls School. The style of this home appears to be transitional with features from both the Decorative Victorian Cottage and the more austere Edwardian Bungalow. Architectural features include the transom with multiple lights over the front entrance, wrap around porch with cross-gabled roof with centre gable, decorative fretwork at the base of the house and fish scale gable shingles.

The site was designated a municipal heritage site on July 16, 1990.



RENOVATED

1985-1986

DESIGNATED

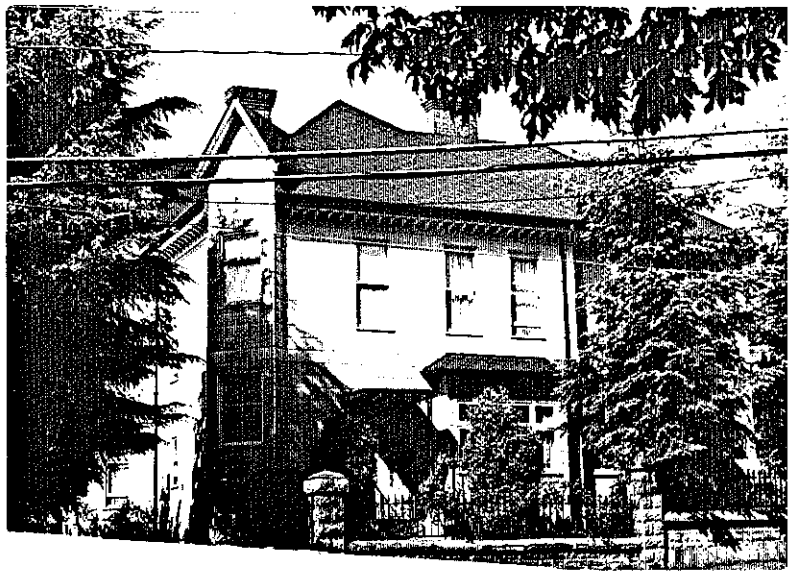
July, 1990

55. 107 Park Row
(1907)

Decorative Victorian
Cottage (Edwardian features)

The High Victoria, Queen Anne style home at 122 First Street was built in 1888, but has lost much of its original character through extensive alterations. For example, the house once featured a porch and a shingled exterior; the porch has now been removed and asbestos covers the shingled house frame. An apartment now occupies what was once the tennis lawns, a lovely area where May Day practices were once held. A rusticated stone block and iron fence remains on the site.

G. D. Brymner, a Bank of Montreal manager, was the original resident of 'Breezehurst' which was owned by the Bank. He was known for his kindness in helping businesses recover after the 1898 fire.



56. 122 First Street
'Breezehurst'
(1888)

Queen Anne Style

The D. S. Curtis home at 125 First Street was built in 1910 and designed by architects Gardiner and Mercer. D. S. Curtis, a druggist, came to New Westminster in 1874 and was Mayor in 1893. His home is typical of Gardiner and Mercer's work with its Craftsman style with colonial influences. Features include multipane windows, gabled dormer, symmetrical facade with frontispiece, entrance with copper awning and iron posts,and a clapboard and shingled exterior.

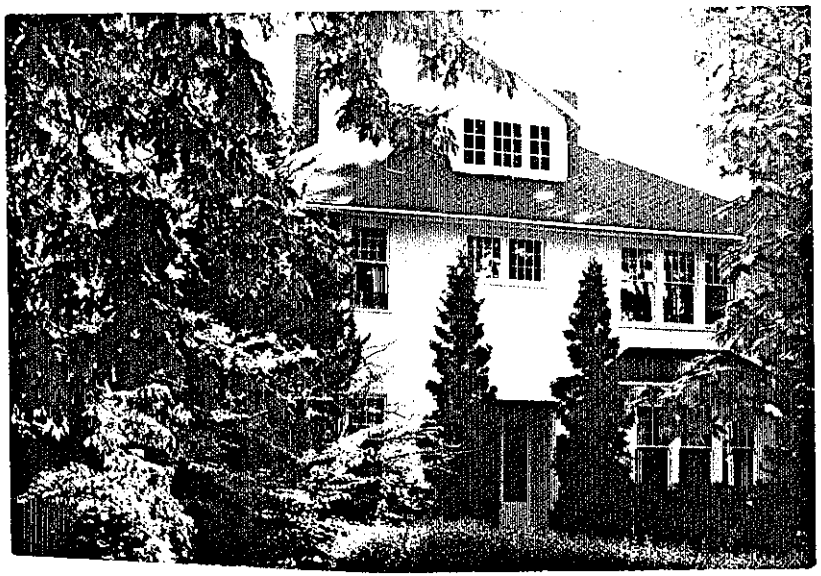


57. 125 First Street
D. S. Curtis Home
(1910)

Craftsman Style

The 1907 home at 119 First Street is similar in structure and design to 125 First Street; however, 119 First Street has a stuccoed exterior.

Arthur Malins was the first resident of 119 First Street. 'Malins and Coulthard' was a distinguished real estate and insurance firm located in the Malins' Block at 535 Clarkson Street. An edition of the British Columbian newspaper reports that Malins was arrested for fraud and his family left the West Coast without him.

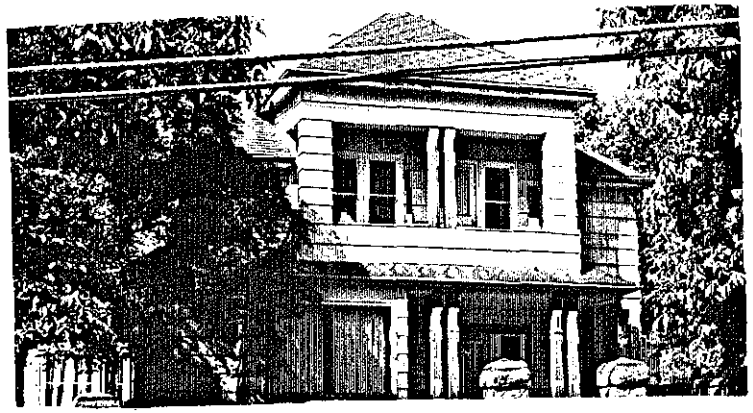


58. 119 First Street (1907)

Craftsman Style

The Victorian home of Charles Stoess at 114 First Street was designed by Sharp in 1892 and originally had Queen Anne features. Stoess was a Canadian Pacific Railway Civil Engineer. Later the Cave-Brown-Cave family lived at 114 First Street and from there operated Stretton Academy of Music.

Today, the house is being restored. The balcony pillars have been removed revealing the original posts. This home has undergone a series of alterations, for example, Gardiner and Mercer designed a back addition in 1912 for Thomas Corbett. This addition and alterations done at the same time cost Corbett $2,500. Although some of the original architectural character no longer remains, the general roof line and frame is intact and the rusticated stoneblock and iron fence still encompasses the property. Interior features also remaining include 1912 fireplaces, stained and leaded glass, cedar entrance hall, living room and dining room, and fluted pillars with lotus and papyrus carvings.

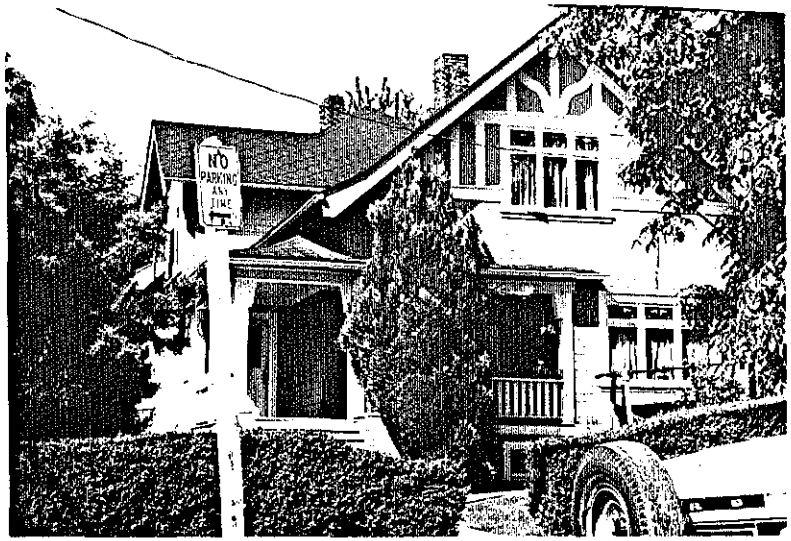


59. 114 First Street
Cave-Brown-Cave House
(1892)

Queen Anne Style

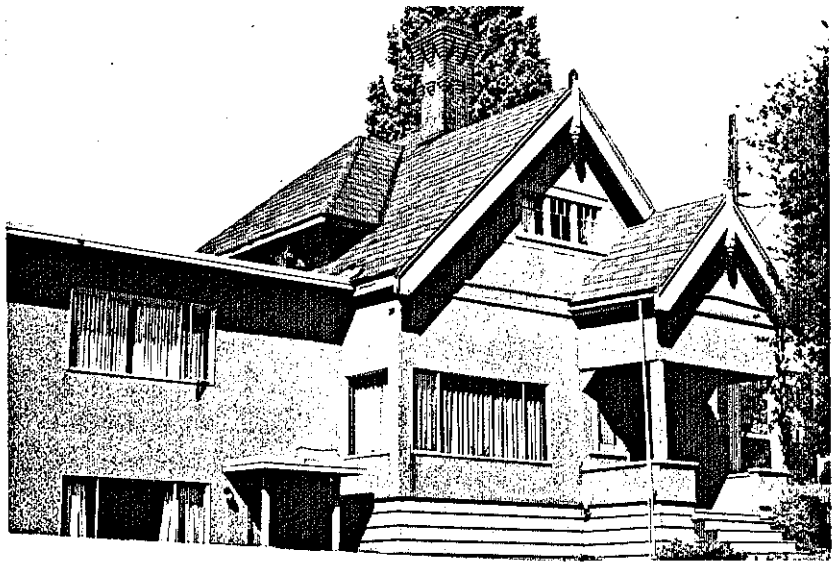
Gardiner and Mercer designed the 1911 home at 108 First Street. W. J. Sloan built the home for J. R. Payne of the British Columbia Milk Condensing Company. Sloan and Harison were known for their construction of the popular Arts and Crafts styled homes and often worked with architects Gardiner and Mercer.

The Arts and Crafts style elements at 108 First Street include the wood shingled exterior with white trim and Tudor half-timbering in the gable, stone chimney with clinker brick top, wide eaves, corner porch with pier supports, and an art stained glass window. The cross gabled roof line is a holdover from the Victorian period.



60. 108 First Street
(1911)
Craftsman Style

Maclure and Clow designed the 1890 home at 82 First Street for Barrister E. M. N. Woods. It cost $2,000 for W. D. Purdy to build, which was a considerable amount in 1890. Architectural features in the Victorian styled Tudor Revival Cottage include half timbering in the front gable, gabled porch entrance, decorative bargeboard, center gable wood ornaments, and decorative brick chimney. Alterations include a side addition and aluminum windows. Later, Clifford Lord, a New Westminster Post Master, lived here.



61. 82 First Street
E. M. N. Woods Cottage
(1890)

Tudor Revival Style

RESIDENCES SUPPORTING THE LOWER QUEEN'S PARK CLUSTER

Address	Date	General Style
123 First Street (builder A. S. Bodley)	1941	Ranch Style (with gothic windows)
116 Granville Street (builder Larbow & Libby)	1939	Period Revival (Prairie Box)
109 Park Row (builder S. Carlson)	1942	Minimalist Tradition (with some English builder features)
115 Park Row (G.L. Peck Home)	1902	Italianate Style (Victorian)
118 Royal Avenue	1945	Minimalist Tradition

CONCLUSIONS

The inventory of Albert Crescent's heritage resources illustrates their importance in creating a special character or 'sense of place' for the area. This sense of place results from the unique features and evidence of historical evolution found in the natural and built environment. In the Albert Crescent area, the street pattern, street names, buildings, topography, views and landscaping combine to make a unique place within the City of New Westminster.

But it is history which gives the area its special features and, thus, their significance as heritage resources. New Westminster possesses a 125 year history and was an important place in the early days of British Columbia. The Albert Crescent area was featured in Colonel Moody's 1859-1860 plan of the City and was planned as an upper class residential neighbourhood of single family homes. Although some apartment redevelopment has somewhat lessened the single family residential character of Albert Crescent, many unique features still remain today.

The inventory of heritage resources in the Albert Crescent area reveals six clusters or concentrations of heritage buildings consisting mainly of single family dwellings and churches. These heritage clusters provide a planning unit through which special character and identity can be preserved and strengthened. Because Albert Crescent's historical importance lies in its original use as an inner neighbourhood of single family homes, it is important to preserve the remnants of that use as a record of evolution. The heritage clusters allow houses to be seen as examples of the historical environment of the area, not as isolated elements from the past.

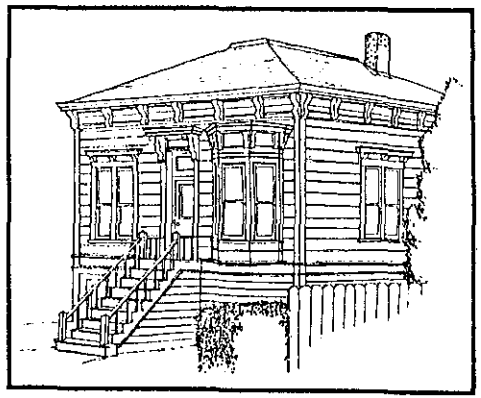
Albert Crescent and its heritage resources still remain largely undiscovered by the community at large. The inventory will help to make the community more aware of its own history and unique identity.

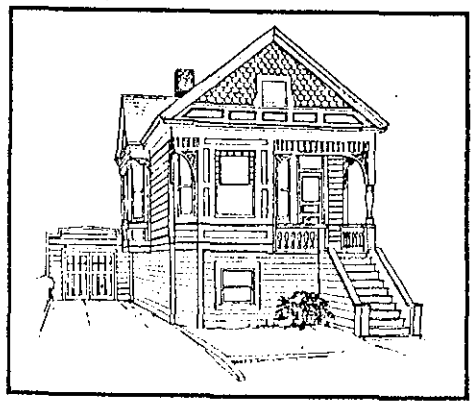
Some Albert Crescent residents have renovated and even restored their homes, undertaking extensive alterations which unmask the original design and are more sympathetic to the original architectural integrity. Such restorations retain the character not only of the individual home but also of the entire area, providing the rest of the community with a good example of heritage preservation through private enterprise.

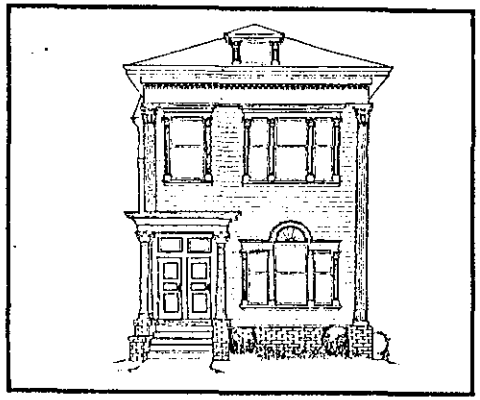
In conclusion, the Albert Crescent area inventory indicates the presence of a wide variety of valuable heritage resources which the community is beginning to discover. This heritage resource inventory should help to increase the awareness of and encourage preservation of these resources within the community.

It's when local time, local place, and our own selves are secure that we are ready to face challenge, complexity, vast space and the enormous future.

(Lynch, 1972)







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- Old Photographs
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- Old Photograph Files
- Early Lower Mainland Directories

APPENDICES

APPENDIX A: ALBERT CRESCENT ARCHITECTS

Bloomfield, James and Henry

Stained glass windows at 119 Royal, 125 Third Street and Holy Trinity Cathedral

The firm of 'H. Bloomfield, Stained and Leaded Glass Manufacturer' was established in New Westminster in 1891 and gained prominence as the leading art-glass supplier in the Vancouver/Victoria region. Henry and his son James also received part of the painted-glass contract for the legislative buildings.

Cullerne, H.

414 and 422 Royal Avenue, Royal Avenue Apartments (1940)

Gardiner, F. G. and Mercer, Andrew L.

108 First Street (1911)
508 Agnes Street (1911) Masonic Hall (with W. F. Gardiner)
125 Third Street (1912) addition
125 First Street (1910)

Gardiner and Mercer were foremost practitioners of the Arts and Crafts style. Their homes feature craftsmen elements such as natural shingles and siding, wide eaves, tudor gable trim, clinker brick chimneys, and wide porches.

Gardiner and Mercer worked as partners from 1908 until 1939. They later specialized in hospital and brewery work, and among their major work is St. Paul's Hospital and St. Vincent's Hospital in Vancouver.

Grant, G. W.

121 Third Street, Parkview Nursing Home (1891)
317 Carnarvon, Brick Church (1889-91)

Grant was born in Nova Scotia. He arrived in the Village of Granville (Vancouver) in 1885 and practiced in Vancouver as the City's first resident architect. Grant was a very popular architect in New Westminster during the Victorian period.

Marshall, H. M.

529 Carnarvon Street, Autobody Shop (1911)

Maclure and Clow

82 First Street (1890)
112 Granville Street (1890)

Samuel Maclure was born in New Westminster in 1860, the son of a Royal Engineer, and was the first white child whose birth was recorded in the colony. In 1890 Maclure worked with C. H. Clow. Clow is one of the ten founding members of the Architectural Institute in Canada.

Lake, S.

101 Third Street, Robson Manor (1935)

Perry, R. T.

53 Fourth Street, Carnarvon Court Apartments (1928)

Royal Engineers

302 Royal Avenue, Irving House (1864)

Sait, E. G. W.

115 Second Street, Queen's Court Apartments (1911)
132 Agnes Street (1911)

Sait worked with partner, P. Williams circa 1909. Sait was also a painter.

Sharp and Maclure

114 First Street (1892) Maclure?
119 Royal Avenue (1891)

Sharp was born in Lincolnshire, England. In 1889 he came to British Columbia and worked with Maclure in 1891. In June, 1896, Vancouver World souvenir edition mentions that Sharp has designed some of the best residences on the Mainland.

Smith, Allen C.

220 Royal Avenue, St. Mary's Hospital (1956)
511 Royal Avenue, City Hall (1953)

Townley and James

63 Merivale Street (1915)

Twizell, George Sterling and Twizell, Robert Percival

330 Royal Avenue, St. Peter's Church (1938)
336 Agnes Street, Dontenwill Hall (1940)

Twizell and Twizell excelled in building traditional churches. In Vancouver they designed:

609 Burrard, Christ Church Cathedral (1930)
1012 Nelson, St. Andrew's Wesley United Church (1931 - 33)

Tynon Design Services Ltd.

122 Granville Street (1981)

APPENDIX B: ARCHITECTURAL TERMS

BAY WINDOW: angular or curved wall projection containing a window

BELLCAST ROOF: roof with flared eaves

BELT COURSE: a narrow horizontal band projecting from the exterior walls; often defines interior floor levels

BRACKET: a support element under eaves; more decorative than functional

CAPITAL: the top decorated part of a column

CASEMENT: a window with sash hung vertically and opening inward or outward

CLAPBOARD: a long narrow board with one edge thicker than the other, overlapped to cover the exterior of a home

CLINKER BRICK: rough oven-fired bricks often used in chimneys

CORNER BOARD: a vertical board applied to a corner of a building

CORNICE: projection crowning a building, made up of a vertical face (fascia) and underside (soffit)

DORMER: a vertically set window on a sloping roof

DOUBLE-HUNG SASH WINDOW: a window with two sashes, arranged to slide vertically past each other

ENTABLATURE: wide, horizontal band on a building

FACADE: face of a building

FRIEZE: plain wide band on the upper face of an exterior wall

FRONTISPIECE: projecting section (more than one storey) of a principal facade

GABLE: triangular upper part of a wall at the end of a ridged roof; triangular hood over a window or door; triangular break in an eaves line

GAMBREL: a ridged roof with two slopes on each side, the lower slope having the steeper pitch

HALF-TIMBERING: wall construction in which the spaces between boards are filled with another material, usually stucco

HIP ROOF: roof sloped on all four sides

IONIC ORDER: an order of Greek architecture, characterized by a capital with scroll-like ornaments

PALLADIAN WINDOW: a tripartite window with a large arched central light and flanking rectangular side lights

PARAPET: low wall along the edge of a roof

PEDIMENT: triangular shape ornamenting a door or window or the front of the gable end of a building

PORCH: a covered entrance, can be open or closed at the sides

PORTE COCHERE: a large covered entrance porch through which vehicles can drive

PORTICO: a major porch, usually with a pedimented roof supported by classical columns

QUATREFOIL: a gothic gable ornament; a conventionalized representation of a flower with four petals; an architectural ornament having four lobes

RAFTERS: inclined roof members; can be visible

RUSTICATED: tooled (as the surface of stone)

SHINGLE: wood cladding of vertically overlapping small shaped boards

SHIPLAP: a wood cladding with a shallow groove formed by a notched edge fitting over the thin upper edge of a board below

SPINDLE: a turned wooden element

TRANSOM: small window over top of an entrance

VERANDAH: a roofed porch along the front of structure; can be closed or open

APPENDIX C: ARCHITECTURAL STYLES AND PERIODS

ART MODERNE (and Art Deco built from 1925 to 1940). About 1930 Art Moderne became the prevalent modernistic form.

Art Moderne buildings are usually asymmetrical and stuccoed, with a flat roof, small ledge at roof line, horizontal grooves in walls, and other horizontal elements giving an overall horizontal emphasis.

CALIFORNIA BUNGALOW. The bungalow became very popular between 1900 and 1920 when it was influenced by the Arts and Crafts movement. Typical features include the elephantine columned veranda, and the horizontal one storey.

CLASSIC BOX. The Classic Box is a foresquare two or two and a half-storey house covered by a low pitched hipped roof. The attic floor is pierced by a dormer, and facade Classic detail may be found. Earlier versions are undecorated like the Pioneer Tent House (pre 1900). The classical detail in these houses was emphasized during the late Victorian and Edwardian period.

CLASSICAL REVIVAL. During the Late Victorian and Edwardian period, there was a return to classical architectural elements.

COLONIAL REVIVAL. The Colonial Revival style had its beginnings in the late Victorian period. The design and proportions were faithful to the 18th Century originals. Styles within the Colonial Revival classification include the Regency style, the Dutch Colonial, and the Georgian Revival.

Typical features include symmetrical facades, multi-sashed windows, door transom and sidelights, and, in the Dutch Colonial a gambrel roof.

COMPANY COTTAGE (Pre-fabricated Homes). This small cottage is a precursor of today's post-war tract homes. This Vernacular style was standardized between the years 1889 and 1919 and was often sold in a "kit-set" or prefabricated form by the B. C. Mills Timber and Trading Company.

Many standardized homes, in a variety of styles, were prepainted and prefabricated then shipped all over the West Coast by the B.C. Mills Timber and Trading Company.

COTSWOLD COTTAGE. A popular romantic design in the 1920's and 1930's. This imitation gable thatched roof cottage hugs the ground. Casement windows, leaded panes, and irregular shaped rooms are typical of this style that originated in the Cotswold Hills of Gloucester, Hereford, and Worcester, England.

CRAFTSMAN (Arts and Crafts Movement). The Craftsman home and in particular, the bungalow, was the product of a turn of the Century Arts and Crafts Movement.

This movement had begun in England during the second half of the 19th Century as a reaction against Victorian architecture, featuring honest and natural use of materials and fine craftsmanship.

Typical features include stained glass windows with nature motifs, natural shingles and sidings, exposed rafters, wide eaves, and wide open porches.

EASTERN COTTAGE. This is an intermediate style between the Pioneer Tent and the 1970's Builder. Popular in the 1920's and 1930's, typical features in this home include the chamfered roof line, a stucco exterior and small window panes (chamfered refers to the cutting off of the gable top edge).

EASTERN SHINGLE. The Eastern Shingle cottage (1895 - 1910) has a pedimented A-frame shape and a shingle surface that is a holdover from a larger, East Coast style. The broad

sweeping roof plane is pierced by a shed dormer, and the lower part of the first floor has many classical features. The Late Victorian, and Edwardian periods featured a return of classical details.

ECLECTIC. The homes classified as Eclectic express the incorporation of features from a variety of different styles in one structure.

EDWARDIAN ERA. The homes in the Edwardian period (1901 - 1910) were often characterized by solid symmetrical proportions, medium pitched hipped bellcast roofs and classical or colonial features.

The Edwardian bungalow has solid symmetrical proportions, the bellcast roofs and often has classical detail.

The Georgian Revival or Classical Revival home has the solid symmetrical proportions and bellcast hipped roof common to the Edwardian period with classical (or Colonial) detail. This style reflects the original Georgian style with its double portico. This style began in the Edwardian period and continued to be popular into the 1920's.

ENTRE GUERRES DOMESTIC. This style does not revive historic tradition. In the years between the wars many of these inexpensive one and a half storey homes were built, which featured a stucco exterior, medium pitched roof, and a rectangular plan.

FRENCH PROVINCIAL. The French Provincial style is very similar to the Mansard or Second Empire style house. Curved headed windows break through the cornice. Other features include French windows, shutters, and a mansard roof. This still popular "status" style was derived from the country showplace homes of Seventeenth and Eighteenth Century France.

GOTHIC REVIVAL. The identifying feature of the Gothic Revival style is a steeply pitched roof, usually with steep cross gables. The gables commonly have decorated bargeboards, and the windows and doors are often arched with a point at the end (Gothic arch).

The Carpenter Gothic was popular in the middle to late 19th century; it featured a wood frame with extensive decorative woodwork.

Many of the early churches are also Gothic or at least have Gothic features such as the pointed arched windows.

INTERNATIONAL. (Early moderne, 1929 - 1940, Mies van der Rohe and 2nd Chicago School, 1940 - c. 1970) is a style developed in Western Europe in the 1920's and characterized by smooth wall surfaces and a complete absence of traditional ornaments.

ITALIANATE STYLE. The Renaissance palazzos of Rome, Florence, and Venice inspired the Italianate style which became popular in England in the first half of the 19th century. In the West, the Italianate style was characterized by a rectangular plan, hipped roof, bay windows, and wide, overhanging cornice eaves which have extensive decorative bracketing.

MINIMALIST TRADITION. (c. 1935 - 50). With the economic Depression of the 1930's came this compromise, a style which reflects the form of traditional Eclectic houses, but lacks their decorative detail.

PERIOD REVIVAL. North Americans in the early 1900's often pursued their fascination with England and its architecture. Period Revival homes include the steeply pitched cross gables of the English Builder (or Western Gothic), the red tile roof, arched entrance and white stucco of the Spanish or Mission Revival, and the half-timbering of the Tudor Revival.

PIONEER TENT. A Vernacular approach to homes built in the Victorian period, this style features a plain two-storey home with a steep pitched gable roof and shed-roofed kitchen at the rear. Variations include the decorative Pioneer Tent.

PRAIRIE STYLE. The Prairie style was made famous by Frank Lloyd Wright. This style is characterized by horizontal lines, broad, low roofs with exaggerated overhang, windows in bands, porches that are an integral part of the building, and decorative wood framing.

QUEEN ANNE. Queen Anne architecture features steep hipped roofs, tall chimneys,bracketing, asymmetrical facade, corner tower with turret, and decorative woodwork and shingling.

An offshoot of the Queen Anne style was the Stick style. The Stick style was characterized by the angularity of its frame and decorative features.

VERNACULAR: The term vernacular denotes an approach toward building; it is not a style.

Vernacular architecture makes use of local forms and materials, clings to forms of the old, and responds to conditions in the new land.

VICTORIAN PERIOD. The Victorian era was characterized by architecture that had the visual effects of revived historical styles and symbolic associations.

Queen Victoria was in reign during the height of this era's styles, therefore the term Victorian is generic, not chronological.

Examples of Victorian styles c. 1800 to 1930:

Early Victorian (c. 1800 - 1860)
- Early Gothic Revival
- Greek Revival
- Romanesque Revival
- Renaissance Revival
- Commercial Italianate

High Victorian (c. 1860 - 1900)
- High Victorian Gothic
- High Victorian Italianate
- Second Empire
- Stick Style
- Queen Anne

Folk Victorian (c. 1860 - 1910)
- (expensive homes with applied Victorian decoration)

Late Victorian (c. 1900 - 1930)

Academic
- Neo-classical Revival
- Late Victorian Gothic Revival
- Colonial Revival
- Beaux-Arts Classicism

Proto-modern Functionalism
- Richardsonian Romanesque
- Prairie Style
- Craftsman
- Bungaloid
- Shingle Style

APPENDIX D: STREET CROSS REFERENCE

Street Names	Page
Agnes Street	
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205 Agnes Street	39
207 Agnes Street	40
325 Agnes Street	51
336 Agnes Street	49
508 Agnes Street	58
509 Agnes Street	59
Armstrong Street	
209 Armstrong Street	51
Albert Crescent	
48 Albert Crescent	29
50 Albert Crescent	30
Bonson Street	
125 Bonson Street	92
Carnarvon Street	
212 Carnarvon Street	51
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