

# CLOVERDALE TOWN CENTRE

HERITAGE STUDY

JANUARY 2015

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## **1.0 Introduction**

Surrey City Council has recently embarked upon a process for reviewing and updating the Cloverdale Town Centre Plan. This Heritage Study is one of several background studies, which will provide input into the Plan update process, and will assist the City in understanding the history of Cloverdale Town Centre, within the broader context of Cloverdale and Surrey. It will help to ensure that opportunities for the conservation, commemoration and interpretation of the area's heritage are considered in the update of the Town Centre Plan. The report includes the historic context of Cloverdale in Section 2, so that the neighbourhood's heritage resources, detailed in Section 3, can best be understood. Section 3 also includes the identification of heritage opportunities. In Section 4, heritage options are reviewed and in Section 5, specific recommendations are made.

## 2.0 Historic Context

### 2.1 The Geography and History of Cloverdale Town Centre

The first attempt at settlement in Surrey was in 1860 when James Kennedy pre-empted land near the Fraser River, opposite New Westminster. For the next two decades, settlement in Surrey, as well as throughout British Columbia was slow, with the area's geography providing significant challenges to would-be settlers<sup>1</sup>. Early communities congregated close to water routes, which were essential for transport.

The Cloverdale area was first settled around 1870. Among the first settlers were the Shannon brothers. In 1875, William and Thomas Shannon purchased 960 acres of land from the government. William Shannon (1843-1928) was inspired to name the area after the clover that grew in abundance in this rich agricultural region. On January 10, 1927, he wrote the following:

*A few days after arriving in the Valley, in the year 1875, I had occasion to write a letter and was in doubt as how to head it. I looked out at the wild clover, which grew luxuriantly everywhere and at once thought of Clover Valley<sup>2</sup>.*

William Shannon subsequently sold his farm in Clover Valley and went into the real estate business in Vancouver. The large land holdings of his younger brother Joseph, who had arrived in the area one year prior, were also sold to the incoming settlers of Clover Valley. Joseph retained the section on the east side of Clover Valley Road, which is now known as Pacific Highway. He became one of the great benefactors in the development of the new settlement and donated land to a number of developments and organizations<sup>3</sup>.

Cloverdale was the City of Surrey's first Town Centre. It was officially established in 1879 near Five Corners, which is the historic intersection of 60 Avenue and Old McClellan Road. The commercial core of Cloverdale evolved into what now constitutes Cloverdale Town Centre.

The advent of the railways played a significant role in the development of Cloverdale, and greatly influenced the settlement's layout. When the New Westminster-Southern Railway (a subsidiary of the Great Northern Railway (GNR)), linking Bellingham to New Westminster, was forged through the valley in 1891, a station was built near the present town centre and given the name "Cloverdale."<sup>4</sup> Official opening of the line took place on February 14, 1891, with a public excursion from New Westminster to Fairhaven, which was attended by important local figures.

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<sup>1</sup> The Corporation of the District of Surrey, 1985 *Surrey's Heritage: A selection of Surrey's historically significant buildings*

<sup>2</sup> Pearson J, 1958 *Land of the Peace Arch*

<sup>3</sup> Pearson J, 1958 *Land of the Peace Arch*

<sup>4</sup> Cloverdale Online, "Cloverdale History", <http://www.cloverdale.bc.ca/history.php>

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Photograph shows railway and rail car running through Cloverdale. On the left side of the tracks are the Cloverdale Hotel and the United Church. Surrey Archives: circa 1900



View of buildings and outbuildings in Cloverdale from the south. The New Westminster Southern Railway tracks and a Church can be seen in background. Surrey Archives: January 1902

## CLOVERDALE TOWN CENTRE HERITAGE STUDY

In 1903, the Victoria Terminal Railway and Ferry Company (VTRF), a subsidiary of the GNR, opened its railway line from Port Guichon to Cloverdale where it connected with the New Westminster and Southern. The VTRF line was purchased by the Vancouver, Victoria and Eastern Railway and Navigation Company (VVER) in 1907<sup>5</sup>. The BC Electric Interurban (BCER) connected Vancouver and the Fraser Valley when completed in 1911.



B.C. Electric Interurban at Cloverdale Station - People waiting on platform as Interurban Car arrives.  
Surrey Archives: circa 1910

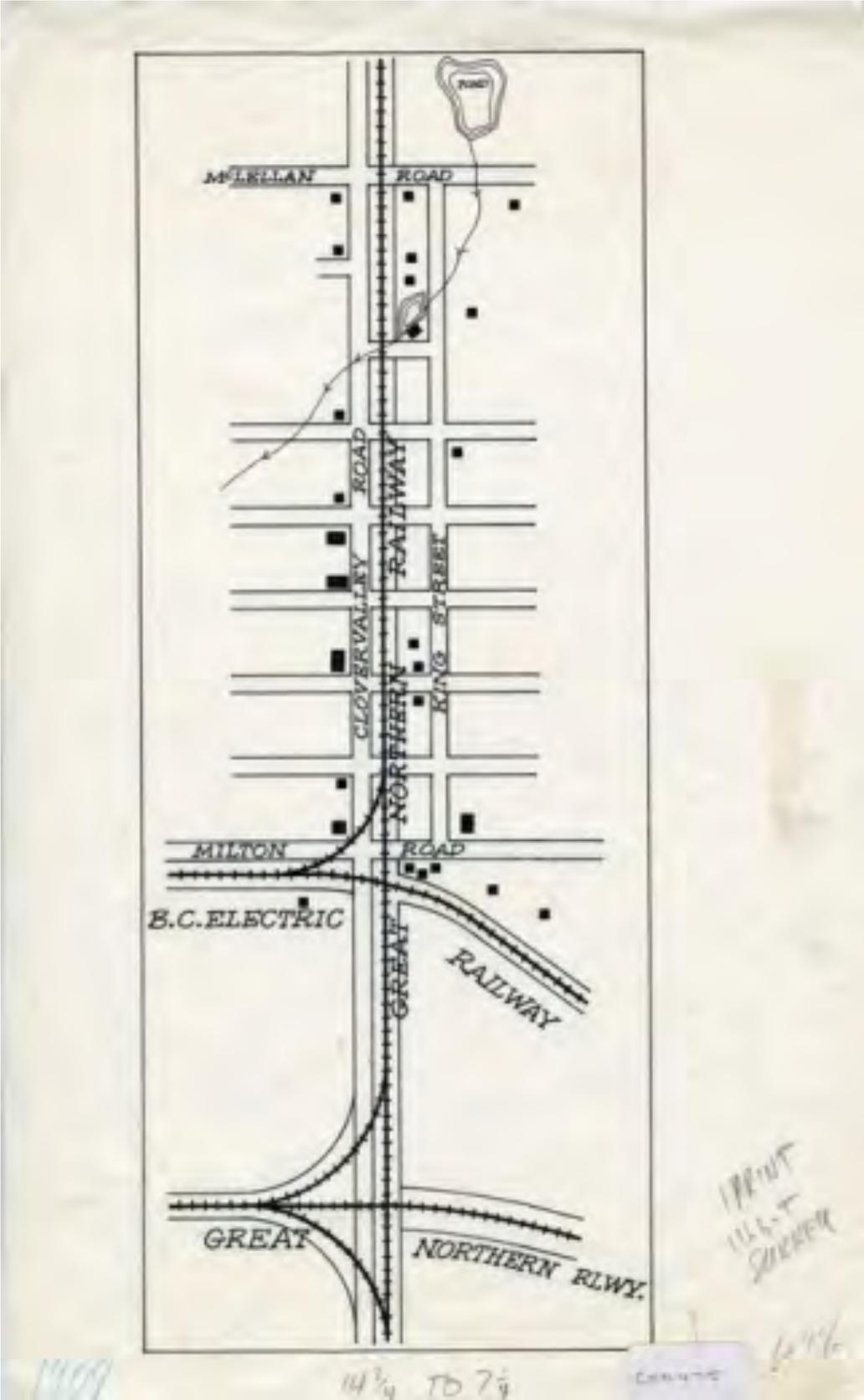
With three intersecting railways running through it (see maps below), Cloverdale developed as a north-south community along the railway<sup>6</sup>, and blossomed as a transportation hub. It quickly emerged as the administrative, transportation and education centre of the Surrey area. In addition, Cloverdale was situated on prime agricultural land, and its proximity to trains allowed produce to be shipped around the lower mainland and to the United States quickly and efficiently.

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<sup>5</sup> Surrey History, <http://surreyhistory.ca>

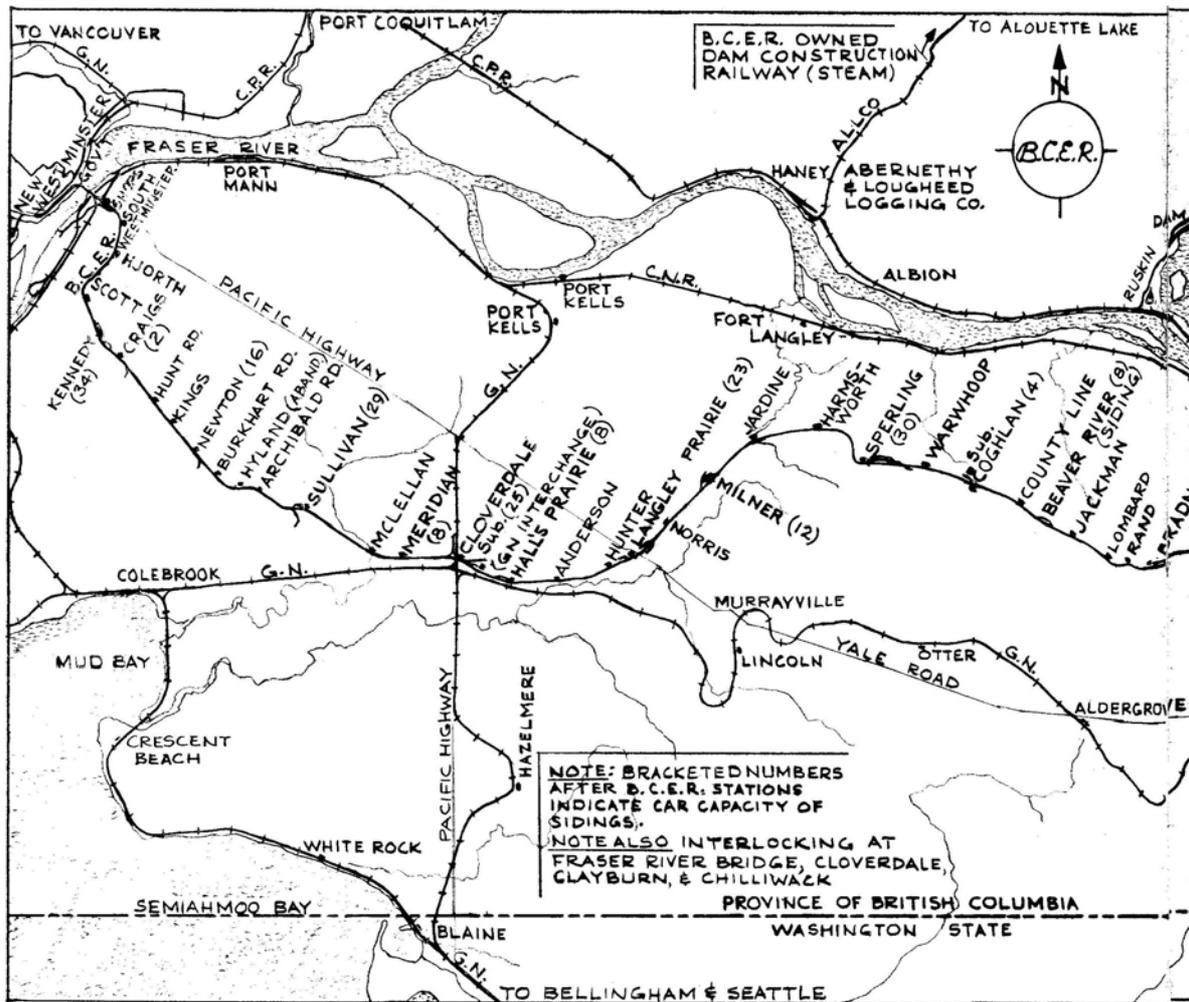
<sup>6</sup> Surrey History, "Cloverdale", <http://surreyhistory.ca/cloverdale.html>

CLOVERDALE TOWN CENTRE HERITAGE STUDY



Map depicting railways passing through Cloverdale and partially printed in The Surrey Story by Fern Treleven. Surrey Archives: 1969-70

CLOVERDALE TOWN CENTRE HERITAGE STUDY



Railway lines travelling through the Fraser Valley

Cloverdale experienced a boom in 1910-1911, and many of the historic buildings in the downtown core date from this period. In 1912, a new Municipal Hall was built, and this helped establish Cloverdale as the regional centre of the District. Two sawmills, both operated by the Hadden family, operated in Cloverdale while timber supplies lasted.<sup>7</sup>

<sup>7</sup> Surrey History, "Cloverdale", <http://surreyhistory.ca/cloverdale.html>



View of Surrey Municipal Hall from across Railway tracks - B.C.E.R. Rail Car on left.  
Surrey Archives: circa 1910s

In 1882, Surrey's first school was established. The small shack was located in a field, setback from the southwest corner of 176 Street and 60 Avenue. In the fall of 1883, the government erected the first public school in Surrey at Clover Valley on a half-acre of land donated by Joseph Shannon<sup>8</sup>.

In 1912, Surrey High School was established in one room of the Cloverdale Public School, and students throughout Surrey who desired an education above grade six were sent there. Students attending Surrey High School from surrounding areas such as Newton and Sullivan could ride the BCER to get to Cloverdale.



Surrey High School students posing in front of the school. Surrey Archives: 1923

Surrey's Doctor, Dr. Sinclair, was based in Cloverdale, and he held the position of municipal medical health officer until his death in January 1951. Cloverdale was also home to the Municipal Policeman, the Municipal Jail, the Starr Hotel, Hotel Columbia, a local creamery, an opera house, and a number of churches. The number of hotels reinforced Cloverdale's importance as a transport hub.

The coming of the automobile heralded the decline of the railways. However, Cloverdale continued to grow and develop, and quickly adapted and refocused its resources to the emerging automobile culture. Between 1912 and 1913, the former Clover Valley Road was improved and opened south to the border at Blaine, Washington. This gravel road was formally opened on July 12, 1913, and later renamed Pacific Highway. In 1917, the Great Northern

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<sup>8</sup> Surrey History, "Cloverdale", <http://surreyhistory.ca/cloverdale.html>

Railway abandoned the remains of the New Westminster Southern Railway from Cloverdale to Port Kells after the local sawmills closed. However, in 1923 Pacific Highway (176 Street) was paved from the U.S. border to Old Yale Road. At this time, this highway was the only paved route in this part of the Fraser Valley from the international border to Vancouver. Cloverdale thrived as a major road transportation service centre on the Pacific Highway<sup>9</sup>.

When Prohibition laws were in force in the U.S. in the 1920s and early 1930s, Cloverdale was the closest liquor store for Americans travelling north from Bellingham and Seattle. The photo on the following page, dating to the mid-1920s, shows buyers lined up to get into the government liquor store in Cloverdale. The building is now known as the Dann's Electronics building<sup>10</sup>.



'Booze Queue, 1925,' Surrey Historical Society, *Looking back at Surrey. Volume 1: 1995*

With the completion of the Pattullo Bridge in 1937 and the King George Highway in 1940, access to the district was further improved. The area's enhanced accessibility, coupled with a shortage of wartime housing in Vancouver and New Westminster, encouraged many families of servicemen to relocate to Cloverdale, where housing was affordable. The population increased rapidly after the Second World War.

In 1945, the first Cloverdale Rodeo was held with the slogan "The West Goes Wilder." Today, the event has grown to become one of the largest professional rodeos in Canada.

The 1960s and 1970s saw factors leading to Cloverdale's decline in strategic importance. These included the relocation of Surrey's Municipal Hall and the transfer of Surrey's Co-op headquarters and operations to the Abbotsford area. The growth of commercial centres east of Cloverdale on the Surrey-Langley border also contributed to this decline<sup>11</sup>.

In 1968, Cloverdale's population was 5,000, and the area was home to a central commercial strip, a belt of industrial and automotive uses to the south, and large vacant areas in close proximity to the commercial centre. Since then, projects have been implemented to revitalize its commercial areas, beginning with the Cloverdale Urban Renewal Scheme in the late 1960s<sup>12</sup>.

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<sup>9</sup> Surrey History, "Cloverdale", <http://surreyhistory.ca/cloverdale.html>

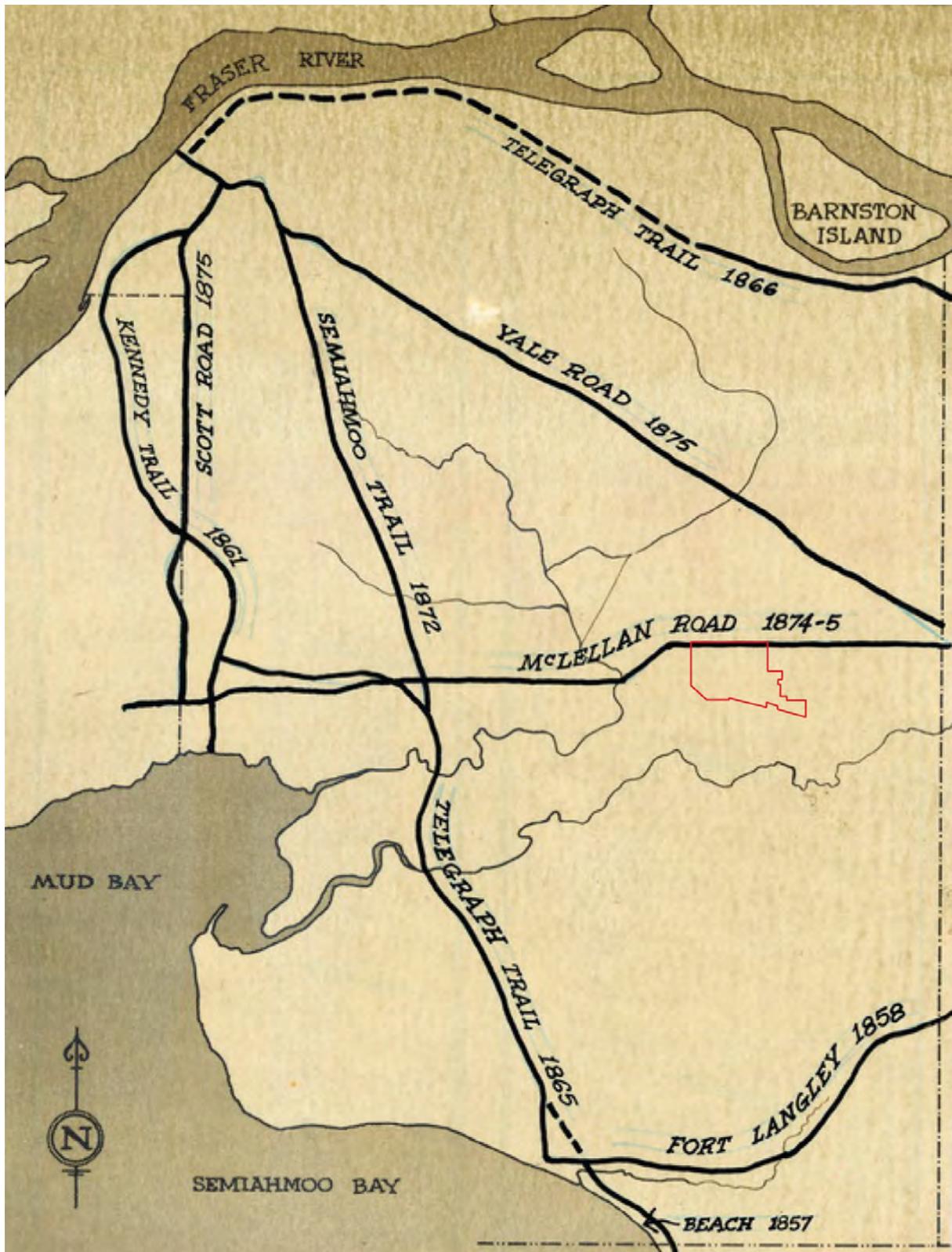
<sup>10</sup> Surrey Historical Society, 1995 *Looking back at Surrey. Volume 1*

<sup>11</sup> Surrey History, "Cloverdale", <http://surreyhistory.ca/cloverdale.html>

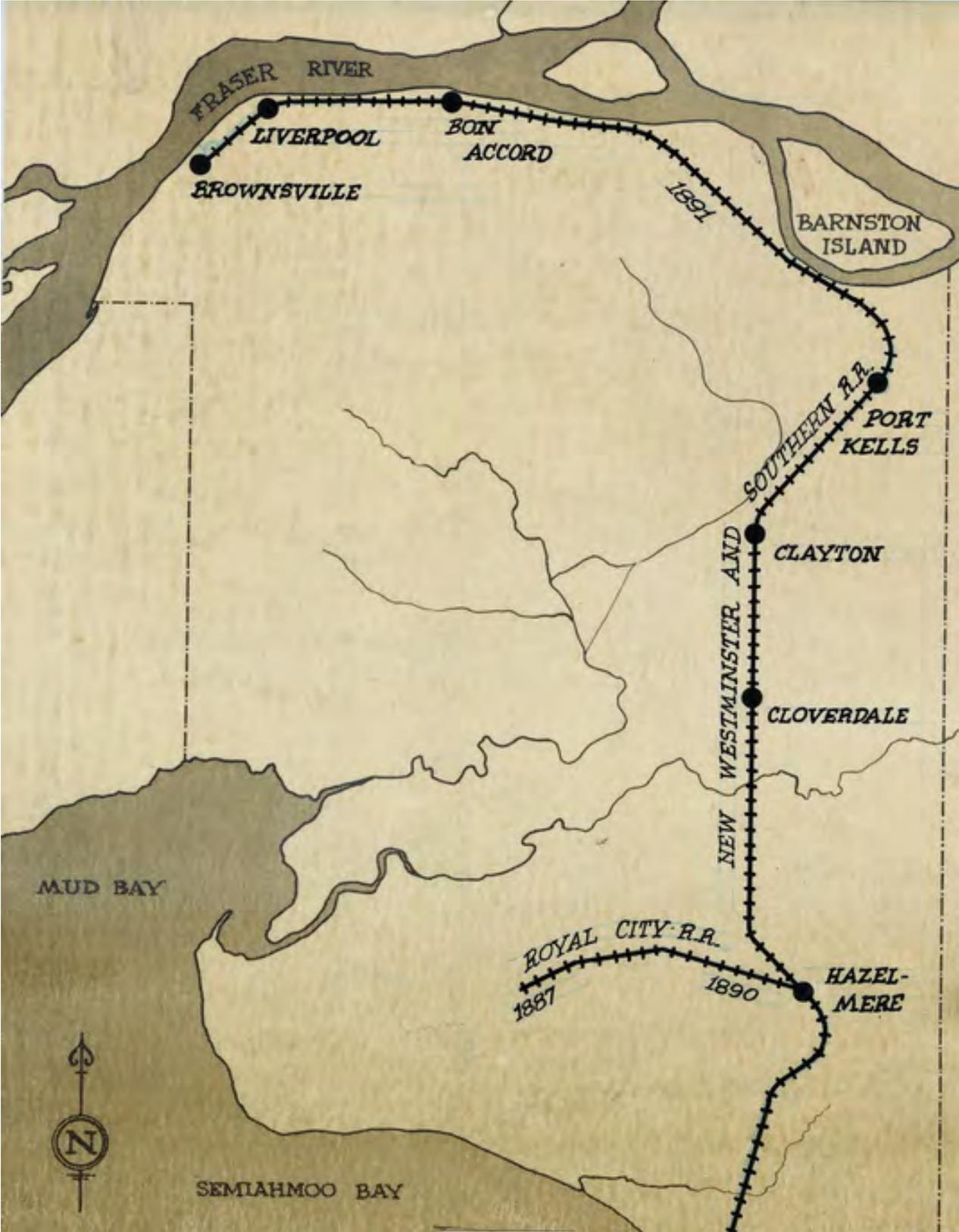
<sup>12</sup> Pacific Planners Ltd, 1969 *Cloverdale: An Urban Renewal Scheme*

## 2.2 Cartographic History of Cloverdale

Several maps were provided by the City of Surrey Archives, which help to provide a visual history of the Cloverdale area and its evolution over the past 140 years. The boundaries of the Cloverdale Town Centre are outlined in red.

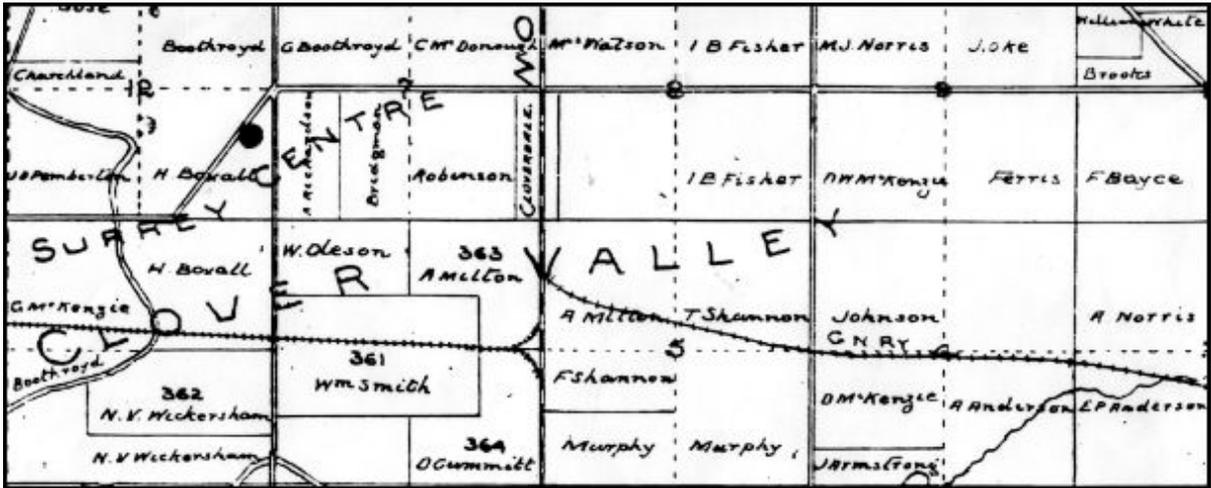


First Trails in Surrey, map produced 1969-70

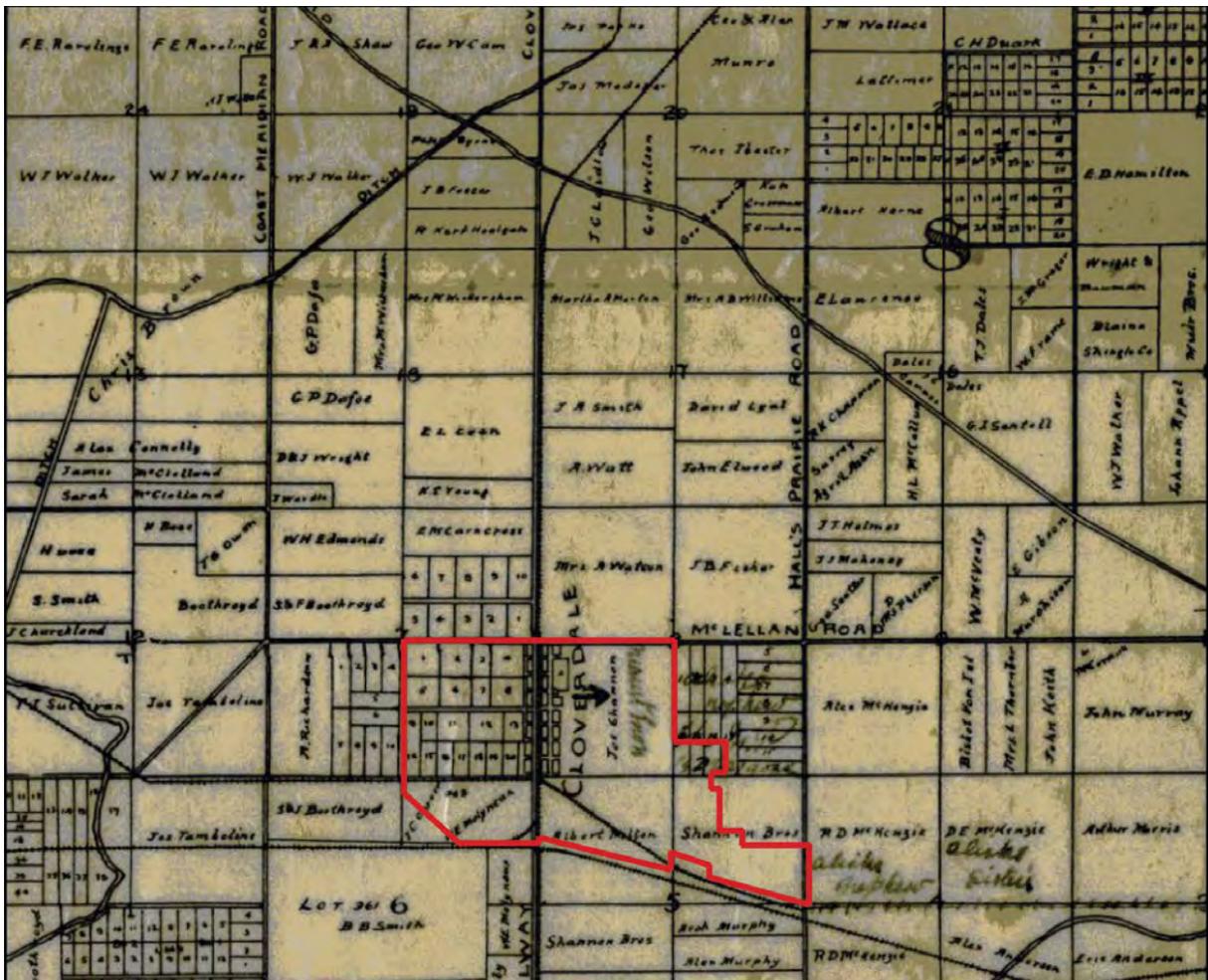


Railway Lines in Surrey, dated 1887-91

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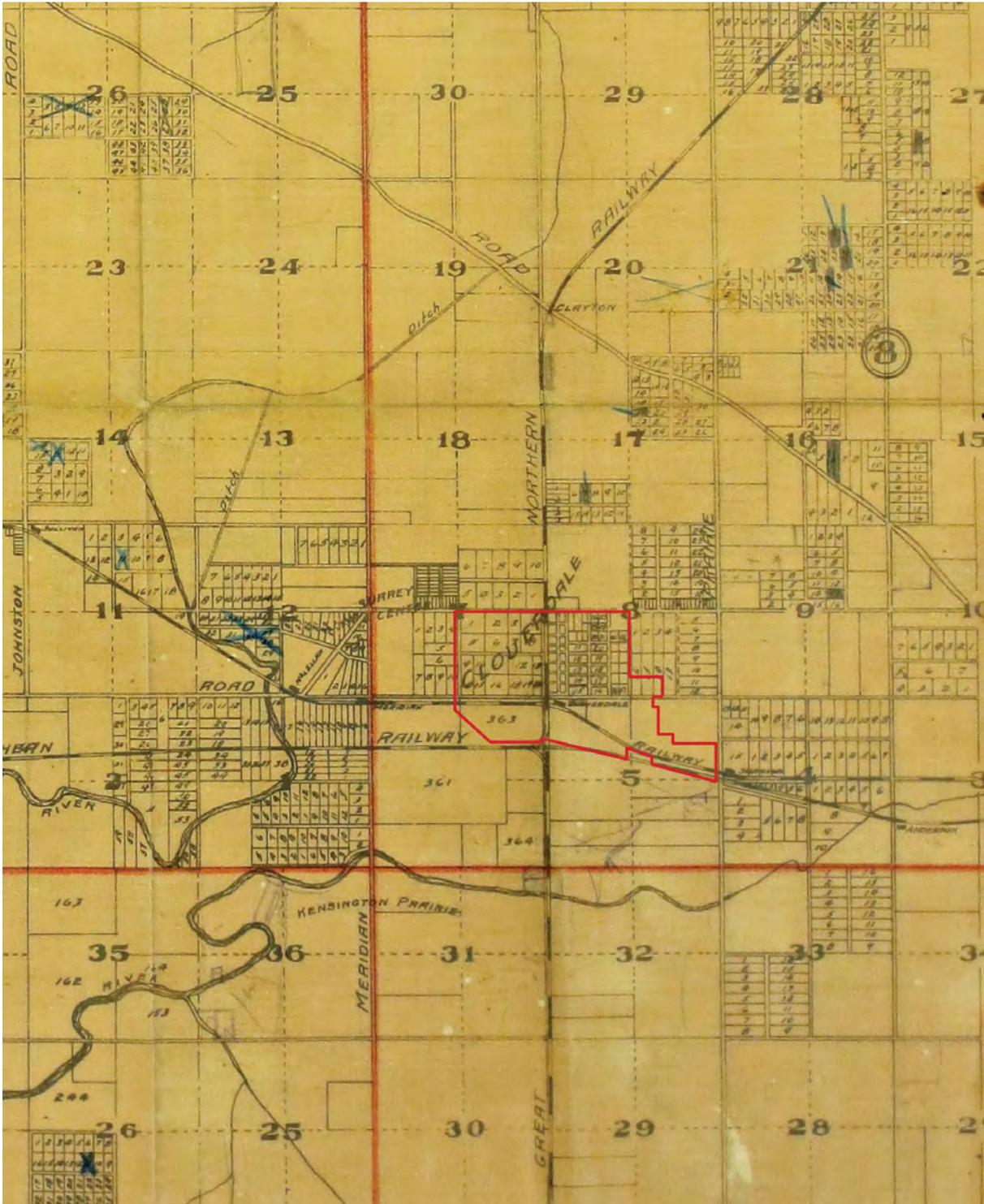


1897 Pre-emption map of Clover Valley

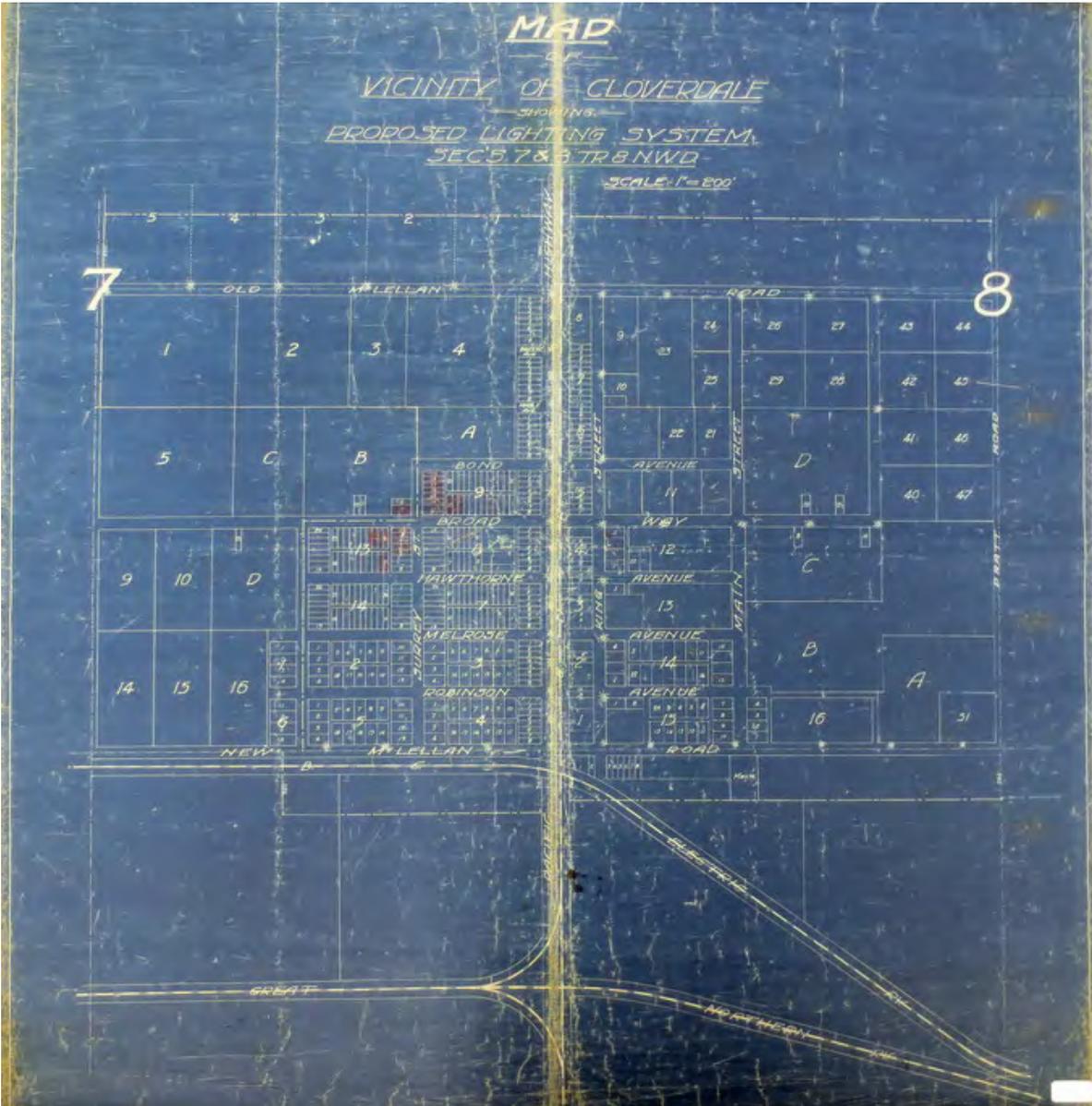


1910 Pre-emption map of Cloverdale

CLOVERDALE TOWN CENTRE HERITAGE STUDY



1915 Map of Surrey



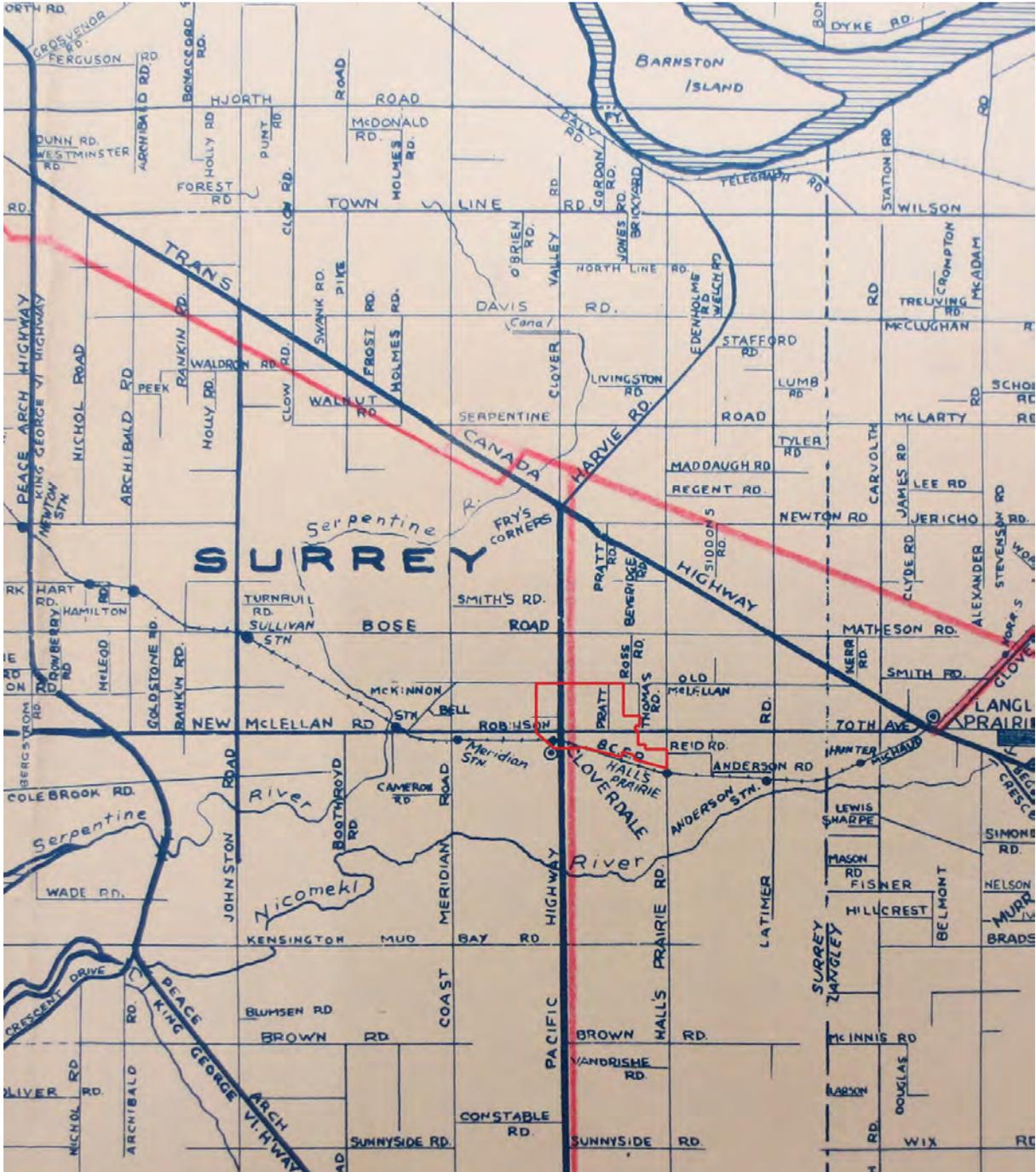
Map of Vicinity of Cloverdale Showing Proposed Lighting System. Annotation on verso suggests lights were partially installed prior to 1930, dated circa 1920

CLOVERDALE TOWN CENTRE HERITAGE STUDY



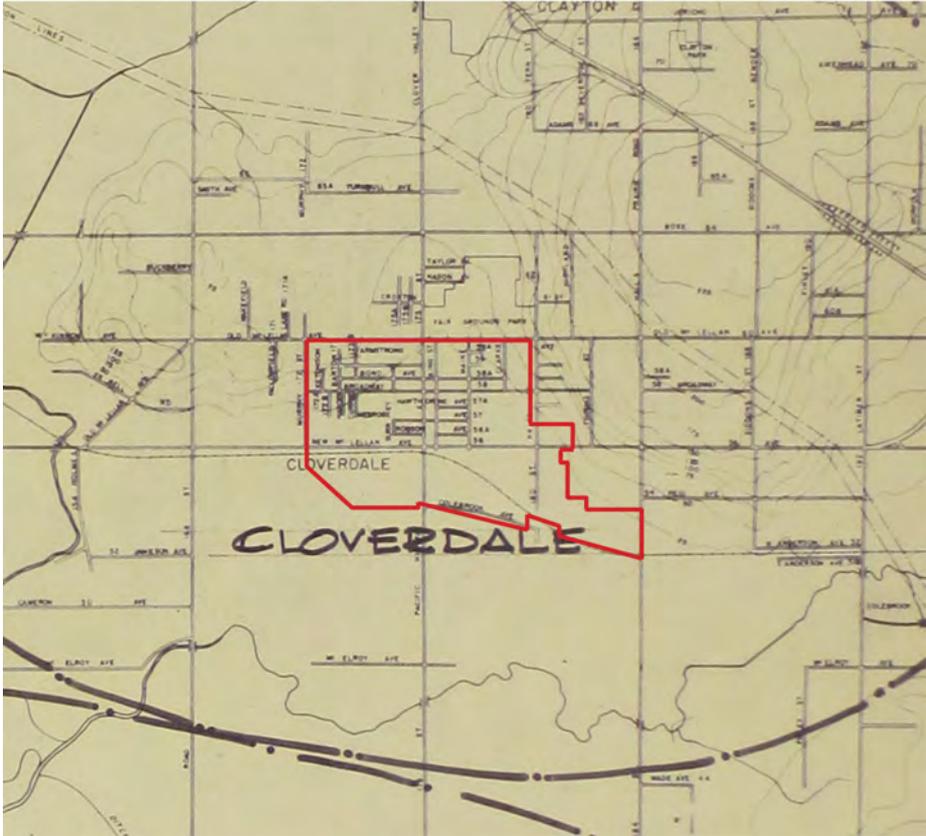
1939 Map of Surrey

CLOVERDALE TOWN CENTRE HERITAGE STUDY



Map of Fraser Valley, dated between 1940 and 1960

CLOVERDALE TOWN CENTRE HERITAGE STUDY



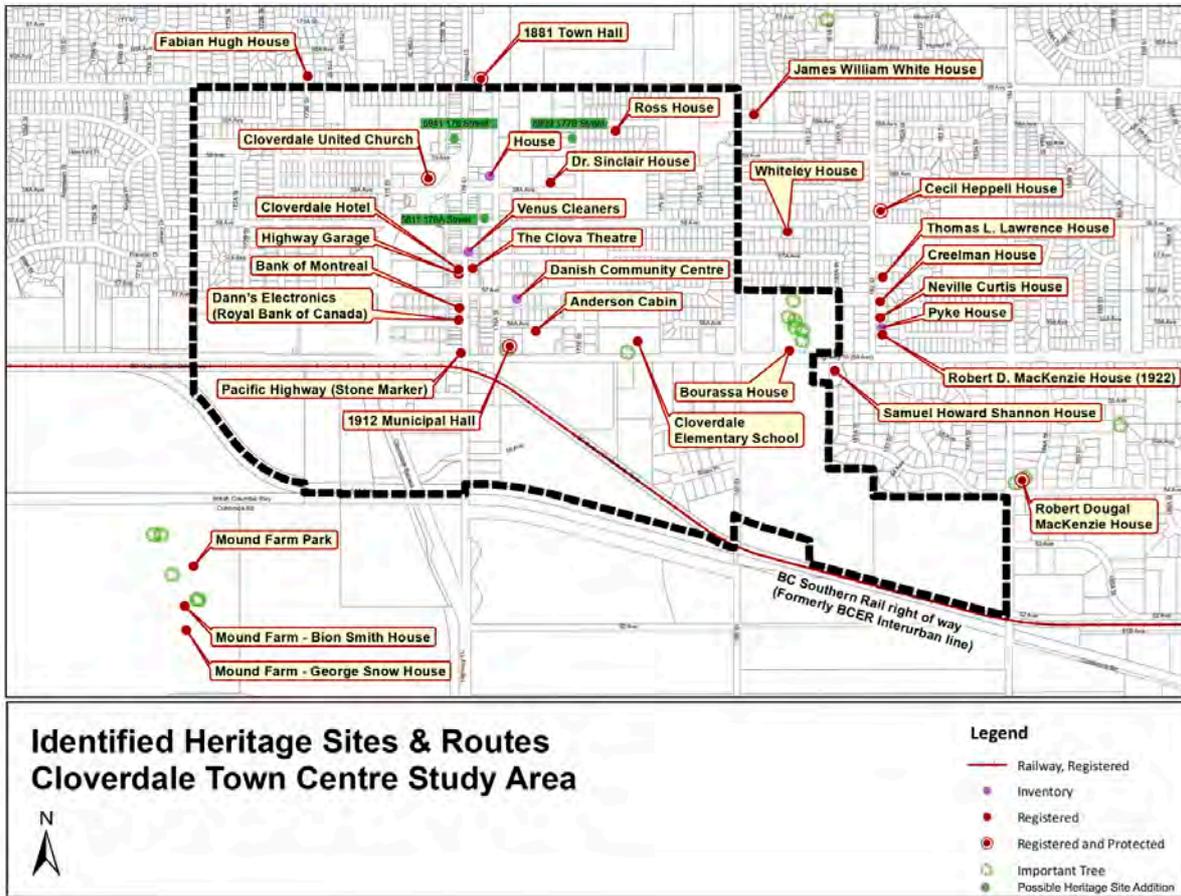
1965 Map of Cloverdale



Land use in Cloverdale in the late 1960s (Cloverdale: An Urban Renewal Scheme, Pacific Planners Ltd)

### 3.0 Heritage Resources

#### 3.1 Map of Cloverdale Town Centre Heritage Sites



The City of Surrey's Community Heritage Register was initially established in May 1997. There are a range of historic buildings that have been determined to have recognizable heritage significance in Cloverdale through the heritage evaluation process. In addition, several buildings have been protected by Heritage Designation By-law or Heritage Revitalization Agreement. Other buildings are currently on the Heritage Inventory, which mean they are considered to potentially have heritage significance, but require further evaluation before being considered by Council for addition to the City's Community Heritage Register.

In the appendix, the Statements of Significance for the sites which are on the Heritage Register and are designated are presented first. Information on the remainder of the Cloverdale Town Centre heritage resources on the Heritage Register is then presented, followed by sites which are listed on the Heritage Inventory. Finally, heritage sites adjacent to Cloverdale Town Centre are presented.

### 3.2 Heritage Opportunities

#### 3.2.1 Possible Additions

A survey of the Cloverdale neighbourhood resulted in the identification of a number of potential heritage opportunities. These properties are scattered throughout the study area and may possess heritage value, but have not yet been fully researched or evaluated. The following buildings should be further investigated:

##### 5811 176A Street



##### 5941 176 Street



**5933 177B Street**



**3.2.2 Cultural Landscapes**

Consideration should also be given to the preservation of cultural landscape features with heritage value. The cluster of heritage buildings along 182 Street, adjacent to the defined boundaries of the Town Centre, are important as an intact group; the buildings contribute to the streetscape, and have individual heritage significance. This enclave of suburban homes was built during the 1920s and 1930s, and a number of the area’s more prominent citizens relocated to this street, drawn to its semi-rural estate character. The Claude Harvie Park, adjacent to the cluster of heritage properties along 182 Street, makes a significant contribution to the character of this area, with its mature trees and landscaping.



## 4.0 Heritage Options

The update of the Town Centre Plan provides an opportunity to ensure that Heritage assets are conserved and celebrated in Cloverdale Town Centre. The Cloverdale Town Centre plan dates to 2000, before the completion of the new Surrey Museum and the opening of Cloverdale's heritage railway project in 2013. Cloverdale has a significant number of heritage sites within the Town Centre, as well as in adjacent areas, and there are opportunities to capitalize on recent developments in the area, in order to attract new visitors and to continue to positively reinforce the historic character of Cloverdale.

The Surrey Official Community Plan includes a renewed emphasis on distinctive and thriving Town Centres, including expansion and higher densities as a key strategy. These policies are intended to encourage vibrant and thriving Town Centre commerce, to reduce dependency on cars by improving the viability of transit, cycling and walking, and to provide support to community and cultural life in each of Surrey's neighbourhoods.

A careful consideration of heritage conservation will be important to maintain Cloverdale's historic character whilst working towards these objectives.

The Local Government Act provides Council with tools to manage heritage resources. The tools can be tailored to the extent or to the degree of attention required. The tools to manage the heritage resources at different levels include:

- Identification and Education (plaques, signs, storyboards, etc.)
- Recognition (Community Heritage Register)
- Voluntary Protection (Conservation Plan, Heritage Revitalization Agreement or Heritage Conservation Covenant)
- Heritage Designation By-law

### 4.1 Heritage Incentives

Conservation can be encouraged as redevelopments occur in the area by offering incentives to developers who acquire the recognized heritage assets of the area. The level of incentive offered should be commensurate with the level of heritage conservation that is negotiated.

Existing heritage incentives include funding (in the form of grants for approved restoration work and property tax exemption) provided to designated sites, through the City's Building Preservation Program. In addition, the City has previously negotiated Heritage Revitalization Agreements to conserve sites such as the Cloverdale United Church. This tool could prove useful for other heritage assets in the area, especially those located on sites with redevelopment potential, such as Dann's Electronics, the Bank of Montreal and Highway Garage, which all have parking areas at the rear of their lots that could accept additional density.

Relaxations to zoning requirements and building code equivalencies could also be applied to the heritage sites in Cloverdale. Additional incentives that may be appropriate include the ability to transfer development rights and/or density to another site, in exchange for the preservation and restoration of identified heritage assets. Sites with limited redevelopment potential, namely those with heritage assets on small lots, could be candidates for this process.

New incentives could include amenity contributions from developers or dedicated trust funds from a heritage foundation or a civic trust, related to specific sites, that would be reserved specifically for heritage conservation and interpretation purposes. Provincial and Federal financial incentives may also apply to heritage sites in Cloverdale. These include British

Columbia's Heritage Legacy Fund which specifically provides grants for the heritage sector of British Columbia e.g. for basic repair and maintenance work.

#### **4.2 Regulations**

Numerous regulations exist which can be enacted to protect identified heritage resources, e.g. a Heritage Designation By-Law. Regulations should be carefully chosen that will assist conservation within an appropriate context, and could be coupled with incentives for maximum effectiveness.

#### **4.3 Relocation**

For some of the identified buildings, retention at their existing location may pose challenges, however, under certain circumstances, relocation of a heritage building to another property may be the only alternative to demolition. To be meaningful from a conservation and interpretation standpoint, relocation should encompass a meaningful recreation of context, as well as a salvage of the building itself.

The context of the receiving site is also an important consideration. Buildings may be relocated to an area of older buildings or they may be relocated to other appropriate sites. There may be opportunities to enhance an existing cluster of buildings by relocating one or more additional structures within the vicinity. Clustering in Cloverdale will depend on available land, financial resources and the historic asset(s) involved.

An example of the successful relocation of a heritage building is the Inverholme Schoolhouse in Deas Island Regional Park in Delta.



Built in 1909, Inverholme Schoolhouse is a one-room schoolhouse that is now used for community meetings and private functions. The schoolhouse was originally located on 72 Street, south of Ladner Trunk Road. It remained in operation there only until 1926, by which time it had been outgrown. When Alex D. Paterson sold a large portion of his land to the federal government for the development of the Boundary Bay Airport, the old schoolhouse was moved north, adjacent to the Paterson farm, 'Inverholme', from which its current name is derived. In 1982, it was moved to Deas Island Regional Park and restored to its original character.

#### 4.4 Adaptive Reuse

Heritage buildings can be given a second life through adaptive reuse, a process that adapts buildings for new uses while retaining heritage features. This can be a practical way to save a heritage building, when its ongoing use is no longer economically productive, is incompatible with current land use, or has been made redundant through social change. An example from the City of Vancouver is the former Mt Pleasant Presbyterian Church, built in 1910. Due to a loss of congregation, the building was threatened. A local developer converted it into a residential building with a dozen individual dwelling units, benefitting from zoning relaxations and permission to install new windows.



Mt Pleasant Presbyterian Church, Vancouver (buildinghistory.ca)

The reuse and effective retrofitting of heritage buildings can be part of a community's overall strategy for environmental sustainability. The reuse of the existing building stock can reduce demolition waste and the consumption of new materials and resources, and can be effectively linked to the aims of Surrey's Sustainability Charter.

#### 4.5 Commemoration and Historical Interpretation



'Cowgirl' – a statue which honours the Cloverdale Rodeo

Commemorative actions are an important tool to help visitors and residents remember the historic context of Cloverdale. Signage, storyboards, public art and historical re-enactments are already being used effectively to increase the understanding of the area's history and contribute to the greater public awareness of Surrey's communities. The continuation of this program could be used for both existing and demolished structures as well as for landscapes, trees and other significant features of the area. Heritage resources of lesser value can be archivally documented for educational purposes. Documentation of sites that will be lost should be undertaken to archival standards so that research information is available in perpetuity.

Options for interpretation include:

- Commemoration of heritage with plaques and storyboards
- Site-specific interpretation at conserved heritage sites
- The continued use of public art for opportunities to integrate heritage information
- Exploration of ways to integrate heritage references in the design of new buildings and public places
- Production of audio-guides/a phone app/brochures with historical information on the area
- Guided walks, bus tours or talks on heritage themes
- Interactive workshops or demonstrations of traditional construction, such as woodworking or decorative crafts

#### 4.6 Historic Area Zoning Guidelines

Zoning guidelines could be introduced that reinforce the historic character of the area. These guidelines could encourage both the retention of existing heritage assets and also new development that respects the historic nature of the Cloverdale Town Centre. A good example of guidelines that set the tone for a planning area with numerous historic assets can be found in the City of Vancouver's RT-7 and RT-8 Guidelines for the Kitsilano neighbourhood. The intent of the guidelines is to:

- Encourage retention and renovation of existing buildings, ensuring they maintain an architectural style and form consistent with their original character;
- Ensure that new development is compatible with the traditional character of surrounding streetscapes;
- Ensure neighbourliness;
- Maintain high quality design; and
- Maintain a range of choice of housing.

The zoning district schedule description for the RT-7 and RT-8 zones in Kitsilano is below:

The intent is to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized.

#### 4.7 Partnerships

There are a variety of events and activities that could connect various stakeholder groups in the Cloverdale Town Centre, while also promoting the heritage significance of the area. The events and activities below could be planned with the assistance of numerous stakeholder organizations, such as the Surrey Museum, Surrey Archives, Surrey Heritage Advisory Commission, Cloverdale BIA, Cloverdale Chamber of Commerce, Surrey Historical Society and the Surrey Heritage Society.

- The Cloverdale Rodeo & Country Fair could include heritage attractions or events that take place during the annual event.
- “Shop Hops” similar to those that occur in Vancouver’s historic Gastown neighbourhood celebrate independent businesses within a unique environment.
- Walking tours that begin at the heritage railway attraction and travel through the commercial heart of Cloverdale and potentially, the cultural landscape along 182 Street (see Section 3.2.2), provide the opportunity to stimulate tourism prospects.

#### 4.8 Case Studies: Heritage Interpretation<sup>13</sup>

##### Murals/Street Art

In Pembroke, Ontario, murals on the city’s downtown walls are used to celebrate the area's rich character and heritage.



(copyright Pembroke Heritage Murals)

<sup>13</sup> Ideas from ‘Bored of Boards – Ideas for Interpreting Heritage Sites, Irish Walled Towns Network

The mural depicted below in Sydney, Australia illustrates the historic appearance of a section of roadway that formerly existed in its place.



### **Integrating Heritage Artefacts into Streetscapes**

During Christmas 2013, a Viking longship was located in the heart of the city of Waterford, Ireland, which is shown below. Engaging objects capture the imagination of the public, particularly when they reference the history of the local area.



### Well-Designed Interpretive Panels

The Roman fort of Vindobala, UK has only one interpretive panel. It does not simply list facts, but instead it provides context and insight. The re-creation drawing helps visitors visualise the site's appearance. There are three layers to the text allowing visitors to read to a level they are comfortable with.



### 4.9 Themes of Interpretation

The following are suggestions for themes and sub-themes of interpretation in Cloverdale:

#### Peopling the Land:

- Earliest Inhabitants
- Migration and Immigration
- Settlement
- People and the Environment

#### Developing Economies:

- Hunting and Gathering
- Trade and Commerce
- Technology and Engineering
- Communication and Transportation

#### Building Social and Community Life:

- Religious Institutions
- Education and Social Well Being

#### Expressing Intellectual and Cultural Life:

- Architecture and Design
- Sports and Leisure

## 5.0 Implementation Methods

### **Recommendation One: Conserve Identified Heritage Sites**

The existing Heritage Register sites in Cloverdale should continue to be targeted for conservation, and this should be taken into account in the updated Town Centre Plan. General planning actions should include the identification of appropriate regulatory tools and conservation incentives while negotiating with owners of heritage sites, as well as the consideration of zoning guidelines that may reinforce the intent to preserve historic character.

### **Recommendation Two: Consider adding Heritage Sites to the Community Heritage Register**

Further evaluations should be carried out on identified possible additions. Sites already on the heritage inventory should be assessed, when circumstances allow, for addition to the Community Heritage Register. The Pyke House, located at 5642 182 Street and part of an important cluster along the street, may be considered a priority for further study.

### **Recommendation Three: Documentation/Commemoration**

When heritage sites are threatened, all options for conservation, including relocation and adaptive reuse should be considered. When retention is not possible, heritage assets should be archivally documented.

### **Recommendation Four: Heritage Interpretation and Events**

Interpretation is already occurring in Cloverdale Town Centre, but there are opportunities to expand this, and to link the heritage resources within the Town Centre with those just outside the boundaries. The new heritage railway will attract visitors to Cloverdale – there is an opportunity to provide visitors with more heritage related activities to enjoy whilst in Cloverdale, thereby encouraging them to stay longer. Partnerships between stakeholder organizations identified in Section 4.7 could strengthen these endeavours.

- Expand the amount of interpretation panels along 176 Street and consider new ways of interpreting historic information, such as the use of murals.
- Increase the amount of building level interpretation; for example, a panel at the Dann's Electronics building could explain the story of the building, linking it to prohibition and incorporating archival photos.
- Develop partnerships with community groups and businesses to design interpretation programs. For specific buildings, financial contributions from the current business owner/operator could be sought. Funding sources could include business sponsorship and Federal and Provincial grants through schemes such as *The Building Communities through Arts and Heritage Program* and the *Heritage Legacy Fund*.
- Introduce interpretation of the cluster of interwar heritage buildings along 182 Street.
- Consider introducing bus/self-guided driving tours which could include Mound Farm, and the heritage houses along 182 Street, to link the different heritage areas within and surrounding Cloverdale Town Centre.
- Introduce walking tours which start in the area close to the heritage railway attraction; a self-guided walkable route could include the heritage area along 182 Street and the public art and monuments in the area.
- Partner with other heritage areas and community groups around Surrey to arrange events, perhaps during 'Heritage Week'.

### **Recommendation Five: Promote and Enhance Existing Heritage Assets**

- Include heritage artefacts in the streetscape to help boldly illustrate the area's history and significance.
- Landscaping could take into account Cloverdale's history; the incorporation of plants seen in its early community days could provide further public interest.

**APPENDIX: Heritage Sites within and adjacent to Cloverdale Town Centre**

***Community Heritage Register Sites that have been Designated***

**1881 Town Hall | 17635 60 Avenue**



**Description of Historic Place**

The 1881 Town Hall is a single-storey, single-roomed, wood-frame building, rectangular in plan, with a front gable roof, clad in vertical board and batten. The building is now completely encased within a later building, with only the peak of its gabled roof visible from the street. The original interior and most of the exterior are preserved, and can be seen inside the enclosing building.

**Heritage Value**

The 1881 Surrey Town Hall is valued for its role in the history of the City and as a testament to the generosity, determination, and civic will of the area's pioneers. Abraham Huck, the area's first settler, bought land at Surrey Centre in 1872. Gradually, more settlers arrived and began laying the foundations of the community. In 1879 the District of Surrey was incorporated, but at the time there was no public meeting place. Abraham Huck donated one acre of his Surrey Centre land for the construction of this Hall, and the first meeting in the building was held on May 2, 1881. The erection of the Town Hall, which was also used for church services until Christ Church was completed nearby, symbolized rapid progress within the community.

The Town Hall is also significant as an example of early frontier wooden construction, with vertical board and batten siding and square forged nails. The simplicity of the design reflects vernacular building techniques, and the modest pioneer origins of Surrey.

The heritage value of the Town Hall also lies in its interpretive value. The building is an important cultural feature for the interpretation of Surrey's civic heritage to the public. It was moved, in 1938, to the Cloverdale Exhibition Grounds, and later became Surrey's first museum, indicative of Surrey's commitment to preserving and interpreting its built and cultural heritage.

**Character-Defining Elements**

Key elements that define the heritage character of the 1881 Town Hall include its:

- symmetrical form, scale and massing, as expressed by its simple rectangular floor plan;
- front gabled roof with cedar shingle cladding;
- exterior vertical board and batten siding, with original square forged nails;
- original multi-paned double-hung panelling and wooden floors.

**1912 Municipal Hall | 17671 56 Avenue**



**Description of Historic Place**

The 1912 Municipal Hall is a one and one-half storey, plus basement, masonry Arts and Crafts style institutional building, set back from the street on a well-landscaped lawn with a fieldstone wall on the north side of Highway 10 (56 Avenue) and east of 176A Street. It is located in the southwest corner of a larger block of City-owned lands in the Cloverdale Town Centre area of Surrey.

**Heritage Value**

The 1912 Municipal Hall is valued as a proud symbol of civic government, as a reflection of the growth and prosperity of Surrey prior to the First World War, and the long-time importance of Cloverdale as the centre of municipal administration. It was constructed to replace the 1881 Town Hall in Surrey Centre, which had become too small for Surrey's growing municipal business.

The 1912 Municipal Hall is of architectural value for its bold Arts and Crafts architecture. Befitting its civic purpose, the Hall was designed in an imposing style facing one of the main streets in Cloverdale. The symmetrical main façade, grand central entry and prominent front-facing gables all contribute to its imposing appearance, and the sophisticated use of proportion and detailing emphasizes the monumental scale of the building. The Arts and Crafts style, allied to the typical Craftsman residential vocabulary, was almost always used locally for municipal halls of the Edwardian era. By using a common architectural vocabulary, this allowed the institution to reflect the values and aspirations of the local community. The Arts and Crafts style also demonstrated an allegiance to British legislative antecedents and a demonstration of loyalty to the Mother Country. The style was commonly utilized in British Columbia due to the large number of British born or trained architects familiar with principles of the movement and the strong association many citizens still felt to Britain. Designed by local architect, C.H. Clow (1860-1929), a resident of Cloverdale, and built by contractor J.H. Vickers, the building stands as a monument to the vision of Surrey as an emerging urban centre.

The 1912 Hall was built in a prominent location with a large setback and of brick construction, indicating a sense of permanence and stability. The Hall is also significant for its association with the development of the Cloverdale neighbourhood. Originally a small agricultural settlement, the population expanded after Cloverdale became a stop on the New Westminster

Southern Railway in 1891. The arrival of the Great Northern Railway (GNR), the BC Electric Railway (BCER) and the construction of the Pacific Highway (176 Street) and Highway No. 10, transformed Cloverdale into an important transportation junction and initiated major growth. The building is much larger than the original 1881 Town Hall, indicating a rapidly growing community and an increasing need for public services. Cloverdale was the seat of municipal government from 1912 until 1962, when a new municipal hall was opened. This site's continued use as a community facility represents a long history of public association with this landmark site.

### **Character-Defining Elements**

Key elements that define the heritage character of the 1912 Municipal Hall include its:

- landmark siting at a prominent corner location, with the building set well back from the property lines;
- continuous public/community use since its construction;
- institutional form, scale and massing as expressed by its dominant symmetry, formal siting, H-shaped floor plan with central entry, one and one-half storey height plus full basement, and tall main floor ceilings;
- elements of the Arts and Crafts style, such as: use of natural materials; prominent gables with stucco and wood half-timbering; casement windows; exposed purlins and decorative brackets;
- complex roofline: side gable roof, with two dominant north-south cross gables; and small central front gable dormer;
- masonry construction: random ashlar granite at foundation; red brick cladding at main floor;
- fenestration, with wood-sash casements throughout, triple-assembly with transoms on the main floor;
- formal central entry: granite stair cheeks, concrete steps and flanking metal light standards;
- associated landscape features such as mature shrubs and trees, surrounding grassed lawn, original rock wall at site perimeter.

**Anderson Cabin | 17710 56A Avenue**



**Description of Historic Place**

The Anderson Cabin is a small single-storey log pioneer building, rectangular in plan with a side gable roof, located at the entrance to the Surrey Museum.

**Heritage Value**

The Anderson Cabin is valued as Surrey's oldest extant pioneer building and is an outstanding example of an early pioneer shelter. The cabin measures six metres by four metres and is constructed of hand-hewn, original growth timber, illustrating the simple and challenging life of the early pioneers.

This log cabin is of significant value to the people of Surrey for its strong cultural association with the first pioneers of the area. Eric Anderson, who died in 1911 at the age of fifty-nine, built this log cabin by hand in approximately 1873. After he married Sarah Morrison in New Westminster in 1879, they built a larger farmhouse for their family and this cabin was used for livestock. The heritage value for this modest dwelling also lays in its educational value as a pioneer structure. The cabin is an important cultural feature for the interpretation of Surrey's heritage to the public. It was donated to the City of Surrey in 1970 by Mr. and Mrs. William Sweet, who owned the farm where it was located and had the foresight to recognize the value of the cabin. In its current location, the cabin now serves as an illustration of pioneer domestic life and the home building resources and early technology of a pioneer settler's home. It is also a fine example of an early commitment to preservation, both privately and by the local government. The heritage designation of this site demonstrates the commitment of the City of Surrey in recognizing and preserving its built and natural heritage.

**Character-Defining Elements**

Key elements that define the heritage character of the Anderson Cabin include its:

- location on public land;
- simple form, modest scale and rectangular plan massing;
- hand-hewn square logs with notched corners and chinking;
- large original growth logs;
- gabled roof, clad with split cedar barn shakes;
- lapped wooden siding in gable ends.

**Community Heritage Register Sites**

**Cloverdale United Church | 17553 58A Avenue (Heritage Revitalization Agreement)**



**Description of Historic Place**

The Cloverdale United Church is a stucco-clad Gothic Revival-inspired church with a later bell tower and spire at the southeast corner. Its height and massing, combined with its prominent location adjacent to the Cloverdale by-pass on a slight rise, make this a local landmark. The church is situated within a context of single-family residential housing, an asphalt parking lot and a playground, and there are several significant trees on the site.

**Heritage Value**

Cloverdale United Church is significant as a demonstration of community spirit in Cloverdale, at a time when this was the administrative and commercial centre of Surrey. The local population was increasing rapidly after the Second World War. As the local United Church congregation grew, a larger church was required, and this building was constructed using volunteer labour.

This church continues to have an active congregation, illustrating its ongoing role within the community as an important place of worship and kinship. Built in 1949-50, Cloverdale United Church is valued as a good and late example of the persistence of the Gothic Revival style, and as a transitional example of the influence of Modern architecture.

While the traditional influence is seen in the Gothic pointed-arched windows, steeply pitched gabled roof and bell tower with spire, the influence of modernism may be seen in the plain smooth walls and overall lack of applied ornamentation.

**Character-Defining Elements**

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

- prominent location situated on a slight rise on a corner lot, with significant mature trees;
- continuous use as a church since the time of construction;

- ecclesiastical form, scale and massing as expressed by its one-storey plus basement height and irregular, rectangular plan with transepts, prominent bell tower and rear extension;
- steeply pitched front gabled roof with side gabled extensions;
- concrete foundation and wood-frame construction with stucco-clad exterior;
- Gothic Revival style elements such as its steeply pitched roof, Gothic pointed-arch windows, leaded windows, pegged wooden front doors with original hardware and front entrance with pointed-arch opening;
- additional exterior elements such as its partially inset bell tower with pyramidal bellcast roof, rectangular nave with transepts and plain wooden window surrounds;
- fenestration, including: stained glass panels; leaded pointed-arch windows containing operable pivotal insets on the side elevations; pointed-arch stained glass window with floral motif on the front elevation; and leaded, multi-paned double-hung wooden-sash window;
- original interior features, including: chamfered-profile nave ceiling with applied acoustical tiles; cantilevered balcony; fir woodwork such as pews, wainscoting, and door and window trim; halfpace stair in narthex with fir balustrade; hanging glass globe ceiling fixtures; chancel opening with impressed design and coved ceiling in chancel; and Gothic arched detailing used for the chancel niche, panelling, pulpit, lectern and railing;
- associated landscape features such as mature trees.

**Dr Sinclair House | 17725 58A Avenue**



**Description of Historic Place**

Set on a single-family residential lot, the Dr Sinclair House is a two and one-half storey symmetrical Foursquare residence located on a corner lot on 58A Avenue. The house is situated in a medium density residential area adjacent to low-rise apartments and condominiums.

**Heritage Value**

The property is significant for its association with Dr Frederick Douglas Sinclair (1884-1951), a prominent figure in Surrey's development, who moved to Surrey in 1911 to assume the medical practice of the retiring Dr Sutherland. Sinclair returned east to marry, but returned in 1913 when he was appointed as Municipal Medical Health officer, a position he held until his death. In 1914, the Sinclairs purchased Dr Sutherland's house, which already contained a waiting room, office and surgery. Dr Sinclair served overseas during the First World War with the Royal Canadian Army Medical Corps. Upon his return in 1919, he helped organize a branch of the Canadian Legion of British Empire Service League and became the advisor for the Surrey Victorian Order of Nurses.

Throughout the time of his practice in Surrey, he typified the life of a rural family doctor, attending to the needs of his patients without billing them, expecting them to pay if they could. During the Second World War, Dr Sinclair was the only doctor left serving Surrey, at the time the biggest municipality in the British Empire. Sinclair was a respected community leader, and his funeral in 1951 at Cloverdale United Church was the largest in Surrey's history. After the Sinclair family left the house, it was sold for removal, and was relocated to this lot and used as a boarding house.

Constructed circa 1900, the Dr Sinclair House is valued as an early example of a Foursquare style dwelling. This type of residential architecture was often detailed with Colonial Revival references, as seen in this example with its ornamental front door surround with a broken pediment. Such detailing was the result of such homes being constructed from, or influenced by, widely-used pattern book designs available across the United States and Canada.

### **Character-Defining Elements**

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

- form, scale and massing as expressed by its two and one-half storey plus basement height and rectangular plan, with one storey extension to the west and a projecting bay window on the east elevation;
- low-pitched bellcast hipped roof with three symmetrical bellcast hipped dormers;
- concrete foundation and wood-frame construction;
- Foursquare style elements such as the symmetrical elevations, front entrance assembly with sidelights, square floor plan with central hall, and cubic massing;
- additional exterior elements such as the glazed and panelled front door with original hardware, glazed multi-paned garden door on the east elevation, second-storey door on the rear elevation, two red brick chimneys (one external and one internal) and plain window surrounds;
- original wooden siding under later asbestos shingles;
- symmetrical disposition of wooden-sash windows, including single and multiple-assembly 4-over-1 and 6-over-1 double-hung windows and 3-over-1 double-hung dormer windows.

**Dann's Electronics | 5657 176 Street**



**Description of Historic Place**

One of the older commercial buildings on Cloverdale's main commercial street, Dann's Electronics is a two-storey, wood-frame building located on a prominent corner lot. Although obscured by later sidings on its main elevations, the building's original rectangular form, with hipped roof and bellcast eaves, remains evident above a one-storey later storefront.

**Heritage Value**

Constructed in 1920, this building is significant for its continuous commercial presence on Cloverdale's main commercial street since the time of its construction. Built as a branch of the Royal Bank of Canada in 1920, it is an important example of the type of vernacular bank architecture that predominated in western Canada during the early twentieth century. Drawn up at bank head offices, these designs could be quickly, easily and inexpensively executed across the country in emerging communities. As was common in those days, the Royal Bank included a suite of rooms on the second floor, which were used as living quarters by branch staff. This branch reflected the short-lived optimism, and then the retrenchment, of the post-First World War era. By 1922, the Royal Bank was closing a number of small and unprofitable branches across the country. In Cloverdale, the Royal Bank had not fared well against the more established Bank of Montreal, and Cloverdale was not large enough to support two banks. After three years of operation, the Royal Bank shut down in 1923, and was not re-established in Cloverdale until 1970.

This building is of additional value for its subsequent commercial occupation. The sale of liquor was transferred to the provincial government in 1921, and in 1923 the liquor control board acquired the building for use as a government liquor store, which operated here until 1931. The building was then acquired by Ernest Hugh Dann (1893-1973), an electrical contractor. Ernie Dann, his wife Dorice, and their family lived in the upstairs suite, above Dann's electrical business. Since 1973, the business has been operated by their son, Alan Dann. Now known as Dann's Electronics, this is a rare example of a long-established family retail operation in Cloverdale.

**Character-Defining Elements**

Key elements that define the heritage character of Dann's Electronics include its:

- corner location on the main commercial street in downtown Cloverdale;
- form, scale and massing as expressed by its two storey height and regular, rectangular plan;
- shallow hipped roof with bellcast eaves and small repetitive eave brackets;
- concrete foundation and wood-frame construction with narrow width, lapped wooden siding (exposed on north facade);
- original facade elements concealed under later claddings;
- exterior details such as the red brick chimney;
- regular and symmetrical fenestration, including the original double-hung 6-over-1 wooden sash windows on the side elevation.

**Bank of Montreal | 5679/5681 176 Street**



**Description of Historic Place**

Located on the west side of the main commercial street in Cloverdale, the Bank of Montreal is a prominent two-storey masonry structure with a double storefront and central entry to the upper floor, set amidst mostly smaller scale commercial buildings. Now clad with stucco, this building is distinguished by its original ground level fenestration and decorative cornice. Built during the Edwardian era, it is one of the oldest surviving commercial buildings in Cloverdale.

**Heritage Value**

Built in 1912, the Bank of Montreal is valued as a good example of Edwardian era commercial architecture. Located amidst buildings of a smaller scale, the solid and substantial appearance of this building speaks to its original function, and exemplifies the image of security portrayed by the bank to inspire confidence in its customers. Original architectural features that have been retained include its sheet metal cornice and ground level fenestration of display windows, transoms and multiple entrances. Additionally, the locally-produced brick cladding of the building, now covered in stucco, distinguished the building as one of importance and permanence, given that the adjacent buildings were generally clad in less expensive wood siding.

As one of the few banks located in the Cloverdale area of Surrey during the early years of the twentieth century, the Bank of Montreal provided an essential service for many residents and was an important asset in the development of Cloverdale as the commercial centre of the municipality. It replaced an earlier, less imposing structure that the bank had occupied upon its arrival in 1909. Cloverdale was expanding rapidly due to the confluence of new railways and transportation routes in this area, and construction of this more impressive structure reflected local growth and prosperity. The bank occupied this building until the construction of larger premises in 1958, reflecting the continued growth of the community and the desire to modernize services. Since that time, the building has been used for general commercial purposes.

**Character-Defining Elements**

Key elements that define the heritage character of the Bank of Montreal include its:

- mid-block location on the main commercial street in downtown Cloverdale;
- lack of setbacks on the front and side property lines, with side elevation light wells on the second floor;

- form, scale and massing as expressed by its two-storey height, flat roof, regular rectangular plan and horizontal proportions;
- masonry and heavy timber construction with brick cladding;
- exterior details such as the sheet metal cornice at the front parapet with shallow brackets and dentil course, secondary sheet metal cornice between the first and second storeys, three street level entrances - two to the commercial spaces and one to the upper floor, and original storefront features such as transom windows and glazed entry doors;
- regular, symmetrical fenestration: large plate-glass display windows with continuous transoms on the ground level, and triple assembly rear windows with segmental arched heads;
- original interior ground floor banking hall features such as: vault with geared metal door (J. and J. Taylor) containing wooden compartments for safe deposit boxes; wooden floors; manager's office brick fireplace; and rear office with glazed door.

**Highway Garage | 5723 176 Street**



**Description of Historic Place**

Located mid-block on the west side of downtown Cloverdale's main commercial street, the Highway Garage is distinguished by its bowed roof. The structure is set back from the street and occupies only a portion of the property, the remainder of which is paved. Now adapted for general commercial purposes, the form of the structure is still recognizable, although obscured by later alterations.

**Heritage Value**

The Highway Garage is valued as a reflection of Cloverdale's response to the increasing use of the automobile and modernization in transportation methods in the early twentieth century. The confluence of passenger and freight rail and early highways had spurred Cloverdale's rapid growth as a major transportation hub. During the 1920s and 1930s, more roads were being opened up, surfaced with durable paving that facilitated the use of the automobile. With increased automobile traffic, the demand grew for service stations that could provide refined petroleum products as well as mechanical services. Built in 1919 as a livery stable, within a year this building reopened as an automotive garage, known as the Highway Garage - a name it carried for a number of years. The location of this garage is significant as a reminder that in 1923 the Pacific Highway, an important north-south transportation route, was completed along 176 Street. The Highway Garage was later rebuilt as the local outlet for Imperial Oil, one of the largest of the chain service stations that was emerging at the time.

The Highway Garage is notable for its association with the Hamre family, Cloverdale residents of Norwegian extraction who operated this business for several decades. In 1920, Charles G. Hamre and Frank Carmichael acquired the original livery stable and converted it to a garage. Carmichael later sold his shares to Hamre, who entered into a partnership in 1938 with his brother Edmond Obie Hamre (1900-1958). Ed Hamre was involved in numerous community and fraternal organizations, and was the founder of the local fire brigade and Cloverdale Fire Chief for almost thirty years. During that time, the garage was the location of the town's fire siren and was where local emergency calls were answered.

Furthermore, the Highway Garage is of heritage value for its evolving architecture that demonstrates the growth of this business and the larger community. Originally a wooden industrial shed, the structure was rebuilt to accommodate changing needs and functions. In 1938, a sophisticated and stylish bowed roof structure was constructed, with a front canopy projecting over the pumps, illustrating the increasing growth of automobile traffic and the sophistication of gasoline company marketing and branding. When a highway bypass was constructed Cloverdale, this garage lost its main clientele and was converted for commercial use.

### **Character-Defining Elements**

Key elements that define the heritage character of the Highway Garage include its:

- mid-block location on the main commercial street in downtown Cloverdale;
- setback from the property line, separated from other buildings;
- commercial form, scale and massing as expressed by the prominent bowed roof, single storey height and regular, rectangular plan;
- wood-frame construction with wooden bow truss roof structure with raised front parapet;
- surviving exterior details, such as the bevelled wooden siding on the side elevations.

**The Clova Theatre | 5732 176 Street**



**Description of Historic Place**

The Clova Theatre is a modest, Streamline Moderne neighbourhood movie house located mid-block on the main commercial street of Cloverdale. Identifiable by its smooth, curved stucco-clad front facade and projecting theatre marquee, the Clova Theatre continues to operate as a venue for public assembly.

**Heritage Value**

Constructed in 1947, the Clova Theatre is valued as one of the first modern buildings built in Cloverdale during the postwar era. Constructed immediately after the Second World War, the theatre recalls a period when Cloverdale's downtown area was still a regional commercial, retail and entertainment centre, prior to the arrival of the automobile oriented suburban shopping malls. Downtown areas such as Cloverdale contained all essential services for the expanding population, with movie houses being an important cultural element. The Clova was highly significant to the community, as television was not yet widely available and movies were the main form of public entertainment.

Additionally, the Clova Theatre is valued as a rare surviving example within Surrey of the Streamline Moderne style. A later variation of Art Deco architecture, it displays the influence of the technological marvels of the day such as airplanes, steamships and locomotives, and was characterized by rounded corners and smooth planar surfaces. The refined appearance stems from the elegantly clean and simple, serpentine profile of the facade, reflected in fashionable building materials and machine-inspired design. Used for many decades as a movie theatre, The Clova continues to be used as community public assembly space.

The Clova Theatre is also significant as an example of the work of prominent local architect H.H. Simmonds, who was responsible for numerous movie theatres throughout the province. Adept at industrial, commercial and residential projects, Simmonds was an expert in the design of large, clearspan concrete structures with truss roofs, which provided a fireproof environment

for public buildings, including several of the largest buildings at the Pacific National Exhibition in Vancouver.

### **Character-Defining Elements**

Key elements that define the heritage character of the Clova Theatre include its:

- mid-block location in downtown Cloverdale;
- continuous use for public assembly;
- form, scale and massing as expressed by its regular, rectangular plan and low-pitched roof with canted edges behind raised front parapet;
- concrete foundation and masonry walls with a smooth, stucco clad façade, and truss roof construction;
- Streamline Moderne features such as the serpentine front facade with unadorned stucco finish;
- exterior details such as the centrally placed box office, elongated stylized keystone detail over the side window on the second floor of the front facade, vertical 'Clova' neon can sign and a projecting front marquee;
- double-hung 1-over-2 wooden-sash window on the second floor façade; and
- elements of the original layout and design such as the entry lobby, illuminated signs located above the auditorium access doors and the raked auditorium.

**Cloverdale Elementary School | 17857 56 Avenue**



**Description of Historic Place**

Cloverdale Elementary School is a rambling two-storey, stucco-clad wood-frame school building situated on a large, open and well-manicured 2.69-hectare property with sports fields, parking and play structures. The school is prominently located on Highway 10, adjacent to strip malls and franchise operations with single-family residential land use to the north. The original 1922 structure has been added to a number of times, and although obscured is still recognizable. Adjacent to the school is a 1.2 hectare City-owned park, and a row of fifteen significant Horse Chestnut Trees.

**Heritage Value**

The Cloverdale school site is a valued representation of the response of Surrey's earliest settlers to the provision of community educational facilities and the development of the local school system. This is the longest continuously used school site in Surrey. The first public school in the municipality was erected here in 1884, and since that time there has been a series of additions, replacement schools and new schools that reflect ongoing community growth and development. Population growth was steady, and the school system struggled to keep pace. A new four-room elementary school, Cloverdale Public School, was completed in 1912, but high school students still had to travel to schools in New Westminister, Blaine or Langley. By 1919, Cloverdale School became the first dedicated high school in Surrey. A referendum passed in 1921 that allowed the construction of a new free-standing high school - the first high school between New Westminister and Chilliwack - which opened in January, 1922 and comprises the oldest part of the current structure. The relocation of the high school to another site in 1957 allowed the elementary school to expand into the 1922 building. In addition, the use of the school as a facility for community meetings and extracurricular activities for many years illustrates its significance within the community. Adjacent to the school yard is a City-owned park, purchased in 1923 and indicative of the City of Surrey's policy to acquire parkland adjacent to school sites so that the uses of schoolyards and city parks could complement each other. Furthermore, Cloverdale Elementary School is valued as an example of traditional school architecture. The 1922 structure is two storeys in height, distinguished by a semicircular parapetted gable and broad hipped roof. It was designed by English-trained James Boulton Whitburn (1882-1931), who had established his practice in New Westminister in 1912, and

designed a number of that city's local schools. The builders were Sloan and Harrison, prominent contractors based in New Westminster. Alterations and additions have distorted the original character, integrity and symmetry of the school, however, the basic scale and massing remain unaltered.

### **Character-Defining Elements**

Key elements that define the heritage character of Cloverdale Elementary School include its:

- mid-block location on an important early transportation route in Surrey;
- continuous use as a school site;
- institutional form, scale and massing as expressed by its two-storey height and regular, rectangular plan;
- broad steeply pitched hipped roof;
- concrete foundation and wood-frame construction, with original shingle and wooden sidings under a later coat of stucco;
- exterior details such as the central semi-circular parapetted gable with round louvred vent, entrance porches with hipped roofs, main front entrance with square chamfered columns, projecting open eaves with exposed rafter tails and plain window casings;
- regular fenestration with single and triple assembly windows, and doors with transoms and sidelights;
- associated landscape features such as grassed schoolyard and mature row of fifteen Horse Chestnut Trees.

**Ross House | 17826 59A Avenue**



**Description of Historic Place**

The Ross House is a one-storey, shingle-clad front-gabled Craftsman bungalow with a notable decorative screen in the porch gable. The house is located on a residential street, situated in a consistent setback with other adjacent houses.

**Heritage Value**

With elaborate detailing supplementing its modest scale, the Ross House, built circa 1925, is valued as an excellent example of a small scale Craftsman bungalow. Adding some unusual architectural features to an otherwise straightforward design, the house is notable for its elaborate, decorative gable screen in the front porch of a quality usually found in larger high-style homes of this type. Likely a pattern book design, it displays a sophistication associated with the Craftsman movement, which resulted in masses of working class housing being built from standardized plans. Propagated by plan books and magazines, the Craftsman style became the most popular housing style of the era.

The house is also significant for its associations with Cloverdale resident, John Hugh Ross (1869-1935), who worked as a farmer. Born in Buckingham, Quebec, he moved to Cloverdale in 1920, acquired this property, and had the house built shortly afterwards.

**Character-Defining Elements**

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

- location set close to the property line, in a consistent setback with other adjacent houses;
- residential form, scale and massing as expressed by its one storey height, rectangular plan and three projecting square bay windows;
- front gabled roof with notably low pitch;
- concrete foundation and wood frame construction, with cedar shingle siding;
- Craftsman style elements such as the extensive use of wood detailing, square tapered front porch columns, decorative wide wood window surrounds, open eaves with exposed rafter tails and triangular eave brackets, off-centre porch, decorative scroll-cut bargeboards, wooden front door with glazing and original hardware, and porch gable screen with decorative truss detailing;
- additional exterior elements such as the internal red brick chimney;
- asymmetrical fenestration with double-hung wooden-sash windows with multi-paned upper sash with vertical muntins, and piano window on east elevation.

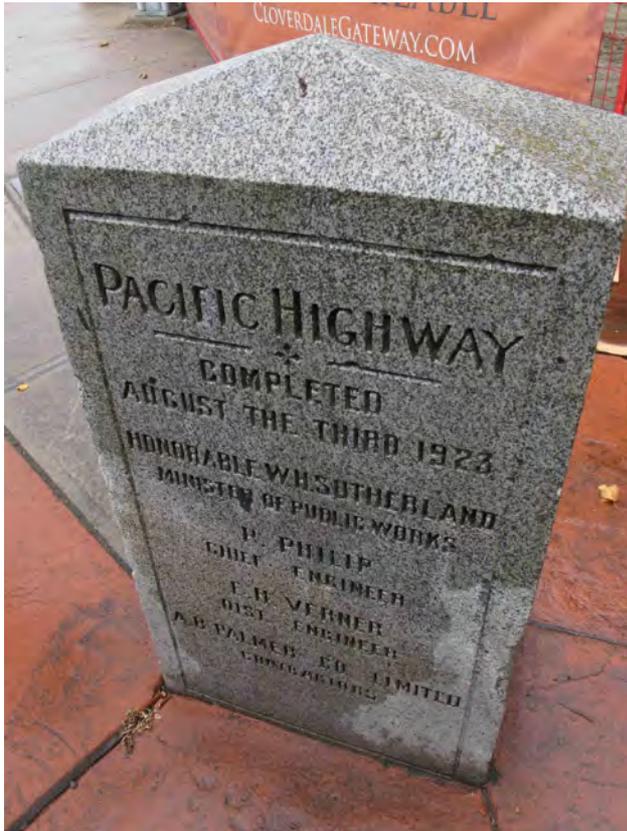
**Cloverdale Hotel | 5733 176 Street**



Displaying simplified elements of the Streamline Moderne style in its facade detailing, this modest hotel is part of the commercial streetscape of 176 Street. The lot was acquired by Arthur William Moore and May Harriet Moore in 1932, and the new “Cloverdale Hotel & Restaurant” was opened in 1939.

This was one of a number of road houses built along the highway system at the time, and is associated with the development of the road network throughout the region in the 1920s and 1930s. Vertical streamlined piers symmetrically placed on the front façade echo the aerodynamic styling popular during the 1930s. The property contributes in form and scale to the historic pedestrian character of 176 Street. As a rare surviving example of a road house, it is valued for both its unique architecture and for its association with the Pacific Highway.

**Pacific Highway Stone Marker | 176 Street and Highway 10**



This stone marker on the corner of 176 Street and 56 Avenue is a granite monument with incised period lettering. It has an obelisk form with a peaked top.

The Pacific Highway was opened August 3, 1923. Constructed as a concrete road by A.B. Palmer Co. Limited, it was officially opened by the provincial Minister of Public Works, W.H. Sutherland. The Pacific Highway was constructed to provide improved access to the American border crossing. This stone marker commemorates the opening of the highway, which ran south from Surrey to San Diego, and also connected Surrey to the north along 176 Street, spurring development in the area. This is a significant transportation corridor and this marker is particularly valued as it is directly associated with the opening of the highway.

**BC Southern Rail Right-of-Way (Formerly BCER Interurban Line)**



**Description of Historic Place**

The former British Columbia Electric Railway (BCER) Interurban Line ran diagonally across Surrey, connecting to New Westminister (across the 1904 Fraser River Bridge) to the west and to Langley to the east.

**Heritage Value**

The BCER line is valued for its significant role in the development of settlements throughout Surrey, by providing passenger and freight access at a time of rapid population expansion. Originally established as Canada's fourth electric railway, this extension of the line into the Fraser Valley was a successful commuter and freight system and a thoroughly modern mode of transportation. The alignment provided access to farming communities along the tracks, fostering trade and contributing to the growth and improvement of these communities. This extension of the interurban in 1910 occurred in concurrence with explosive real estate speculation in the boom years prior to the First World War, spurring the growth of regional centres as far east as Chilliwack. In Surrey, the line passed through a number of local centres including South Westminister, Kennedy, Newton, Sullivan, Cloverdale and Hall's Prairie. These regional centres were later integrated into the road network that continues the pattern of development throughout the Fraser Valley to this day. The BCER knit these communities together for four decades, until the ascendancy of automotive transportation prompted the closure of this line in 1950, and the closure of the remainder of the BCER lines by 1958.

Of additional significance was the impetus provided to industrial development by this railway. Spur lines facilitated the development of flat lands along the right-of-way, setting the pattern for industrial land use in Surrey that persists to this day. The arrival of the BCER had an especially significant impact on Cloverdale, and illustrates the climate of booming optimism at the time.

Originally a small agricultural settlement, Cloverdale's population expanded after it became a stop on the New Westminster Southern Railway in 1891. The arrival of the Great Northern Railway (GNR), the B.C. Electric Railway (BCER) and the construction of the Pacific Highway (176 Street) and Highway No. 10 transformed Cloverdale into an important transportation junction and initiated major growth.

### **Character-Defining Elements**

Key elements that define the heritage character of British Columbia Electric Railway Interurban Line include its:

- horizontal and linear character
  - retention of the original alignment
  - vistas along the length of the right-of-way
- original raised rail or trestle structure remnants in some locations
- vestiges of the line's infrastructure such as a brick culvert under the rail line, close to 102 Avenue and 124 Street
- one remaining original wooden station from Sullivan

***Heritage Inventory Sites***

**Venus Cleaners | 5758 176 Street**



Venus Cleaners is a modest commercial building located mid-block on 176 Street, on land subdivided in 1927. After the Second World War, Norm Moore returned from the air force to start up this dry cleaning business, and 60 years later his daughter continues to operate it on the main commercial street of Cloverdale. Venus Cleaners has been in operation since 1946 and recalls a period when this downtown area was still a regional commercial and retail centre, when downtown areas such as Cloverdale contained all essential services for their expanding population.

The simple, one storey building from the postwar era features an asymmetrical plan, flat roof, vertical wooden cladding on upper facade, diagonal storefront with single pane storefront window and recessed doorway. Venus Cleaners contributes in form and scale to the historic character of the streetscape.

**Danish Community Centre | 17672 57 Avenue**



The Danish community centre is a two-storey building located within Cloverdale's downtown historic centre. The building displays elements of Gothic revival (1840 to 80). It was built in 1948, and is associated with the Precious Blood Roman Catholic Church and Charles Lavoie (1899 to 1981), a farmer who donated the land for the building.

The first Catholic Church in Surrey dates back to the middle of the 19th century when the Oblates of Mary Immaculate had the only Catholic presence in British Columbia. The order had a house in New Westminster and missionary priests established a small church on the Semiahmoo Indian reserve at White Rock. Archbishop William Mark Duke (1879 - 1971) organised a census of the Catholics in the greater Cloverdale area. The results of the census indicated to the bishop that a new parish should be established. The first mention of the Precious Blood parish was an advert in the *BC Catholic*, announcing mass to be held at 10 AM December 31, 1948.

Charles Lavoie donated the land on which the building sits on for the construction of the Precious Blood Roman Catholic Church. The church was built within two months by a host of volunteers. A sawmill in Newton donated all of the framing lumber and Mr Joe Lepine brought topsoil from his farm. The church occupied the building between 1948 and 1965. In 1965 the building was sold to the Cloverdale Elks Holding Society, and then served as their central meeting place. In 1992 it became the property of the Danish community centre.

The building is a fine example of Gothic influenced architecture set within the downtown centre of Cloverdale. The building is well preserved and alterations are sympathetic to its original form. Features include a front gabled roof and stuccoed façade over original wood siding. There are pointed gothic windows which have been filled in at the front of the building. One original triple assembly casement window with Gothic inspired stained glass remains at the front entrance.

The building also serves as a testament to the rapid post-war development of Cloverdale. With the completion of the Pattullo bridge in 1937 and the King George Highway in 1940, access to the district was improved. These factors coupled with a shortage of wartime housing in Vancouver and New Westminster encouraged many families of servicemen to relocate to Cloverdale where housing was affordable.

**House | 5871 176A Street**



5871 176A Street is a modest one and a half storey house, of wood frame construction with a medium pitched front gabled roof. Originally this cottage boasted shingle cladding, a front gabled projection, rolled eaves, and double hung windows.

The authenticity and integrity of the property has been severely compromised by many recent modifications including the loss of the front gabled projection, removal of the rolled eaves, addition of stucco cladding to gable end with 'half timbering,' a wooden porch, replacement of all original windows and front door.

***Heritage Sites adjacent to Cloverdale Town Centre***

**Robert Dougal MacKenzie House | 5418 184 Street  
(Community Heritage Register/Heritage Designation By-law)**



**Description of Historic Place**

The Robert Dougal MacKenzie House is a one-and-one-half-storey early Craftsman style home on a large, well-landscaped residential lot in the Cloverdale area of Surrey.

**Heritage Value**

The Robert Dougal MacKenzie House is valued for its connection to Robert Dougal MacKenzie, the home's first owner, after whom the home was named, as well as its connection to John McIntyre, the home's subsequent owner. Both men were known for their contributions to the local and regional community.

Both father, Duncan MacKenzie, and his son, Robert Dougal MacKenzie, made significant contributions to the development of Surrey, and were active in school, community, municipal, and provincial affairs. Robert Dougal MacKenzie, Reeve from 1921 to 1923, was also a farmer, and operated a successful 28 hectare farm, which afforded his family enough wealth for a substantial home. Built in 1911, this Early Craftsman style home is believed to be the first in Surrey to boast of running water. The MacKenzie family lived here until 1918 when it was sold to John McIntyre.

John McIntyre and his wife, Elizabeth, purchased the farm and soon became successful at mixed farming. McIntyre, a teacher by training, was heavily involved in regional farming organizations such as the Fraser Valley Milk Producers Association, and also founded the Surrey Cooperative Association. He was active in community affairs, serving on the Cloverdale Waterworks, Building Committee, and as Superintendent of the Surrey School Board.

The Robert Dougal MacKenzie House is also significant for its association with the development of the Cloverdale area. Originally a small agricultural settlement, the local population expanded after Cloverdale became a stop on the New Westminster Southern Railway in 1891. The arrival of the Great Northern Railway and the BC Electric Railway and two highways made Cloverdale an important transportation junction and initiated major growth.

**Character-Defining Elements**

Key elements that define the heritage character of the Robert Dougal MacKenzie House include its:

- form, scale and massing
- cross-gabled mass with steep pitch bell cast roof, full width front porch and large half hipped dormer
- wooden-sash, double-hung windows; upper sash is multi-paned leaded glass, and one small square window is turned 45 degrees to give a diamond shape on upper floor on the south side
- sleeping porch
- back porch with hipped roof
- shingle siding
- landscaped lot with hedge and mature shade trees in front, smaller trees in rear

**Mound Farm | 5202 168 Street (Community Heritage Register)**



**Description of Historic Place**

Mound Farm is set on and around a prominent hill that is extensively covered with mature trees. There are two wood-frame houses on the site: Snow House is designed in the Colonial Revival style and the Smith House is a vernacular Craftsman-influenced dwelling.

**Heritage Value**

Mound Farm stands as a landmark in the surrounding flat land. Few trees have been logged from the drumlin and it retains exceptional stands of deciduous and coniferous trees, such as Douglas and Grand fir, hemlock, cedar, spruce, and vine and big-leaf maples. Mound Farm also provides a unique habitat for birds of prey. Mound Farm is owned and maintained by the City of Surrey, representing a commitment to the preservation of natural and heritage resources.

The site is important for its association with early pioneer farming families of Surrey. William and Anne Smith settled on a large farm known as 'The Mound' in 1884. Their son, Bion B. Smith, became City Clerk, was elected to municipal council and was a charter member of the Odd Fellows Lodge. A later owner of the property, James Loney was involved in local politics and was a member of the School Board. Another valuable association was with the tenure of the Friends of the Homeless Society, which offered homes and support to young men with mental disabilities.

The two houses on this site provide information about the evolution of the property; the Bion Smith House, built c. 1928, is a small utilitarian building with Craftsman style influences that originally occupied the highest point on Mound Farm. After the land was sold to George H. Snow, this small house was moved to its current site and in 1936, Snow erected a fine Colonial Revival mansion. The Snows operated this property as a hobby farm.

The Colonial Revival mansion of George H. Snow is of architectural significance both for the use of the style, which is less frequently found in Canada than in the United States, and for its idiosyncratic detailing of stylistic features. Although the Snow House exhibits the form and massing of the Colonial Revival style, its asymmetrical façade is a demonstration of the popular recreation of vernacular Period Revival styles between the two World Wars, a time of entrenched traditionalism.

### **Character-Defining Elements**

Key elements that define the heritage character of the Mound Farm site include its:

- location in an agricultural area;
- visual prominence as a landmark in the area;
- height and shape of the drumlin on which the houses are situated;
- location of the two houses on high land above the floodplain and their relationship to each other;
- stands of mature and old growth trees;
- exterior features of the Bion Smith House, including:
  - form scale and massing;
  - low-pitched gable roof with open eaves and decorative knee brackets; original wooden siding; and
- exterior features of the George H. Snow House, including:
  - its location on the high point of the mound;
  - form, scale and massing;
  - fenestration, such as a ribbon of five double-hung 6 over-1 wood-sash windows on the left of the main entrance and three on the right-hand side, and symmetrical arrangement of upper-storey windows with external shutters;
  - main entrance with open pedimented porch supported by Doric columns;
  - deep eaves with exposed rafter tails;
  - wide lapped wooden siding;
  - cedar shingle roof cladding;
  - garage set into the basement level.

**Cecil Heppell House | 5818 182 Street  
(Community Heritage Register; Heritage Revitalization Agreement)**



**Description of Historic Place**

The Cecil Heppell House is a modest one and one-half-storey, wood-frame Craftsman bungalow, with a low-pitched front gabled roof. Located on a southeast corner lot at the intersection of 182 Street and 58 Avenue, in an area to the east of Cloverdale's town centre near Claude Harvey Park, it sits within a cluster of interwar suburban houses of a similar quality, age and scale.

**Heritage Value**

The Cecil Heppell House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character.

This residence is significant for its association with Cecil Wesley Earl Heppell (1899-1968), a prominent member of the Cloverdale community. Heppell worked for the Municipality of Surrey for forty-four years, employed in a variety of engineering-related jobs including supervisor of Public Works. Highly respected for his involvement in community organizations, his participation included establishment of the local branch of the Royal Canadian Legion with fellow community members Dr F.D. Sinclair and Mayor MacNeil. Heppell is also remembered for his involvement in local fraternal organizations including the Cloverdale Odd Fellows Lodge, where he served as Noble Grand.

Built in 1928, the Cecil Heppell House is additionally valued as a good example of a late Craftsman bungalow, and maintains many of its original design features. It was built by local contractor, Percy Jones, who constructed many homes in Cloverdale in the 1920s and 1930s. Jones married Cecil Heppell's sister, Dorothy, in 1922.

**Character-Defining Elements**

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

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one and one-half storey plus basement height and regular, rectangular plan

## CLOVERDALE TOWN CENTRE HERITAGE STUDY

- front gabled roof with gabled dormer and side gabled projection, clad with cedar shingles
- wood-frame construction clad with lapped wooden siding
- Craftsman style details such as the triangular brackets under the projecting eaves  
additional exterior details such as a gabled roof over the front entry and a square projecting bay to the south side with gabled roof
- wooden-sash windows, including 4-over-1 double-hung windows, double-assembly 3-over-1 and 4-over-1 double-hung windows, triple-assembly 4-over-1 double-hung windows flanked by 2-over-1 double-hung windows, geometric pattern multi-paned window on the west elevation, stained glass piano window on the north elevation, 3-over-1 double-hung basement windows and six-pane verandah windows
- mature landscaped setting on a west-sloping lot

**Thomas L. Lawrence House | 5720 182 Street (Community Heritage Register)**



**Description of Historic Place**

The Thomas L. Lawrence House is a one-and-one-half storey, stucco-clad, wood-frame residence with Period Revival detailing that provides an overall Storybook Cottage appearance. Set back on a sloped corner lot on the east side of 182 Street, it is located within a cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre.

**Heritage Value**

The Thomas L. Lawrence House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources.

Built circa 1930, the Thomas L. Lawrence House is valued as a good example of a picturesque, Period Revival cottage. The Storybook Cottage character of this house is exhibited primarily by its modest scale, stucco cladding and steeply pitched, irregular roofline, which consists of multiple, mixed height gables with rolled edges. The original roof covering was a steam-bent cedar shingle roof, reminiscent of the thatched roofs of rural English dwellings. It was built by local contractor Percy Jones, who built many homes in Cloverdale in the 1920s and 1930s.

Also of note is the association with Thomas L. Lawrence, a local poultry farmer, who owned the house until 1941.

**Character-Defining Elements**

Key elements that define the heritage character of the Thomas L. Lawrence House include its:

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one-and-one-half storey height and regular, rectangular plan

## CLOVERDALE TOWN CENTRE HERITAGE STUDY

- wood-frame construction with roughcast stucco cladding
- Period Revival features such as its steeply-pitched side-gabled roof with front-gabled projections, rolled eaves and round-arched porch opening
- additional exterior features such as its front shed-roofed dormer, and central front entrance porch with poured concrete steps with splayed cheeks
- regular fenestration with single, double and triple-assembly three-pane wooden-sash casement windows, and corner curved glass block wall
- mature landscape elements and garden setting on a west-facing slope

**Creelman House | 5678 182 Street (Community Heritage Register)**



**Description of Historic Place**

The Creelman House is a one-and-one-half storey, stucco-clad, wood-frame residence, designed in an eclectic Period Revival style with modernist details. It is located mid-block on the east side of 182 Street amidst a cluster of interwar suburban houses of similar quality, age and scale in an area to the east of Cloverdale's town centre.

**Heritage Value**

The Creelman House is valued as part of an enclave of suburban homes built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources. Of note are the associations with the Creelman family, who acquired this site in 1934 and had this house constructed circa 1936. The house was owned by the Creelman family until 1996.

Barry Creelman moved to Cloverdale as a young child and remained in the community until his death in 1992. Barry Creelman worked for the Surrey Co-op for 48 years and was at the helm of the Co-op during its height. In 1957, the Surrey Co-op was the largest of its kind in Canada. In addition to his position with the Co-op, Barry Creelman was instrumental in the founding of the Surrey Credit Union and was active in many local organizations within the Cloverdale community.

Additionally, the Creelman House is valued as an eclectic example of domestic architecture based on French precedents. Typical of smaller French manor houses, the Creelman House has a formally composed symmetrical front facade, corner quoins, a prominent front-gabled wall dormer and a gabled roofline with clipped eaves. Unlike most houses of this type, the Creelman House features a side-gabled roof instead of the more common hipped roof. The complexity of the house is increased by the incorporation of features of the Modern movement such as the flat-roofed extension and smooth stucco cladding. Reputedly, the Creelman family had seen a photograph of a similar house in a magazine, and used that as the basis for the design of this house.

### **Character-Defining Elements**

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

- location amidst a grouping of high quality suburban houses of similar age, scale and character
- form, scale and massing as expressed by its one-and-one-half storey height, and regular, rectangular plan with flat-roofed side extension
- steeply-pitched, side-gabled roof, with hipped eave returns across the front wall dormer, and rear shed roof dormer
- wood-frame construction with stucco cladding
- eclectic French-influenced Period Revival features such as clipped eaves, central front wall dormer with gabled roof and eave returns, curved metal roof over front porch and pronounced corner quoins
- additional exterior elements such as wrought iron railing detail at the central second floor front window, internal red brick chimney and random-laid red slate on the front steps
- regular and symmetrical fenestration with leaded wooden-sash casement windows and round-arched feature window on the second floor above the entry
- interior features such as wooden floors and coved ceilings
- landscaped setting with mature trees

**Neville Curtis House | 5658 182 Street (Community Heritage Register)**



**Description of Historic Place**

The Neville Curtis House is a one and one-half storey, wood-frame, Craftsman style residence, identifiable for its jerkin-headed roofs as seen in the profile of the main roofline, porch roof and front dormer. This house is located mid-block on the east side of 182 Street amidst a cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre.

**Heritage Value**

The Neville Curtis House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources.

Furthermore, this house is valued for its association with its first owner, Neville Charles Curtis (1892-1969), a prominent member of the Cloverdale community. Curtis was an English emigrant, who operated a grocery and feed store for over thirty years, and wrote columns and articles for local newspapers. Curtis was also involved with numerous community groups, and was an advertising writer and photographer. A large collection of Curtis's photographs, that document the historic appearance and development of Cloverdale are now in the City of Surrey Archives.

Built in 1930, the Neville Curtis House is additionally valued as a good example of the Craftsman style. The exterior, in largely original condition, is notable for its repetitive use of jerkin-headed roofs. This picturesque roof profile, modest size and overall informal character give the house a cottage style character, appropriate to what was at the time a semi-rural setting. It was built by local contractor, Percy Jones, who built many homes in Cloverdale in the 1920s and 1930s.

### **Character-Defining Elements**

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

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one and one-half storey height plus above-ground basement, central front entry and regular, rectangular plan
- side gabled, jerkin-headed roof with jerkin-headed porch and front dormer
- wood-frame construction with narrow, lapped wooden siding with cornerboards covering the first storey and wide board siding covering the foundation and gabled ends
- Craftsman style detailing such as the triangular brackets under the projecting eaves and under the square bay window, exposed rafter tails and scroll-cut bargeboards
- additional exterior details such as the half-width, inset open front verandah with square columns and closed balustrades
- regular fenestration with original multi-pane dormer window

**Robert D. Mackenzie House (1922) | 5634 182 Street (Community Heritage Register)**



**Description of Historic Place**

Situated behind a mature laurel hedge, the Robert D. MacKenzie House is a one and one-half storey, wood-frame residence, featuring a side gabled roof with a prominent front gabled dormer and rounded front porch roof. This house is located near Highway 10, mid-block on the east side of 182 Street amidst a cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre.

**Heritage Value**

The Robert D. MacKenzie House is valued as part of an enclave of suburban homes, built during the 1920s and 1930s in east Cloverdale. A number of the town's more prominent citizens relocated to this street, drawn to its semi-rural estate character. The development of a high quality subdivision, with many of the homes built during the time of the Great Depression, was an indication that the drop in the cost of labour and material after 1929 was a boon for those with financial resources.

The house is valued for its associations with Robert Dougal Stuart MacKenzie (1871-1925), who was active in school, community, municipal, and provincial affairs, and served as municipal reeve from 1921 to 1923. MacKenzie operated a successful twenty-eight hectare farm, which afforded this substantial home after his retirement in 1918. His widow owned this property until 1931.

Built in the 1920s, the Robert D. MacKenzie House is valued as a good example of the vernacular Period Revival styles that were popular at the time of its construction. It has been well-maintained and has survived in largely original condition. Notably, the house featured an internal garage that was incorporated into the above-ground basement. This early garage distinguishes this residence as a thoroughly modern and characteristically suburban residence of the period.

### **Character-Defining Elements**

Key elements that define the heritage character of the Robert D. MacKenzie House include its:

- location amidst a grouping of high quality suburban houses of a similar age, scale and character
- form, scale and massing as expressed by its one and one-half storey height plus above-ground basement and regular, rectangular plan
- steeply pitched, side gabled roof with large, front gabled dormer, rear shed roof dormer, closed eaves, and cornice returns on side elevations
- concrete foundation and wood-frame construction
- exterior features such as the front door with geometric patterned, multi-paned glazing, open front entry porch with curved roof supported by tapered square columns and internal basement garage with hinged, double doors, each with multi-paned glazing
- regular, symmetrical fenestration such as: double-assembly, double-hung wooden-sash windows with geometric, multi-pane upper sashes over a single-pane lower sash; triple-assembly wooden-sash windows with segmental arched, fixed centre section and double-hung windows with multi-pane upper sash to each side; and double-hung windows on the side elevations
- internal red brick chimney
- associated landscape features such as mature hedges and trees

**Fabian Hugh House | 17365 60A Avenue (Community Heritage Register)**



Eastern Cottage style built c. 1929, set back from 60 Avenue. Design brings out an influence of modernism. Derived from Craftsman bungalow by eliminating wide overhangs and gable brackets and having an enclosed entry vestibule instead of a porch. Features eyebrow dormer in front, shed dormer in rear, chamfered gable ends and multi-paned glass.

Associated with Fabian Hugh, who was a partner in Hugh McKinnon Real Estate, which was a prominent local business for many years. Fabian Hugh was appointed magistrate and judge of the juvenile court in 1956.

**James William White House | 5962 180 Street (Community Heritage Register)**



**Description of Historic Place**

The James William White House is a one and one-half storey eclectic Period Revival residence significantly set back from the road on a large lot obscured by mature trees. It has an early garage behind and is set within a context of other large single-family houses.

**Heritage Value**

The James William White House is of historical significance for its contribution to the streetscape and is a valuable component of the early suburban development of Cloverdale. Placed well back from the street on a spacious lot, this interwar period house and property reflect an idealized version of suburban expansion. Situated near a contiguous grouping of suburban residences of similar scale, age and quality, the White House illustrates the trend of modern suburban living that was being established in the Cloverdale area. The original owner, James W. White (1891-1975) worked as a farmer and sheet metal worker.

Built circa 1940, this house is valued as an eclectic design characteristic of quality suburban houses at the time of the outbreak of the Second World War. The lack of ornamentation, and a reliance on form, plain materials and severely-clipped roofline, is evidence of the scarcity and expense of building materials during wartime and the onset of the influence of modernism on residential architecture.

**Character-Defining Elements**

Key elements that define the heritage character of the James William White House include its:

- location within a group of suburban residences
- significant set back on a large property
- residential form, scale and massing as expressed by its one and one-half storey height and irregular plan
- dominant steeply pitched front gabled roof with cat-slide extension, overlapping front gabled porch roof, wall dormer on the north elevation, and shed roof dormer on the south elevation
- concrete foundation and wood frame construction with wide lapped wooden siding
- additional exterior elements such as the enclosed front porch, one internal red brick chimney and the original wooden front door
- regular fenestration with double-hung wooden-sash windows with multi-paned upper sash, some in triple assembly, and fixed triple-pane windows flanking the front door
- associated landscape features such as mature trees, and the early garage.

**Whiteley House | 18076 58 Avenue (Community Heritage Register)**



**Description of Historic Place**

The Whiteley House is a one-storey wood-frame Craftsman bungalow, set close to the road on a large, well-maintained property. It is prominent when seen from the west, and is located in a context of 1960s and 1970s era single-family housing.

**Heritage Value**

The Whiteley House is valued as a modest but representative example of the Craftsman style. This informal composition of irregular plan and asymmetrical fenestration is typical of the style, as are the design details such as the triangular eave brackets. The modest scale of the house reflects the strictures of the post-First World War era, as the economy struggled to revive and community members had few resources with which to build.

The Whiteley House is also a reflection of modest working class housing in Cloverdale. Built by George Brown in the early 1920s, it was originally located on 58 Avenue, west of the Central Garage. Brown sold it in 1952 to Alan and Olive Wilson, who relocated the house to its present site.

**Character-Defining Elements**

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

- residential form, scale and massing as expressed by its one and one-half storey plus basement height and irregular plan of rectangular proportions
- gabled roof with gabled and shed projections
- concrete foundation and wood-frame construction with lapped wooden siding on the first storey and cedar shingles in the gables
- Craftsman style details such as the triangular eave brackets
- additional exterior elements such as its two red brick chimneys with corbelled caps (one internal and one exterior), enclosed verandah with multi-assembly windows, square bay window with overlapping gabled roof, asymmetrically placed gabled roof porch and wide wood window surrounds
- asymmetrical fenestration, such as double-hung wooden-sash windows with multi-paned upper sashes and window horns, and stained glass transoms on the side elevation

**Bourassa Farmhouse (destroyed) | 18089 56 Avenue (Community Heritage Register)**

Victorian styled front-gabled farmhouse. Built in 1908 on a stone foundation, it featured a half-enclosed full-width front porch, multi-paned windows on main floor, bay window on west side, eyebrow dormer, and gable on hipped roof usually found on large barns and atypical of this type of building. Art and Irene Bourassa, after whom the house was named, purchased the farm in 1943 and Art organized the first Cloverdale Rodeo in 1948.

**Samuel Howard Shannon House | 5569 181A Street (Community Heritage Register)**



**Description of Historic Place**

The Samuel Howard Shannon House is a one and one-half storey Craftsman style home, notable for its low pitched roof and manicured and picturesque setting. It is located near the Nicomekl River, in a low density, single family residential context that is a transitional area between rural and suburban zoning. It is visible from Highway 10, but obscured because of its sloping site and surrounding mature trees and planting. The property, which has been subdivided, is now approached from the rear.

**Heritage Value**

The quality of design, generosity of scale and proportion, and craftsmanship of this house make it an outstanding example of the Craftsman architectural style in Surrey. Built circa 1910 by Samuel Howard Shannon, this house is a substantially intact representation of the most popular housing style of the early twentieth century. Features of the Craftsman style exhibited in the Shannon House include an expansive, low pitched cross gabled roof, stone verandah piers and a rich contrast in the textures of siding and shingles. Built as a farmhouse, it illustrates the rural origins of the area, and there is sufficient open space around the house to recall its original context.

This house is also valued for its associations with the Shannon family, prominent early settlers in the Cloverdale area. The three Shannon brothers, Thomas, William and Joseph, were the first pre-emptors in the Clover Valley area and were instrumental in the founding of Cloverdale. Thomas' sons, including Samuel Howard Shannon (1875-1966), the first owner of this house, became actively involved in the breeding of purebred livestock. Samuel Shannon was a dairy farmer committed to advancements in the field of agriculture, and was a member of the Senate at the University of British Columbia. For his achievements, he was awarded the Order of the British Empire in 1943.

### **Character-Defining Elements**

Key elements that define the heritage character of the Samuel Howard Shannon House include its:

- setting on a sloping site with mature landscape features evocative of its rural origins
- residential form, scale and massing as expressed by its one and one-half storey height and regular rectangular plan with rear extension
- broad, low pitched cross-gabled roof, extension at rear with lower, hipped roof, and cedar shingle roof cladding
- wood frame construction with narrow lapped wooden siding, and cedar shingles in the gable ends
- Craftsman style details such as the granite faced front verandah foundation and piers, full width open front verandah, broad overhanging eaves with decorative triangular brackets, exposed rafter tails, decorative projecting joist ends at the front verandah, pointed bargeboards, decorative window boxes supported by exposed beams and wide window surrounds
- additional exterior elements such as the glazed front door, closed balustrades with scuppers, and two corbelled red brick chimneys (one exterior and one interior)
- regular and symmetrical fenestration with single, double and triple-assembly double-hung wooden-sash windows, multi-paned upper-storey windows, large single-pane picture windows with transoms, and small, square basement windows

**Pyke House | 5642 182 Street (Heritage Inventory)**



This bungalow is located on 182 Street, and features typical design elements of the Late Craftsman style. It is located amidst an important cluster of interwar suburban houses of a similar quality, age and scale in an area to the east of Cloverdale's town centre. It contributes to the character of the streetscape as one of these 1920s/1930s houses that were built and occupied by prominent middle-class residents of Cloverdale.

The house has architectural significance, featuring typical design elements of the Late Craftsman style, including twin-coursed shingle cladding on the main floor, a side jerkin-headed roof and triangular eave brackets. The glass panels that enclose the front porch have leaded glass details.

The house was owned by the Pyke family for many years. Hudson Campbell Pyke was born in Campelton, New Brunswick in 1882, moved to BC c. 1890 and to Surrey in 1929. He married Annette Clapasson (born in Paris, France) in 1913 in Vancouver. H.C. Pyke was a broker in 1913, but later acted as a provincial game warden. He died in 1945, at the age of 63, of a heart attack in a duck blind near Colebrook.