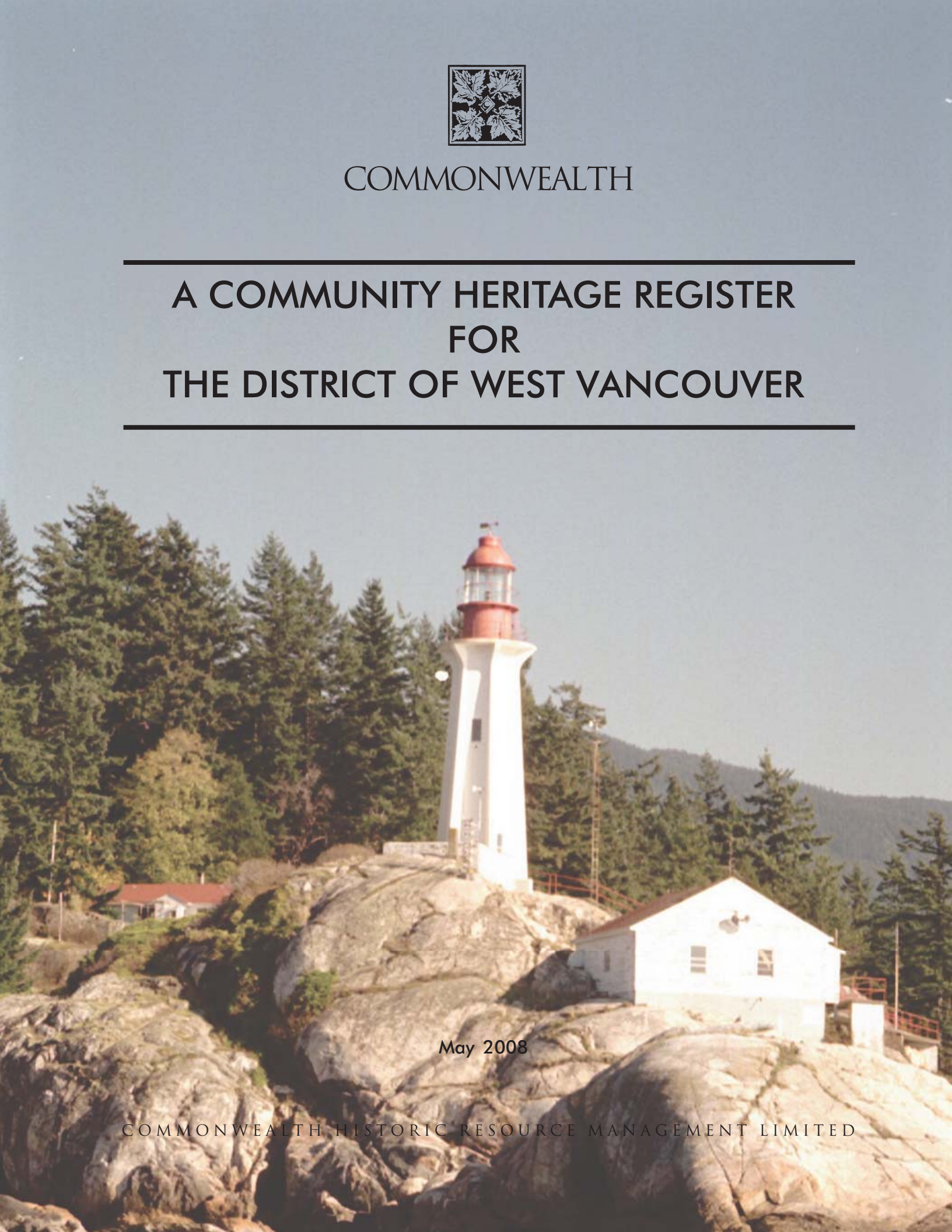




COMMONWEALTH

**A COMMUNITY HERITAGE REGISTER
FOR
THE DISTRICT OF WEST VANCOUVER**



May 2008

COMMONWEALTH HISTORIC RESOURCE MANAGEMENT LIMITED



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Cover Photo: Point Atkinson Lighthouse. (Photo: District of West Vancouver)

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1. Introduction

1.1 Background

The District of West Vancouver possesses a rich array of built and natural heritage resources. Among the buildings, those from two eras predominate. The earlier (and smaller) group originates from the years around the First World War, when many Vancouverites built summer cottages along the shoreline and, with the introduction of reliable municipal ferry service in 1912, year-round residents invested in permanent homes further up the slope. The second era that is well represented is the generation following the Second World War, when a number of young architects produced remarkable modernist houses designed in what has come to be called the West Coast Style.

West Vancouver's historic buildings and landscapes have been well documented. A series of heritage inventories produced over the past twenty years has identified, researched, described, and illustrated buildings erected before 1945, those constructed after 1945, and the principal landscape resources.¹

A heritage inventory is a useful source of information, but it has no regulatory status that can be used in the management of heritage resources. The Government of British Columbia has enabled local governments to create Community Heritage Registers, which are official documents approved by Council. *Listing* a property on the register provides local government with data that identifies and describes heritage resources. It enables a municipality to manage its heritage by responding to applications for alterations or demolition, and also allows the municipality to offer incentives to encourage private-sector conservation.

The West Vancouver Heritage Strategic Plan, completed by Commonwealth Historic Resource Management Limited in 2006, recommended a number of actions, the first of which was the creation of a Community Heritage Register. The District has responded by contracting Commonwealth to undertake this work. This document is the final report of the project.

The West Vancouver Heritage Register was actually created, pursuant to Section 954(1) of the *Local Government Act*, on 16 November 2007. At its meeting on that day the Council approved listing Hollyburn Lodge on the Register. The present report nominates a further 171 heritage resources to the Register. It also provides a number of other products which are described in the next section.

1.2 Scope of Work

The District of West Vancouver's Request for Proposal (RFP), issued 31 July 2007, called for the preparation of a Community Heritage Register that would nominate a relatively limited number of resources, with a Statement of Significance (SOS) being prepared for each one by the consultants. The SOS is defined in Section 2.5.

1 Foundation Group Designs, *West Vancouver Heritage Inventory* (1988, updated to 1903); Foundation Group Designs, *The District of West Vancouver Heritage Landscape Inventory* (1988); F.G. Architectural & Planning Consultants, *The West Vancouver Survey of Significant Architecture 1945-1975* [1994].

The RFP requested the following scope of work:

- Review of background documents
- Participation in two public meetings
- Participation in three community workshops
- Develop values-based criteria for the Register
- Professional review and update of the existing inventories to develop an initial list of heritage resources
- Evaluation of public nominations for the Register
- Preparation of the Initial Register document, including Statements of Significance for the listed resources
- Presentation to Council
- Liaison with the District's property records and mapping staff to determine the best means of integrating the Register with existing property and mapping systems

2. Work Plan

2.1 Approach

Commonwealth's proposal presented two alternative approaches to undertaking the work. The first was the conventional method stipulated in the RFP, which would link the nominations to the SOS. As stated in the RFP, every resource on the initial Heritage Register would have a SOS. Given the project budget, this would have yielded only about 15 SOSs, and therefore only about 15 nominated properties. The second approach would draw the Register nominations from the existing heritage inventories and new public nominations, and would be separate from the SOS process. The SOSs would be drafted by community volunteers, using the consultant's time only for revisions and edits.

The second approach ('Option B') was selected by the District of West Vancouver (DWV). The outcome is 171 nominations to the Heritage Register and about 30 SOSs, of which 23 are included in this report. In addition, the consultant has prepared a Historical Context Statement and a Thematic Outline. Clearly, the District has benefited from increased numbers, more deliverables, and greater community participation.

The consultants worked closely throughout the project with the Heritage Strategic Plan Implementation Working Group, which was created by Council in May 2007 to oversee the implementation of the Strategic Plan, and which acted as the project steering committee for the present project. The consultants also worked closely with the Senior Community Planner, who devoted considerable time and effort to the assignment.

2.2 Workshops

Community involvement was an important objective. To achieve this end, several workshops were held as a part of the project. The first, held on 8 December 2007 was facilitated by Sue Morhun of the District of Langley, with assistance from Bob Parliament of the BC Heritage Branch. The purposes were:

- To provide an introduction to Community Heritage Registers and Statements of Significance
- To examine conservation management tools for local government
- To answer frequently asked questions

The outcome was the production of value statements for a number of heritage buildings, with the group learning a great deal about the concept of heritage value.

The second workshop, held on 6 February 2008 and facilitated by Hal Kalman and Meg Stanley of Commonwealth, instructed the participants on how to write a Statement of Significance. This followed the documentation standards prepared by the federal Historic Places Initiative and adopted by the BC Heritage Branch. Most of the attendees went on to draft SOSs for the project.

Another workshop was convened with the Heritage Register Working Group to identify the principal themes in West Vancouver's history. It is described in the next section.

2.3 Historical Context Statement, Thematic Framework, and Register Criteria

Buildings on the Heritage Register are intended to reflect the themes that are represented in the history of a community. Achieving this entails a three-part process:

A Historical Context Statement is a summary description of a community's formation and evolution. It may address socio-cultural, economic, spiritual, and aesthetic components, and show how each of these contributes to the development patterns and built form of the community. The purpose of the Statement is to help plan for and manage significant heritage resources by understanding where their significance (or value) lies, which in turn illuminates community values.

In British Columbia, Historical Context Statements usually use published histories as their basis. The analytical historical literature on West Vancouver is somewhat thin and did not provide a strong basis for this. The consultants were impressed by a somewhat journalistic overview history of West Vancouver that was prepared by local resident Kerry McPhedran for *The Greater Vancouver Book*, edited by Chuck Davis and published in 1997. With permission from both McPhedran and Davis, Commonwealth adapted this essay to become the Historical Context Statement for the present project. It is reproduced in Section 3.1 of this report.

The predominant themes in West Vancouver history were identified by the Heritage Working Group in a workshop facilitated by Commonwealth historian Meg Stanley on 30 November 2007. Stanley assigned a number of readings and then worked with the Group to extract the principal themes. Stanley then formalized this into a Thematic Framework, which renamed some of the seven themes and, for each, provided both a narrative description and some Section 3.2.

The themes, in turn, help to provide a basis for determining which heritage resources merit inclusion on the Heritage Register. The consultants produced a set of Criteria for Selection to the West Vancouver Heritage Register, which was endorsed by the Working Group. This document, which is reproduced in Section 3.3, lists resource-types that are eligible for inclusion, provides seven values-based criteria, and offers guidelines to help with the selection process. They are intentionally broad so that the Register may be inclusive.

These three related documents provide the infrastructure for ongoing nominations to the Community Heritage Register.

2.4 Register Nominations

When the BC Government introduced Community Heritage Registers in 1994, it gave local governments a three-year window in which they could 'continue' their heritage inventories as Heritage Registers. The DWV did not do so, but rather has chosen to create the Register at this time.

The consultants, Working Group, and staff all recognize that West Vancouver's three heritage inventories (pre-1945 buildings, post-1945 buildings, and landscapes) are strong documents that were prepared with care.

The first two separated heritage properties into Primary, Secondary, and Supporting resources – prioritizing them according to their heritage significance. The consultants proposed, and the Working Group agreed, that the Primary and Secondary Buildings should form the basis for the initial Heritage Register nominations. This comprised some 150 properties. It was decided to overlook the Support Buildings at this stage to ensure that the first group of buildings nominated to the Register should have strong heritage value that is generally accepted by the community, and not be perceived as ‘borderline cases’.

Since the inventory volumes were prepared some time ago, it was necessary to verify the listings by ‘ground-truthing’ them. This involved visiting every Primary and Secondary Building and determining whether it is still standing; and if so, whether it is sufficiently unaltered to retain its architectural heritage value. (The historical value would be unchanged by alterations as long as the building is still standing.) Verification was done mostly by Commonwealth, with assistance from staff and the Working Group. Staff further assisted by identifying all buildings for which a demolition permit had been issued; these ones did not require visits. When it was not immediately clear whether alterations had affected heritage value, the Working Group was asked for its opinion. Staff and the Working Group also added a few landscape resources that had been listed in the landscape inventory.

About 20 additional properties were nominated by the public for inclusion in the Community Heritage Register. All nominations were tested against the Register Selection Criteria to ensure that they merited inclusion.

The ensuing cull produced the current list of 171 Register nominations. These heritage resources are listed in Section 3.4.

2.5 Statements of Significance

A Statement of Significance (SOS) is a form of documentation that was developed by the federal government’s Historic Places Initiative (HPI) and adopted by the Province of British Columbia. SOSs that are prepared for buildings on a Community Heritage Register are placed on the Canadian Register of Historic Places (CRHP) and posted on the Internet at http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx. A Statement of Significance includes a description of the historic place, which explains to what the formal recognition applies; a statement of heritage value, which explains why the place is significant; and a list of character-defining elements, which explains which principal features of the place must be retained in order to preserve its heritage value. In addition, some 30 other minor fields identify the historic place, its current recognition, and the themes that it represents. All fields are entered into a database template for inclusion in the CRHP.

As discussed in Section 2.1, it was decided at the onset of the project that the SOSs should be drafted by community volunteers. The volunteers, some of whom sit on the Working Group, received training at the December and February workshops. The SOS assignments were worked out between staff and the volunteers. Commonwealth has revised the drafts as needed to meet the documentation standards for SOSs.

Some 23 of the 30 SOSs that have been produced in this manner are reproduced in Section 3.5.

2.6 Next Steps

The Working Group, District staff and Commonwealth will present the results of this work at a meeting of Council on 9 June 2008, where Council will consider the addition of nominated historic places to the Community Heritage Register.

Commonwealth will advise DWV staff on the most appropriate way to integrate the Register with the District's property and mapping information systems. As the RFP stated, this is important in order that the Register may serve as an effective internal and external information tool, and to help flag development applications on heritage listed sites.

Staff will produce a series of public information and education tools to explain the Heritage Register and the broader heritage program to the West Vancouver community. This began during the project with the design and production of an attractive brochure announcing the Register program. Other materials will follow.

DWV will then proceed to initiate other recommendations from the Heritage Strategic Plan. Commonwealth believes that key priorities for consideration are the introduction of heritage conservation incentives, and Heritage Revitalization Agreements.

3. Products

The formal products of this project are reproduced in this chapter. They are:

- Historical Context Statement
- Thematic Framework
- Register Criteria
- List of Properties Nominated to the Community Heritage Register
- Statements of Significance

3.1 Historical Context Statement

**District of West Vancouver: Historical Context Statement
Commonwealth Historic Resource Management Limited
22 May 2008 (rev.3)**

The District of West Vancouver, a village-oriented corridor community that stretches along 28 kilometres of shoreline and up the slopes of Hollyburn Ridge, began as a popular summer holiday destination and has grown to become an affluent suburb of Vancouver.

Spanish explorer Jose Maria Narvaez and Captain George Vancouver both sailed right by in 1791 and 1792 respectively. Even today, most tourists see little of West Vancouver, as they veer off onto the Upper Levels Highway bound for Whistler or the Horseshoe Bay ferry terminal (which does lie within the District's boundaries).

The European explorers also missed meeting the Squamish First Nation, whose traditional territory includes West Vancouver and who remain a part of the contemporary community. The earliest known settlement was a Coast Salish village at Sandy Cove. The Aboriginal village at the mouth of the Capilano River became the Capilano Indian Reserve (whu-mul-chists-tun), a separate legal entity. First surveyed in 1863, the Reserve imposed the idea of distinct native and non-native spaces, on which much of West Vancouver's development was premised.

From a demographic perspective, early West Vancouver was shaped by a mix of Squamish and European people, the latter including speculative business interests and tourists alike. Each left its mark on the landscape.

Smart speculators had already bought up most of the future West Vancouver by the 1880s. James Blake pre-empted the first 65 hectares in 1872. A year later the first white resident of West Vancouver, 'Navy Jack' Thomas, a Welsh deserter from the Royal Navy, and his wife Row-i-a, granddaughter of Chief Kiep-i-lan-o (after whom the Capilano River was named), built a house in Ambleside. Although it has been moved and added to over the years, the house stands as the oldest continuously inhabited residence in the Lower Mainland. It is associated with several key historical themes, including early settlement, the relationship between Europeans and First Nations, and development – a kind of construction gravel that Thomas extracted and sold is called 'Navy Jack' to this day.

From the 1880s to the first decade of the 1900s, men and women of European descent canoed and then ferried across from Vancouver to picnic or camp here. The fresh air lay upwind from what was literally 'the Big Smoke' to the east and south in those early land-clearing and logging days. Every May to September a 'tent city' sprang up along the shore, from present-day Ambleside village to 23rd Street.

Europeans settled in a string of small, self-contained, coastal communities. These settlements were initially focussed along the accessible shoreline and crept over time up the mountainside. The natural topography, with its deep ravines, separated the early settlements and later served to define neighbourhoods.

Any hiker in the forested slopes of West Vancouver will know that the area was once the scene of active logging. It is not unusual to come across stumps and otherwise modified trees, and the loggers' detritus is common. Isolated pockets of ancient trees that survived the onslaught are reminders of the forest before the coming of the Europeans. First Nations people harvested the forest's resources for their own material uses.

Safe marine transportation was essential. The first lighthouse was built at Point Atkinson in 1874. Regular ferry service from Vancouver started in 1909. The ferries triggered a real estate boom and relieved many families of the harsh row across the treacherous tides of the First Narrows to buy supplies or attend church in Vancouver. The original ferry terminal survives as a municipal art gallery. The introduction of the ferry and its association with suburban development introduced two enduring themes in West Vancouver's twentieth-century history: transportation and suburbia.

The District of West Vancouver was incorporated on March 15, 1912, taking jurisdiction over what had been a part of the District of North Vancouver. Waterfront lots in what was then called 'West Capilano' went for \$4,500; others for as little as \$450. Many newcomers were people of modest means looking for an affordable home.

Apart from logging, West Vancouver failed to attract much industry. Determined to make the best of a bad situation, the discouraged Councillors chose in 1925 to make their municipality exclusively residential. The *Town Planning Act* of 1926 banned any new industry and called for building lots that were larger than those elsewhere in the Lower Mainland.

The decision proved to be wise. It attracted a group of British investors, led by the Guinness family, who began in 1932 to build the British Properties, a quality development high on Hollyburn Ridge. The first subdivision in 'The Properties' boasted spectacular view lots averaging 1.3 acres. The developers built the Lions' Gate Bridge (1937-38) to provide the first fixed link to Vancouver. King George VI and Queen Elizabeth drove across it in 1939 to officially open what was the longest suspension bridge in the British Empire. The ferries couldn't compete, and by 1947 ferry service had stopped.

Bridges also connect West Vancouver to neighbouring North Vancouver. The Pacific Great Eastern Railway bridge has carried trains since 1914. The first road crossing over the lower Capilano River was built before 1900. Further up the mountain, the original Upper Levels Highway crossed the river in the 1950s.

These transportation links form the skeleton on which urban West Vancouver has grown.

The developers of the British Properties also built the Capilano Golf Course and Park Royal (begun 1950), one of the first shopping centres in Canada. Park Royal, like the northern portion of the Lions' Gate Bridge, is located on the Capilano Indian Reserve. With the expensive homes, road link, recreational amenities, and retail base created by the developers of the British Properties, the future prosperity of West Vancouver was assured. So too was its distinctiveness as a dormitory suburb whose residents accept commuting as a way of life.

From that seaside hamlet of 1912 with a summer population of around 1,500, West Vancouver has grown to a municipality of more than 42,000 (in 2008). The District is a mix of old summer cottages, modest homes, and multi-million-dollar estates. West Vancouver continues to have no industry and no tourist attractions beyond those that drew the first tourists: beaches, forests, mountain trails, and ski slopes. Residents place a high value on their natural environment, the recreational opportunities, and the landscapes that define both.

The largest source of municipal revenue is property taxes and the biggest business is the municipality itself. West Van, as locals call it, has its own police force and its own beloved 'Blue Bus' system, which in 1996 became the first transit system in Canada to be totally wheelchair-accessible. With about 22 per cent of the population 65 and over (in 2007), nearly twice the BC average, this is good thinking. West Vancouverites can also lay claim to reading more library books and earning more per capita than any other Canadians.

Culture can be expressed in many ways. The *Vancouver Sun's* award-winning editorial cartoonist Len Norris delighted in spoofing West Van's mountainside living. Norris, a resident himself, drew genteel West Vancouverites (who conveniently populated places with names such as Tiddley Cove – inspired by Caulfeild Cove) gardening, with one leg shorter than the other or grumbling about the Pacific Great Eastern Railway (now part of the CNR) – the initials PGE corrupted to mean 'Past God's Endurance'. Kidding aside, West Vancouverites have created a set of institutions, such as schools, churches, and arts venues, which express their values and their culture.

The neighbourhoods of West Vancouver demonstrate the diverse forms that suburban development has taken in Canada; reflecting the different visions and means of their developers and early residents. Their names remind us of the British origins of many settlers. Ambleside, an early subdivision built on a gridiron plan with a commercial strip along Marine Drive, commemorates its 'father of West Vancouver' in John Lawson Park. Dundarave was named for the Scottish castle that was home to the clan of early resident R.E. Macnaghten, and the streets were named for British prime ministers – a reminder of the Anglo-Saxon dominance among early arrivals. Caulfeild owes its bucolic setting and eccentric spelling to Francis William Caulfeild, an English gentleman and scholar who laid out an Olde English village 'according to the contours of nature', including the

paths of wild animals and cows. Bellevue, now only a street, was once a subdivision adjoining Dundarave. It was dubbed 'Vancouver's premier suburb', Bellevue's ads promised 'A lot in Bellevue is a joy forever; two lots is rapture.' Further west Colonel Albert Whyte pressed for the 1914 spelling change from White Cliff City to Whytecliff. Only a few families, and they with modest incomes, lived in Horseshoe Bay year-round until Dan Sewell arrived in 1931 and opened his marina and Whytecliff Lodge.

The communities higher up the mountainside offer fabulous views of Burrard Inlet and Georgia Strait. As car ownership became more ubiquitous after 1945, new neighbourhoods spread across the so-called 'Land above the Upper Levels'. The British Properties set the tone for what would follow. Altamont is one such neighbourhood. The large lots with mature trees and attractive landscaping, and the narrow public roads, give the homes the feel of country estates.

From faux Cotswold cottages with landscaped English gardens to glass-walled post-and-beam houses set amongst tall coniferous trees, the intimate relationship between the landscape and the built form is an ongoing theme in West Vancouver architecture. It was individual houses that put West Vancouver on the national map. For a generation beginning around 1945, West Vancouver was a centre of award-winning Canadian residential architecture recognized as the West Coast Style, which was inspired to a large extent by the dramatic landscape and the availability of fine lumber. Hundreds of modern houses were designed by talented architects such as John Porter, Duncan McNab, C.E. (Ned) Pratt, Arthur Erickson, Fred Hollingsworth, and Ron Thom.

The *Town Planning Act* may have precluded industrial development, but it could not isolate West Vancouver from the pressures of regional population growth. In 1959 rezoning of some 20 hectares permitted dozens of high-density apartment buildings in Ambleside and Hollyburn. The Crescent Apartments (1961) was West Vancouver's first high-rise. Some along the water – notably Villa Maris, aka the 'Pink Palace' – are coloured in Miami pastels.

For much of the twentieth century West Vancouver's public culture was dominated by people of British background. This reflected the British-dominated immigration patterns to *British* Columbia. Many familiar landmarks, which will be listed over time in the Heritage Register, speak directly to the British connection. Among them are Caulfeild's charming St. Francis-in-the-Wood Anglican Church (with William Morris windows; built in 1927 with major additions in 1957) and the house built by teacher and community leader Gertrude Lawson in 1940, now the West Vancouver Museum and Archives, built of stone and allegedly modelled on a Scottish prototype.

Other reminders of West Vancouver's history represent what we call 'cultural landscapes'. Chief Joe Capilano, who travelled to London in 1906 to discuss Indian land rights with King Edward VII, overlooks Park Royal from his Keith Road burial place in Sentinel Hill Cemetery. The leafy canopy of horse chestnut trees on 17th Street was planted in 1934 by Boy Scouts to commemorate the visit

of their founder, Lord Baden-Powell. (The hiking trail that traverses the ridge from Horseshoe Bay to Deep Cove is named after the Scout leader.) A grove of eight apple trees and one cherry tree near the sixth hole of Gleneagles Golf Course are remnants of the Peter Larson Ranch (c.1900).

Social and demographic change in late-twentieth-century Canada is reflected locally. When Gleneagles Golf Course opened in 1927 it was reserved for the use of the British majority. That changed in 1951, when the property was sold and became the first Jewish golf course in the Lower Mainland. The predominant Britishness of early West Vancouver has diminished considerably over the last half-century. The new ethnic diversity is drawn from new arrivals from Asia, the Middle East, and Europe, as well as from elsewhere in BC and Canada. This may be reflected in the construction of new houses lacking the formerly ubiquitous Tudor associations as well as in the more varied retail and restaurant choices along Marine Drive.

Enthusiastic residents exercise a pioneer sense of fun. Every year they flock to the banks of the Capilano River for the Coho Festival, which celebrates the return of the salmon that spawn up the river. They fish and stroll the three ferry-less piers. And until 2000 they headed with joy each year for the Great Capilano River Duck Race, which sent 30,000 yellow rubber duckies bobbing down the Capilano for charity. In recent years the Harmony Arts Festival has become a big draw in Ambleside for both residents and visitors.

Citizens will block off Marine Drive for any good reason – and do so for the August Dundarave Hoe Down, June’s Community Day Parade, and on Remembrance Day. Veterans march, planes fly overhead, the band plays, tears are shed, wreaths laid, and tea and cookies served in the library for all. Around the stone War Memorial, as Bruce Ramsey notes in *A Place of Excellence*, a chronicle of West Vancouver, have stood medal-bedecked men who saw service in Canada’s Northwest Rebellion, India’s Northwest Frontier, the Zulu campaigns leading to the Boer War, the two World Wars, and the conflicts in Korea, the Suez, Vietnam, Cyprus, and Bosnia.

For its diverse people, their individual neighbourhoods, the natural beauty, and the rich cultural life, West Vancouver is a special community with a distinctive heritage.

Acknowledgments

Originally written by Kerry McPhedran for Chuck Davis, ed., *The Greater Vancouver Book* (Linkman Press, 1997). Revised for the District of West Vancouver by Harold Kalman and Meg Stanley, with the kind permission of Kerry McPhedran and Chuck Davis. Carolanne Reynolds, Robert Parliament, and Stephen Mikicich offered helpful comments to the draft.

3.2 Thematic Framework

District of West Vancouver: Thematic Framework March 2008

Theme from Workshop	Suggested Theme	Narrative description	Sample Related Topics
Culture - Education - Religion - Arts - Architecture	Expressing Culture	<p>Cultural expression communicates values and beliefs. It changes over time and varies between cultures. In West Vancouver cultural expression can be found in architecture and landscape architecture, the creation of institutions such as schools and religious institutions that pass on knowledge and beliefs, and the performance of culture, through the literary (including historical writing), visual, and performing arts, and through community celebrations and ceremonies.</p> <p>Language is an important carrier of culture. With its mix of Coast Salish and British place names, West Vancouver reflects its ancient and recent history in these names.</p> <p>West Vancouver is especially well known as the site of key developments in domestic architecture in the 1950s and 1960s, what has come to be known as 'West Coast Modernism'. This architecture emphasized connecting interior and exterior spaces and building for family-living using locally available, affordable, materials.</p> <p>There are examples of the work of a number of very well known Canadian architects and landscape architects in West Vancouver. Some are significant in the context of the development of individual careers and Canadian architecture more generally.</p>	<ul style="list-style-type: none"> • Education • Belief systems • Creative arts such as theatre • Historical and creative writing • Museums and galleries • Architecture and design • Landscape architecture • Community celebrations and ceremonies • Place names

Theme from Workshop	Suggested Theme	Narrative description	Sample Related Topics
Governance - Creating social organizations - Living together	Governing West Vancouver	<p>West Vancouver became a municipality separate from North Vancouver in 1912. Within the limits of their power, set out by the Province, elected officials have, through their decisions, shaped the community in a myriad ways.</p> <p>In addition to the formal structure of government, a network of voluntary organizations contributes to community life and interacts with elected government.</p> <p>Other governments that affect life in West Vancouver include the federal, provincial, and Squamish Nation governments.</p>	<ul style="list-style-type: none"> • Politics and the political process • Formal government organizations • Non-governmental organizations that contribute to civic life
Absence of Economy	Making a Living	<p>How people make – or don't make – a living in West Vancouver has changed over time. From an economy rooted in resource extraction, whether for trade and subsistence or for cash exchange, West Vancouver's economy has shifted to one based on service and retail. Money spent in West Vancouver is earned elsewhere – hence the phrase 'absence of economy'.</p> <p>The decision by the Municipal Council to exclude industry from the community in 1926 is a crucial milestone in the shaping of West Vancouver's 'absent economy'. This decision meant that land became the primary resource and land development for housing became an important way to make a living.</p>	<ul style="list-style-type: none"> • Resource extraction – e.g. logging, fishing, quarrying • Service economy • Retail • Hidden economy • Real estate development • Hunting / gathering / trade

Theme from Workshop	Suggested Theme	Narrative description	Sample Related Topics
Moving To and Through	Moving To and Through	<p>Getting to West Vancouver has always been about crossing water. Getting around the community is about finding and building routes in steep and interrupted terrain. The technologies have changed overtime, but the challenges remain.</p> <p>As West Vancouver is one of Vancouver's older suburbs, commuting has been part of living for many years. Milestones related to this include the introduction of ferry service from Vancouver in 1909 and the opening of the Lion's Gate Bridge in 1938. Clear links exist between transportation nodes and neighbourhood development.</p> <p>West Vancouver has also been traversed by travel routes to and from other places. In the twentieth century these have included the Upper Levels Highway and the Pacific Great Eastern Railway.</p>	<ul style="list-style-type: none"> • Water transportation/ferries • Vehicle transportation • Railway • Foot • Bicycle • Bridges • Commuting • Highways / roads and road-building
Environment	Valuing Nature	<p>How people value and understand their environment has informed how they choose to live in it. Cultures modify their environments to greater or lesser degrees. Ideas about what is appropriate change over time and between cultures.</p> <p>Attitudes toward the environment are especially evident in West Vancouver because of its challenging terrain. Whether gardens modelled after the English countryside, ski jumps at Hollyburn, or areas set aside for their views or their spiritual, or ecological value, each tells us something about how people in West Vancouver have valued, understood, and chosen to interact with their environment.</p>	<ul style="list-style-type: none"> • Living in the country • Recreation (parks, Hollyburn Lodge, Cypress Mountain) • Quality of life • Coping with the landscape • Utopian approach • British Properties landscape ideal

Theme from Workshop	Suggested Theme	Narrative description	Sample Related Topics
Who is here?	Peopling West Vancouver	<p>West Vancouver is part of the traditional territory of the Squamish Nation, members of which continue to live here, both on and off the Reserve. Colonial settlement began in the 1870s.</p> <p>Reflecting the Province's history, early non-native settlement was predominately British. The Anglo hold on West Vancouver began to break down in the 1970s and 1980s, and the community is now more ethnically diverse.</p> <p>Often portrayed as an elite community, West Vancouver has become more economically exclusive over time. Early settlers were not particularly wealthy.</p>	<ul style="list-style-type: none"> • Demographics, including age, ethnicity, economic status • Retirement
Neighbourhoods	Creating Neighbourhoods	<p>Historically, settlement in West Vancouver clustered along the accessible shoreline. Divided by steep creek drainages, these locations became West Vancouver's early colonial-era communities.</p> <p>As bedroom communities for most of the twentieth century, many of West Vancouver's neighbourhoods began as subdivisions. Like suburbs across Canada, some developed gradually with individual property-owners building their own homes, while others were built relatively quickly by development companies. In some instances subdivisions were carefully planned. Some of these communities were quite exclusive, accessible only to those with substantial incomes. The British Properties is an excellent example of an elite planned community.</p> <p>Living on the edge of the City has been promoted in twentieth-century Canada as a way for people to 'build the dream' and 'live the dream'. The homes people built in West Vancouver and how they chose to live in their houses and neighbourhoods tell us about how many Canadians aspired to live in the twentieth century.</p>	<ul style="list-style-type: none"> • Housing • Demography / age • Bedroom community • Specific communities (Horseshoe Bay, Gleneagles, etc.) • Squamish village sites, hunting camp sites

3.3 Register Criteria

Criteria for Selection to the West Vancouver Heritage Register January 2008

Eligible Types of Resources

- Buildings
- Structures
- Groups of buildings / structures (streetscapes, historic districts)
- Landscape features (trees, gardens)
- Cultural landscapes
- Historical archaeological sites (i.e., post-1846)
 - Pre-1846 sites are listed on the BC Archaeological Site Inventory

Criteria for Selection

The criteria are values-based; the kind of value is indicated in parentheses.

- a) The place is closely and meaningfully associated with one or more themes, events, periods of time, or traditions considered important in the history of West Vancouver. (history)
- b) The place is strongly associated with the life or work of a person or group of persons considered important in West Vancouver's history. (History)
- c) The place represents an exceptional creative achievement in design, planning, or technology valued in West Vancouver. (Aesthetic)
- d) The community, or a group within the community, is deeply attached to the place for social, cultural, or spiritual reasons. (Social, cultural, spiritual)
- e) The place, by virtue of its location, its status, or some other element, serves to communicate the heritage of West Vancouver to a broad audience. (Educational)
- f) The place could yield important information/data that will contribute to understanding West Vancouver's past. (Scientific, educational)
- g) The place is exceptional or rare (stands out for its difference) or it is very representative of a theme, type, theme, period, or cultural tradition / way of living; i.e., it can educate about other similar places. (Educational, scientific)

Guidelines for Selection

- Eligible under the heritage legislation
- Associations should be direct and easy to understand
- Resource is at least 20 years old
- Resource is either on the existing inventory or has been nominated for inclusion by a community member
- A written statement of value, responding to the criteria listed above, is supplied with the nomination, or a Statement of Significance has been prepared
- The condition respects the integrity of design.
- The boundaries have been clearly described.'

3.4 Properties Nominated to the Community Heritage Register

List of Properties Nominated to the West Vancouver Heritage Register May 2008

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
1	House	1195	12th Street	1923	
2	West Vancouver Municipal Transportation Offices	101	14th Street	1913	
3	House	780	14th Street		
4	House	1252	14th Street		
5	No.1 Firehall	760	16th Street	1967	Toby, Russell and Buckwell, Architects
6	Lawson, Gertrude, House	680	17th Street	1940	
7	West Vancouver Municipal Hall	750	17th Street	1964	Toby, Russell and Buckwell, Architects
8	West Vancouver Ice Arena	786	22nd Street	1965	Carlsberg Jackson Partners, Architects
9	Building	885	22nd Street	1967	Thompson, Berwick and Pratt, Architects
10	Pauline Johnson School	1150	22nd Street		
11	House	1361	24th Street	1959	Donald M Manning, Architect
12	Building	150	25th Street		
13	Building	250	25th street	1961	Wensley and Rand, Architects
14	House	755	Anderson Crescent	1958	

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
15	Thomas, Navy Jack, House	1768	Argyle Avenue	1873	
16	Building	2135	Argyle Avenue	1961	Kenneth Gardner and Warnett Kennedy, Associated Architects
17	House	2173	Argyle Avenue		
18	House	1040	Aubeneau Crescent	1958	Wolfgang Gerson, Architect
19	House	3984	Bayridge Avenue	1962	Hamish W F McIntyre, Architect
20	House	3990	Bayridge Avenue		
21	Building	2222	Bellevue Avenue	1965	
22	Building	2190	Bellevue Avenue	1963	G Leach, Consulting Engineer
23	House	3165	Benbow Road	1959	Lewis Construction Company, Designer
24	House	93	Bonnymuir Drive	1956	Lewis Construction Company, Designer
25	House	99	Bonnymuir Drive	1956	A Browning, Designer
26	House	885	Braeside Street	1942	
27	House	4123	Burkehill Road	1963	Hollingsworth and Downs, Architects
28	House	4104	Burkeridge Place	1962	Arnulf H Petzold, Architect

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
29	Cedardale Centre	595	Burley Drive	1954	Davison and Porter, Architects
30	House	5030	Byway, The	1966	Erickson/Massey, Architects
31	Caulfeild Park		Caulfeild Park		
32	House	4660	Caulfeild Drive	1962	Wensley and Rand, Architects
33	Chartwell Elementary School	1300	Chartwell Drive	1966	Duncan McNab, Architect
34	House	1247	Chartwell Place	1967	Erickson/Massey, Architects
35	House	7145	Cliff Road	1959	Watkins and Massey, Architects
36	Building	660	Clyde Avenue	1966	F T Hollingsworth and B V Downs, Architects
37	House	1281	Clyde Avenue		
38	House	5920	Condor Place	1963	Vladimir Plasvic, Architect
39	House	6850	Copper Cove Road	1976	Brian Hemingway, Architect
40	House	3351	Craigend Road	1954	Sharp and Thompson, Berwick, Pratt, Architects
41	House	5665	Daffodil Drive	1961	Lauder Brothers and Tate, Designers
42	Hollyburn School	1329	Duchess Avenue	1913	

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
43	House	6011	Eagleridge Drive	1964	Thompson, Berwick and Pratt, Architects
44	House	6026	Eagleridge Drive	1960	Thompson, Berwick and Pratt, Architects
45	House	6028	Eagleridge Drive	1968	Erickson/Massey, Architects
46	House	415	Eastcot Road	1954	Semmens and Simpson, Architects
47	House	543	Eastcot Road	1953	F T Hollingsworth, Architect
48	House	4369	Erwin Drive	1963	Thompson, Berwick and Pratt, Architects
49	House	1124	Eyremount Drive	1964	Lewis Construction Company, Designer
50	House	1143	Eyremount Drive	1962	Thompson, Berwick and Pratt, Architects
51	House	5928	Falcon Road	1962	Hamish W F McIntyre, Architect
52	House	5950	Falcon Road	1963	Vladimir Plasvic, Architect
53	House	5558	Gallagher Place	1961	F Dawson, Designer
54	House	2165	Gisby Street	1936	C.B.K. Van Norman, Architect
55	House	6043	Gleneagles Close	1938	Theo Korner, Architect
56	House	6155	Gleneagles Drive	1928	

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
57	House	1297	Gordon Avenue	1919	
58	House	1425	Gordon Avenue	1913	
59	Silk Purse	1570	Argyle Avenue		
60	House	1457	Gordon Avenue	1926	
61	House	5414	Greentree Road	1963	Ronald B Howard, Architect
62	House	547	Hadden Drive	1950	Duncan McNab and Associates, Architects
63	House	2385	Haywood Avenue	1914	
64	House	2397	Haywood Avenue	1919	
65	House	2512	Haywood Avenue		
66	House	4762	Highway, The		
67	House	6991	Hycroft Road	1961	Thompson, Berwick and Pratt, Architects
68	House	6850	Hycroft Road	1967	F T Hollingsworth and B V Downs, Architects
69	House	6935	Hycroft Road	1956	Donald M Manning, Architect
70	House	6965	Hycroft Road	1973	Georg Koslowski, Architect

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
71	House	1366	Inglewood Avenue	1914	
72	Building	1068	Inglewood Avenue	1956	Sharp and Thompson, Berwick, Pratt, Architects
73	House	1295	Inglewood Avenue	1946	
74	House	419	Inglewood Avenue	1945	Underwood and Barratt, Architects
75	House	1991	Inglewood Avenue	1916	
76	House	2015	Inglewood Avenue	1926	
77	House	6911	Isleview Road	1962	Charles A Tiers, Architect, John Roberts, Associate Architect
78	House	6985	Isleview Road	1966	Erickson/Massey, Architects
79	House	825	Jefferson Avenue	1957	Duncan S McNab, Architect
80	Klee Wyck	200	Keith Road	1925	
81	Building	235	Keith Road	1911	
82	House	605	King George's Way	1954	Rowett and MacDonald, Architects
83	House	2567	Kings Avenue	1913	
84	House	2587	Kings Avenue	1923	Hugh Hodgson, Architect

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
85	House	1547	Kings Avenue	1913	
86	House	5762	Larson Place		Paul Merrick
87	House	5768	Larson Place	1957	R G Stewart-Lough, Designer
88	House	1070	Lawson Avenue	1952	Lewis Construction Company, Designer
89	House	1460	Lawson Avenue	1946	Sharp and Thompson, Berwick, Pratt, Architects
90	House	1555	Lawson Avenue	1953	Ron Thom, Designer
91	House	2586	Lawson Avenue		
92	Point Atkinson Barracks Buildings		Lighthouse Park	c.1939	Department of National Defence
93	Point Atkinson Lighthouse National Historic Site		Lighthouse Park		
94	Building	2423	Marine Drive	1913	
95	House	3054	Marine Drive	1947	C Edward Pratt, Architect
96	Building	3396	Marine Drive	1922	
97	House	3612	Marine Drive	1929	
98	House	3666	Marine Drive	1929	

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
99	House	3688	Marine Drive	1940	
100	House	5202	Marine Drive	1969	Erickson/Massey, Architects
101	House	5204	Marine Drive	1964	Erickson/Massey, Architects
102	House	5240	Marine Drive	1941	William Bow , Architect
103	House	5252	Marine Drive	1935	
104	House	5967	Marine Drive	1967	Kenneth Charow, Architect
105	Gleneagles Great Hall	6190	Marine Drive		
106	War Memorial		Memorial Park		
107	House	335	Mathers Avenue	1955	Sharp and Thompson, Berwick, Pratt, Architects
108	House	380	Mathers Avenue	1960	Wensley and Rand, Architects (assumed)
109	Building	450	Mathers Avenue	1967	Arthur J Mudry, Architect
110	House	1050	Mathers Avenue	1954	Lewis Construction Company, Designer
111	Ridgeview Elementary School	1250	Mathers Avenue	1948	Sharp and Thompson, Berwick, Pratt, Architects
112	House	1650	Mathers Avenue	1940	R.A.D. Berwick, Architect

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
113	House	1850	Mathers Avenue	1937	
114	House	3215	Mathers Avenue	1951	Sharp and Thompson, Berwick, Pratt, Architects
115	House	435	Mathers Avenue	1954	William Henry Birmingham, Architect; F T Hollingsworth, Design Associate
116	Binning, B.C., House National Historic Site	2968	Mathers Crescent	1941	B.C. Binning, Designer R.A.D. Berwick and C.E. Pratt, Consulting Architects
117	House	2607	Nelson Avenue		
118	House	1160	Nepal Place	1957	Ron Thom, Designer
119	House	447	Newlands Road	1960	F Walter Scott and James Y Johnstone, Architects
120	House	1560	Ottawa Avenue	1948	J C H Porter, Architect
121	House	1655	Ottawa Avenue	1956	R J Thom, Designer
122	House	2245	Ottawa Avenue	1950	Duncan S McNab, Architect
123	House	1812	Palmerston Avenue	1974	Arthur Erickson, Architect
124	House	1825	Palmerston Avenue	1958	Thompson, Berwick and Pratt, Architects
125	House	4648	Piccadilly South	1918	
126	House	4670	Piccadilly South	1927	

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
127	House	4732	Piccadilly South	1916	
128	House	4785	Piccadilly South	1939	Gardiner and Thornton Architects
129	Building	4767	Piccadilly South	1927	H.A. Stone, Designer
130	House	4719	Pilot House Road	1932	
131	House	4735	Pilot House Road		
132	House	2055	Queens Avenue	1962	Ray L Toby, Architect
133	House	415	Rabbit Lane	1947	Sharp and Thompson, Berwick, Pratt, Architects
134	House	3321	Radcliffe Avenue	1923	
135	House	4170	Rose Crescent	1958	R J Thom, Designer
136	House	4190	Rose Crescent	1956	R J Thom, Designer
137	House	2465	Rosebery Avenue	1956	F W Scott, Architect
138	House	2565	Rosebery Avenue	1966	Ken G Terriss, Architect
139	House	2995	Rosebery Avenue	1938	C.B.K. Van Norman, Architect
140	House	3030	Rosebery Avenue	1969	Henry Yorke Mann, Architect

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
141	House	6279	St. Georges Crescent	1965	F T Hollingsworth, Architects
142	House	367	St. James Crescent	1953	John Roberts, Architect
143	House	5765	Seaview Place	1966	Barclay McLeod, Architect
144	House	820	Sentinel Drive	1956	Schumak and Riehl, Designers
145	House	954	Sentinel Drive	1951	
146	House	2175	Shafton Place	1959	Lewis Construction Company, Designer
147	House	2485	Shamrock Place	1955	J De Kleer, Designer
148	House	2490	Shamrock Place	1957	W M Ford Pratt, Architect
149	House	2495	Shamrock Place	1959	Lewis Construction Company, Designer
150	House	2655	Skilift Place	1958	Lewis Construction Company, Designer
151	House	2755	Skilift Place	1958	Lewis Construction Company, Designer
152	Building	420	Southborough Drive	1938	J.F. Dawson of Olmsted Brothers, Architect; Palmer and Bow, Supervising
153	House	118	Stevens Drive	1954	Erickson/Massey, Architects
154	House	430	Stevens Drive	1951	Sharp and Thompson, Berwick, Pratt, Architects

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
155	House	825	Taylor Way	1963	Thompson, Berwick and Pratt, Architects
156	Building	1525	Taylor Way	1958	G W Peck, Architect; Thompson, Berwick and Pratt, Consulting Architects
157	House	1465	Tyrol Road	1965	
158	House	4875	Water Lane	1963	D O Barraclough, Designer
159	House	4995	Water Lane	1961	Thompson, Berwick and Pratt, Architects
160	Westcot Elementary School	760	Westcot Road	1956	Duncan S. McNab and Associates, Architects
161	House	2089	Westdean Crescent	1913	
162	House	3290	Westmount Road	1956	Duncan S McNab, Architect
163	House	3330	Westmount Road	1956	Lewis Construction Company, Designer
164	House	3350	Westmount Road	1957	Duncan S McNab and Associates, Architects
165	House	3380	Westmount Road	1958	Cook's Plan Service, Designer
166	House	850	Wildwood Lane	1955	Lewis Construction Company, Designer
167	Whytecliff Park		Whytecliff Park		
168	Jubilee Maple Tree		13th and Marine Drive		

**List of Properties Nominated to the West Vancouver Heritage Register
May 2008**

	Historic Place	#	Street / Avenue or Location	Date	Architect/Builder
169	Cherry Trees		Taylor Way		
170	Norway Maple Tree, Specimen 1		Ambleside Park		
171	Norway Maple Tree, Specimen 2		Ambleside Park		

3.5 Statements of Significance

Statement of Significance
2512 Haywood Avenue
West Vancouver, BC
May 2008



Historic Place

The historic place consists of the house and garden at 2512 Haywood Avenue, located near the village of Dundarave in West Vancouver. The original cottage, now much extended, was built in 1923 and is situated beside Marr Creek which runs through the property.

Heritage Value

The house has heritage value as one of the last remaining examples of the holiday cottages, which were the earliest built form when this rural area was used as a summer vacation destination for Vancouverites. Like other surviving cottages, it is located in the trees lining the shore, within walking distance of the ferry landing at the foot of 25th Street.

The original one-storey cottage with a low gable roof can still be discerned. It has been much altered by later additions, representing its transformation into a year-round residence.

The property also has value for its landscape features, particularly the garden and the creek.

Character-defining elements

The character-defining elements of the historic place include:

- The original cottage structure, with its low-sloped gable roof and south- (water-) facing front door
- Original interior features, such as the stone fireplace made of round river rocks, wood door and window surrounds, and hardware
- The wood-sash windows
- The early shiplap and board-and-batten siding
- The idiosyncratic garden, through which Marr Creek runs
- The two mature cedar trees on the property

Statement of Significance

The Black Cat

3396 Marine Drive

West Vancouver, BC

May 2008



Historic Place

The historic place is the Black Cat, part of a tiny commercial development located at 3396 Marine Drive, midway along an undulating road that hugs the shoreline between Dundarave and Horseshoe Bay. The original Black Cat was a tea house and grocery store located at the bottom of the steps on Radcliffe Avenue. It was built in 1922 and operated by a Mrs. Lohead and a Mr. Gillis. The store was later lifted up to the level of Marine Drive. For a time its supporting framework was open but this was later enclosed. It remains today to provide a dramatic change of level from the 2-storey front to the 5-storey rear.

Heritage Value

The Black Cat has social and historical value as a commercial landmark and architectural value as a survivor of the first generation of permanent development in West Vancouver.

The odd location at a sharp curve along Marine Drive is a reminder that this was once the terminus of Marine Drive, before it was connected to Horseshoe Bay. There was a stop on the PGE railway here and day-trippers would descend to the beach at Sandy Cove via steps down the steep slope.

The small group of shops and accommodation hints at a former time when it marked the end of the road. This was a popular stopping place for refreshments and groceries for picnickers and campers. The Black Cat has long been a landmark and the location of well-loved local businesses, such as the Savory Island Pie Co. Records document its importance to the life of the local community, having been, at various times, the 'Wadsley' post-office, the polling station, a tearoom, coffee bar, confectionary store, and the official meeting place of local

clubs such as the West Bay Swim Club and a whist club. In recent years it has been an antique store, an art gallery and is at present houses the office of an architect and interior designer.

The siting of the building and its relationship to its surroundings are important. They reveal its original location below the end of the road, facing the water. The building was subsequently raised and reoriented to the street, as automobiles had replaced boats as the primary means of transportation in West Vancouver.

The building also has value as an early example of West Vancouver's year-round architecture. Although it has been much modified over the years, the wood structure, rectangular massing, and low hipped roof likely reflect an early design.

Character-defining Elements

The character-defining elements of the Black Cat include:

- Rectangular massing
- Red-framed extension bay on the street frontage, which gives an indication of the size of the original store.
- Low hipped roof
- Brown-painted cedar shingle siding
- Two amusing 'Black Cat 1922' signs in wood and metal situated just under the eaves on the north and south façades
- Wood-sash windows, including some with decorative art glass
- Continuing commercial use
- Location at a sharp curve on Marine Drive
- Relationship to the water on the side away from the road

Statement of Significance
Caulfeild Park
West Vancouver, BC
May 2008

Historic Place

The historic place comprises Caulfeild Park and the foreshore of Caulfeild Cove in West Vancouver. Caulfeild Park is a 3.6-hectare linear waterfront park (approximately 1 km long), which is separated from Lighthouse Park by a lone waterfront residence. The park contains both built and natural features of value. Built features include the Caulfeild Cove public wharf, the oval lawn of Caulfeild Green, and a historic anchor monument to Sir Francis Caulfeild (who gave the park to the community). Numerous trails and bridges draw people along the length of the park and down to the smooth, south-sloping, rocky shoreline, which is unusual in shape and geology in the Vancouver region. The shoreline is edged with a rare plant community representing the driest sub-zone of the Coastal Western Hemlock zone. The park is popular for its tranquil character and its views across Caulfeild Cove, overlooking Burrard Inlet toward Point Grey.

Heritage Value

The historic place has considerable historical value. The significance of Caulfeild Cove and the park foreshore begins with its role as a transportation aid to early development in Burrard Inlet, when it served as a safe haven for pilot boats piloting deep-sea ships past the sandy shoals of Burrard inlet. Later the cove was the place where Francis William Caulfeild, a well-to-do Englishman, landed in 1898 and fell in love with the unspoiled wilderness of rocky coast and forest. He determined to build a community – one of the earliest settlements in West Vancouver – in the style of an ideal English village, with village green, ivy-covered church, and narrow winding lanes following the contours of the land. During the first years of the community, the Cove served as the point of entry as lots were offered for sale. Development followed with the foreshore serving as the main access, meeting place, and point of material transport for the community. With no roads or rail line until around 1915, the Cove, with its dock and its combined pilot house, store and mail room, was the hospitable centre of the developing community. After 1915, rail, and later road, access sped development and changed the role of the Cove into a more recreational one.

Caulfeild Park and the foreshore also have considerable environmental value, which was protected by the vision and actions of Francis Caulfeild. He preserved the foreshore in its mostly natural condition as a public park. Today, Caulfeild Park is valued not only as a beautiful place for recreation, but also for its natural heritage, with its rare and endangered environmental features. It has further

value for being the object of ongoing efforts of the Lighthouse Park Preservation Society, which takes a keen interest in preserving the endangered vegetation and habitat in Caulfeild and Lighthouse Parks, and which represents the interest in conservation shown by West Vancouver residents.

The recreational and environmental values of the park are unique and are sometimes at odds with one another. This is a historic place to access the water, soak in the sun and views, ponder the mysteries of geology on the smooth, glacier-worn rock, and discover delicate and rare plants not seen elsewhere in Vancouver. The rocks are used by geology researchers in understanding the processes of granitization and metamorphism. Swimming, clambering along the shore, and social gatherings are common activities in the Park. The area is a popular destination for outdoor weddings as well as youth parties and fires. As more is discovered about the rare habitat of the park, it also becomes more highly valued for its natural heritage, as a place for environmental learning, research and is becoming the focus of environmental protection efforts.

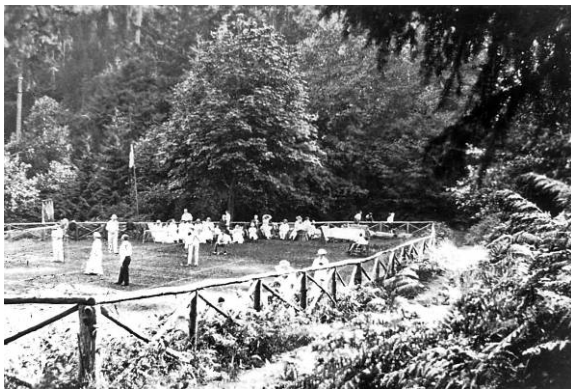
Mid-20th-century life in Caulfeild Cove was brought to life by cartoonist Len Norris, who patterned the people and foibles of a fictional place he called Tiddly Cove on Caulfeild Cove. Tiddly Cove's folk were depicted as dotty and slightly out-of-touch residents living an idyllic and humorous semblance of the British lifestyle in the BC wilderness.

Character-Defining Elements

The character-defining elements of Caulfeild Park include:

- Caulfeild Park's location next to Lighthouse Park, which contributes to Greater Vancouver's most significant stretch of undeveloped waterfront.
- The park's rare vegetation, which represents the driest sub-zone of the Coastal Western Hemlock zone, and which is very much like the Coastal Douglas Fir zone of the Gulf islands; it features vegetation such as arbutus, camas lilies, fawn lily, chocolate lily, and pine more commonly seen in the Gulf Islands.
- The smooth, glacier-sculpted, rocky shore, which presents a unique combination of geological features. Caulfeild Gneiss is representative of the oldest rocks in the Vancouver area and this geology is well displayed in the textures and patterns of the smooth rock.
- The park's historic function as a landing place for people arriving by boat, which is still evidenced by the public dock. Now under municipal ownership, the dock retains its traditional red colour by popular demand and is used by people launching kayaks and arriving by small recreational vessels.

- The oval lawn of Caulfeild Green in front of the wood church of St. Francis; the lawn has been used for badminton, picnics and play since the early 1900s.
- Individual built and planted features in the Park, including the monument and anchor, the remnant orchard trees in the open lawn at the centre of the Park, the trails, and the bridges.



Source

(West Vancouver Archives, West Vancouver Archives collection. 72N41.WVA.DOC, Len Norris cartoon of lawn bowling club, [197-].)

Statement of Significance
Chilcott House
3990 Bayridge
West Vancouver, BC
April 2008



Historic Place

The historic place is the house at 3990 Bayridge in West Vancouver, designed by architect Duncan S. McNab for the R.A.Chilcott family. It comprises the original residence constructed in 1959. A secondary garage is also located on the site, but is not part of the historic place.

Heritage Value

The Chilcott House has considerable architectural value as a fine example of West Coast modernism and a work of noted architect Duncan S. McNab. The exposed post-and-beam structural design is characteristic of the West Coast style. The Chilcott house also demonstrates the influence of Frank Lloyd Wright and Japanese style on British Columbia residential design. The house is one that McNab considered to be one of his best designs. It won an honour award in the Architectural Institute of BC's Western Homes and Living Home Awards for 1960, and was featured in the May 1961 issue of *Western Homes and Living* magazine. McNab chose to integrate the house with the challenges of the sloping site rather than remove the rocks to make the house easier to build. This house demonstrates McNab's sensitivity to the site and his efforts to maintain key features of the site.

Duncan McNab is an important member of the generation of Lower Mainland architects who changed the course of design in the years after World War II. He studied architecture at McGill University in Montreal in the late 1930s, at a time when Canadian architecture largely relied on the traditions of the Beaux-Arts. In

1938 McNab participated in a student revolt protesting the teaching of the “arts and crafts” and other revisionist styles in favour of modernist theory and principles advanced by Europeans such as Le Corbusier. He started his own practice in 1952, after having moved West and joining Sharp and Thompson, Berwick Pratt, the large firm that took a leading role in the development of the new modernist architecture.

The house has been altered, but the clarity of its original design remains very evident.

Character-Defining Elements

The character-defining elements of the Chilcott House include:

- The two-wing plan that follows the contours of a difficult and rocky building site
- The elevated concrete slab, which spans a small gully and is open below; this bridge separates the kitchen and dining wing to the west from the living room and bedroom wing to the east
- The terrazzo flooring in the kitchen wing and the hall (now covered in hardwood)
- The exterior covered porch off the west end of the kitchen wing, which included a masonry outdoor fireplace (this feature has been enclosed)
- The original exterior cladding of brick and stained cedar
- Lattice ornamentation on the gable ends of the house and wood divided windows, which provide some Japanese character
- Expansive windows that face the view to the south and west
- The two-sided fireplace that faces the living room and master bedroom
- The south-facing wall of expansive windows and doors, which frames a view south and west.
- The landscaping and the inclusion of Japanese-style plantings
- The location on a large double lot, and the siting that sets the house back from the road and renders it invisible from the road

Statement of Significance

Cianci House

2607 Nelson Avenue

West Vancouver, BC

Draft, April 2008

Historic Place

The Cianci House is a 1½-storey (plus basement) house, originally sited on a double lot in the Upper Dundarave area of West Vancouver. This unusual house is a local landmark, perched high on the crest of a hill overlooking English Bay. The building includes the original 1933 residence, additions and alterations from 1954, and a recent 'in-law suite' addition on the upper level.

Heritage Value

The historic place is significant for having been the residence of artists Vito and Sybil Cianci, both graduates of the Vancouver School of Art, who used it as a home and a studio, as well as a place for creative play for their children. It was designed for them in 1933 by architect Hanns Carl Berchtenbreiter, who had recently abandoned an established practice in Germany to come to Canada.

The Cianci Residence has architectural value for its lodge-like rustic design, which was popular as an architectural expression of rural Canada in the 1930s and which is associated regionally with buildings such as lodges built by in national parks and with Minnekhada Lodge in Coquitlam. The house embodies a 'design with nature' philosophy, which is embodied in the original vision for Lower Caulfeild and later with the West Coast Modern architectural movement. Rocks for the building foundation were gathered on the site, and natural materials are used throughout.

Much of the early building fabric remains after additions and alterations made in the 1950s for the second owners, the Taylor family. The high quality craftsmanship and rustic detailing are evident in the interior and exterior wood finishes, hand-forged hardware, stone fireplace, and original light fixtures.

The house is also significant in that it won a District of West Vancouver Heritage Achievement Award in 2006, which recognizes the conservation process begun by the current owners.

Character-Defining Elements

The character-defining elements of the Cianci House include:

- The original exterior siding of fir shiplap
- The rustic character of the exterior and interior design
- The extensive use of timber and granite throughout, reflecting the use of local materials
- The vaulted living room with a mezzanine sitting area
- The high quality craftsmanship and rustic detailing, evident in the interior and exterior wood finishes such as the hand-forged hardware, stone fireplace, and original light fixtures.
- Random-coursed rubble stone walls, of varying thickness, to the height of the ground floor joists
- Random-course stone inglenook fireplace with monolithic (12-foot long) fir mantelpiece
- Built-in bookshelves above mantle, and on east, west and south walls of living room
- Mezzanine “Minstrel’s Gallery” suspended at the south end of the living room, connected by a dog-leg stairway
- Unusual tile mosaic floor in main floor bathroom in a ‘rug’ pattern with stylized animals and borders
- Elements of mature landscaping, some of which date from the time of construction

Statement of Significance
District of West Vancouver Municipal Hall
750 17th Street
West Vancouver, BC
May 2008



Historic Place

The historic place is the West Vancouver Municipal Hall, built in 1964 and located at 750 17th Street. Designed by Toby Russell Buckwell Architects in a modernist style, the District's offices stand on a south-facing slope, quite distinctive in appearance from the surrounding houses and apartment blocks. The parking structure south of the building does not comprise a part of the historic place.

Heritage Value

The historic place has heritage value for its association with governance and leadership of the District of West Vancouver. The seat of local government for nearly a half-century, it is here that decisions have been made that have shaped the District's future.

This building, which has been iconic in West Vancouver's built fabric, also has architectural value as a seminal public building in the West Coast modernist manner, which is better known for its residential architecture. The upper floors appear to float over the slightly set back ground floor, and are distinguished by the delineation of each storey and roof level with a pronounced extended slab over a sloped horizontal fascia band. The ground floor of the building is faced in distinctive white exposed aggregate prefabricated concrete panels, with glass dominating the upper storeys.

Character-defining Elements

The character-defining elements of the District of West Vancouver Municipal Hall include:

- The horizontally articulated massing, with clearly defined floor and roof plates
- The curtain wall fenestration
- The decorative white exposed-aggregate preformed concrete panels of the main floor, with a trompe-l'œil decorative pattern
- Interior elements, include the precast concrete staircase with its 'floating' steps and aluminum handrail and balusters, and the extensive use of floor-to-ceiling interior doors
- The Council chamber and its decorative finishes

Statement of Significance
Elliott House
2173 Argyle Avenue
West Vancouver, BC
May 2008



Historic Place

The historic place is the Elliott house, a wood-frame house in the Craftsman Bungalow style, one storey high over a raised basement, located at 2173 Argyle Avenue in the Hollyburn neighbourhood of West Vancouver. It was built as a summer cottage in 1921 and was added to over the years after it became a year-round residence. It is now a lone survival of the early houses, surrounded by tall condominiums and apartment buildings.

Heritage Value

The Elliott House has heritage value as a representative of the transformation of a summer cottage into a year-round residence and for its long association with West Vancouver residents.

This was originally one of many summer cottages on waterfront lots along Argyle Avenue in both the Ambleside and Hollyburn neighbourhoods. The historic place was built in 1921 and originally occupied by William Smith. It has value as an example of a simplified Craftsman Bungalow (California Bungalow), a style that dominated house construction in the Lower Mainland at the time. It was a small, three-room affair, sufficient for its purpose.

After the Lions Gate Bridge was completed in 1938, many cottages were quickly converted to year-round homes. The Elliott family moved into the house in 1939 and raised it in 1941 to create a basement. A dining room was created by enclosing the rear (west) porch in 1949 and this wing was further extended in 1958. The original form of the house is still clearly readable, although the entrance is now reached by a long flight of stairs. The present owner is the second generation of Elliotts to live here.

The historic place has further value for being the last house left in this area. It is surrounded by multiple-family residences, several of them quite tall, enabled by rezoning in 1959.

Character-defining Elements

The character-defining elements of the Elliott House include:

- Evidence of the growth of the house, seen in the raised basement and the extension to the rear
- Features of the Craftsman Bungalow style, including the medium-pitched front-gable roof, the eaves brackets (e.g. beneath the peak of the front gable), the exposed rafters beneath the eaves along the sides, and the wood shingle siding
- The early wood-sash, multi-paned windows
- Small rooms, typical of cottage construction
- Original kitchen with large wooden cupboard doors
- Open fireplace from the original cottage
- The garden, which is an oasis among a mass of high-rise buildings
- The Norwegian spruce in the front yard, which was planted by Vince Elliott in 1962 and was formerly the family's Christmas tree

Statement of Significance
Ferry Building Gallery
101 14th Street at Argyle Avenue
West Vancouver, BC
May 2008



Historic Place

The historic place is the Ferry Building Gallery, also known as the West Vancouver Ferry Building, a wood-frame building constructed in 1913. It is located on a narrow lot on the south side of Argyle Avenue, at the water, at the foot of 14th Street. The building was designated as a Municipal Heritage Property in 1987. The recent landscaping in front of it and the open space to the west side are not part of the historic place.

Heritage Value

The historic place has historical value for its associations with the municipal ferry and bus services, both of which were very important to the development of West Vancouver; and for its present use as a community art gallery, reflecting the municipal commitment to cultural presentation. It also has architectural value for its use of Arts and Crafts features. Its longstanding public use has made it part of the ongoing historical experience of countless residents and visitors.

The primary heritage value of the Ferry Building Gallery is in its association with West Vancouver's ferry and bus services, both of which were essential to the development of a community in which commuting has long been so important a way of life. Regular ferry service to and from Vancouver was initiated in 1906 by John Lawson; the service was acquired by the Municipality in 1912 in response to local landowners who wanted to promote property development. The acquisition coincides with the establishment of West Vancouver as a district municipality. The Ferry Building opened as the Ambleside terminus in 1913.

The completion of the Lions Gate Bridge in the late 1930s cut into ferry passenger traffic, and as a result ferries ceased operation in 1947. The historic place was adapted for use as a terminus for bus service, and it continued in this use until 1986. The building therefore symbolizes the active role played by the municipality in transportation, a purpose for which it was used for more than 70 years.

The building continued in public use. It has value for having been the first of the 'Arts on Argyle' buildings to be adapted for the arts, in 1989. It continues to be a popular public gallery that showcases local art. Council Policy is that it is 'to be used by community groups, Historical Society, local artists and other recreational users as appropriate,' representing a strong municipal commitment to cultural use.

The historic place has architectural value for using features of the Arts and Crafts style, here in a modestly-scaled public building. It was designed by architects Thompson and Campbell, with the waiting room located downstairs and the board room upstairs. The latter saw community use in early years. Its historical character was retained in the alterations for adaptive re-use in 1989, by Howard Yano, Architect.

Character-Defining Elements

The character-defining elements of the Ferry Building Gallery include:

- Setting on the water, which recalls its use as a ferry terminal
- The small, domestic scale, despite its original public use
- Continuous tradition of public use
- Arts and Crafts design, seen in features such as the structural and decorative use of wood
- Cross-gable roof with exposed rafters
- Smaller gables over the entrances
- Original multi-paned wood-sash windows
- Clock

Sources

Portals of Our Past: A History of the Ferry Building, 1997; West Vancouver Heritage Inventory, updated to 2003; West Vancouver Heritage Inventory Worksheets and Evaluation Sheet. Other information provided by District of West Vancouver.

Statement of Significance
Gerson House
1040 Aubeneau Crescent
West Vancouver, BC
April 2008

Historic Place

The Gerson House is a 'West Coast' modern residence, built on a steeply-sloping treed lot on the west side of Sentinel Hill in 1958. It is oriented to take advantage of the stunning views.

Heritage Value

The Gerson House is valued as an innovative example of West Coast (International) modern architecture. It has architectural significance for features such as the three elliptical-vaulted units, which separate the house into zones; and the white, stressed-skin walls. Architect Wolfgang Gerson was a highly respected designer and teacher who helped introduce modern design theory to Western Canada through his position at the University of British Columbia.

During the Gersons' residency, the house became a cultural centre and gathering place for the local artistic community, giving it social value as well.

Character-Defining Elements

The character-defining elements of the Gerson House include:

- Distinctive building form and roof line, created by three elliptical-vaulted 'pavilions', which descend the natural slope of the site
- The use of a stressed-skin wall system
- Open plan interior within each pavilion for flexible family living and entertaining
- Integration of the structure into the landscape
- Views of West Vancouver, the harbour, and the forest
- Alterations carried out in the 1990s by Kate and Erica Gerson, the architect daughters of Wolfgang Gerson

**Statement of Significance
Gertrude Lawson House
680 17th Street
West Vancouver, BC
May 2008**



Historic Place

The historic place is the Gertrude Lawson House at 680 17th Street, located across Esquimalt Avenue from the West Vancouver Municipal Hall. The historic place also includes the English Oak tree on the property, which is listed in the Heritage Landscape Inventory, and the landscaped rockery. It does not include the garage at the southeast corner of the property. The stone house, completed in 1940, has served as the West Vancouver Museum and Archives since 1994. It is owned by the District of West Vancouver and is a Designated Heritage Property.

Heritage Value

The house has historical, community, and architectural value. Its historical value is based on its associations with both Gertrude Lawson and the West Vancouver Historical Society – and by extension from both, with the larger community, thereby reflecting community values. Gertrude Lawson lived here from its completion in 1940 until her death in 1989 at the age of 96. The daughter of influential pioneer John Lawson, who is remembered at John Lawson Park, Gertrude Lawson spent part of her youth in West Vancouver and taught primary grades at Pauline Johnson and Hollyburn Schools from 1923 to 1952. This was the home of a professional woman in one of the few professions readily open to women. It provides an excellent opportunity to tell one woman's story and to link this to women's history more generally.

Lawson purchased the property in 1929, designed the house as her retirement home, and supervised its construction. It reflects her values, interests, and personal obligations. It also reveals a great deal about her and, by extension, the opportunities, limitations, and expectations middle class women faced in the early and mid-twentieth century. Lawson recruited two other single female teachers to participate in the house-building project and arranged with her artist friend Bessie Adelaide Symons (Fry) to build a studio for her in the house.

Lawson designed the house to be shared with her parents, an aunt, and boarders. Her strategy reflected the marginal financial situation of female teachers at the time, which was exacerbated at retirement by a meagre pension payments, as well the unspoken assumption that as an unmarried daughter she would care for her parents in their old age. Not only did Lawson pool resources with others in order to build the house, but she is also believed to be one of the first women in British Columbia to take out a mortgage.

Lawson had a keen interest in the arts, including music, Scottish dancing, and visual art. When she planned the house she included a large living room that could accommodate four quadrilles, and for many years she hosted the Ladies' Scottish Dance Society at her home. Lawson was also active in a number of other community groups, including the IODE. These activities reflected her belief that as a teacher she had a role to play as a community leader. For stimulation and variety she focussed this part of her life on activities that brought her in contact with adults rather than children. The Scottish dancing was also an expression of her cultural identity.

The District of West Vancouver purchased the house from Lawson's family, who made a substantial contribution to the cost of adapting the house to use as a museum. The historic place opened as a community museum in 1994. It houses a museum, archives, and the offices of the West Vancouver Historical Society. The change in ownership and stewardship reflects, in part, the evolving role of local government, as it took on increasing responsibilities related to protecting

the community's built and intangible heritage. The protection of the house by heritage designation in 1990 reflects this same emerging value.

The house also has architectural value for representing the persistence of traditional house design in the 1940s, with particular reference to the Colonial Revival style and the traditional Scottish manor. The house was designed by Lawson to resemble a Scottish castle or country manor, and is believed to have been inspired by a trip Lawson took with her parents to their homeland, Scotland. It therefore is an expression of Lawson's cultural roots and, by extension, the roots of many early West Vancouver residents. The interior arrangement (before the alterations to create the museum and archives) reflected Lawson's ideas about family and community and how she put those into action.

Character-Defining Elements

- Setting at the corner of 17th Street and Esquimalt Avenue
- Mature plantings, English oak, holly hedge, lawn, and rockery
- Stone terraces and steps
- Features that relate to the Colonial Revival style, including the medium-pitch gable roof, the small gable over the entrance bay, the projecting entrance, and the tall chimney
- Use of random stone as the exterior building material
- Rusticated, cut stone lintels
- Wood casement windows, with leaded glass in places
- Interior features including the living room with its platform, high ceiling, and granite fireplace
- Tradition of public use and access in Lawson's day, especially on the main floor; and of public use as a Museum and Archives since 1994

Sources

West Vancouver Museum and Archives, Lawson family fonds, Gertrude Lawson Papers, Rupert Harrison Fonds, Noteworthy People, 'L', Information Files – Lawson Family; West Vancouver Heritage Inventory, updated to 2003; West Vancouver Heritage Landscape Inventory, 1988; West Vancouver Heritage Inventory Worksheets and Evaluation Sheet; Vancouver Public Library, Fine Arts, VF – Bessie Adelaide Symons (spelling varies); West Vancouver Museum and Archives, Destinations Time Walk, 'Gertrude Lawson House.' Other information provided by the District of West Vancouver.

**Statement of Significance
Clubhouse and Great Hall, Gleneagles Golf Course
West Vancouver, BC
Draft, March 2008**



Historic Place

The historic place is the present clubhouse of the Gleneagles Golf Course. It comprises the Fairway Room, built in 1952; the Great Hall, built in 1954, and later additions, which includes a sun room and dance floor, the coffee shop, and the link to the Fairway Room. The wood buildings are constructed of Pan-Abode™ components.

The Clubhouse is located along the sixth fairway of the Gleneagles Golf Course. It is surrounded by mature native plants and has views across an apple orchard to Larson Bay.

Heritage Value

The Clubhouse at Gleneagles Golf Course has value for reflecting both the social evolution of the West Vancouver community and the growth of golfing as a recreational pastime. It also has architectural value as an example of a wood building system that was developed in the Lower Mainland.

Gleneagles Golf Club became the first Jewish golf course in Metro Vancouver in 1951, when it was purchased from previous, non-Jewish, owners. This was a response to the pervasive anti-Semitism, which excluded Jews from membership in other private clubs and made discrimination common on public courses.

The golf course was developed as the Gleneagles Golf and Country Club in 1927, reflecting the growing popularity of golf as a recreational pastime in the Lower Mainland. It was built on the site of a former pioneer ranch, started by Peter Larson c.1900. The apple trees at the sixth hole, which can be seen from the Great Hall, are a remnant landscape of the Larson estate.

The historic place has considerable value as the first venue for golf and related social activities built specifically for the Jewish community in the Lower Mainland. The new Jewish owners of the Gleneagles Golf Club built their first clubhouse in 1952; this survives as the Fairway Room. The larger and more impressive Great Hall was built in 1954, and further additions were made subsequently.

The golf course was open to the general public – thereby avoiding reverse discrimination – and in 1958 it was estimated that 70 percent of players were non-members. Gleneagles was reflective of a growing trend towards social integration in sport and other community activities.

The District of West Vancouver's purchase of Gleneagles Golf Course in 1959 was an important demonstration of the local government's commitment to providing recreational and social facilities for the general public.

The Great Hall has been the centre of public and private celebrations in West Vancouver for many years. To the many residents who attended weddings, parties, and meetings at the Great Hall, the building evokes personal memories of an earlier period in West Vancouver's history.

The complex is a Pan-Abode building, a patented system of interlocking horizontal wood units made from Western Red Cedar. Pan-Abode opened in the Lower Mainland in 1948, and quickly became popular as a building system, mostly for smaller homes. The Fairway Room uses 'first-phase' Pan-Abode components, whereas the Great Hall uses 'second-phase' components. The original Great Hall is quite large for Pan-Abodes, about 90 by 32 feet in size. The clubhouse has value as a surviving Pan-Abode public building, and for providing the contrast between the two systems in a single building complex.

Character-Defining Elements

Key elements that define the heritage character of the Great Hall at Gleneagles Golf course include:

- Large building of Pan-Abode™ construction, with interlocking corners; this includes the 'first-phase' components of the Fairway Room (single slot and groove) and the 'second phase' components of the Great Hall (larger in cross-section, with a double slot and groove)

- Large, column-free interior volume
- Transverse laminated ceiling beams (with metal compression stringers) and eight-inch cedar board ceiling
- Original interior finish of shellacked, cedar Pan-Abode logs
- Original cement brick fireplaces at either end of the Hall
- Original exterior cladding of stained cedar Pan-Abode logs
- Later shed-roofed Pan-Abode addition divided into a sun room (bar) and sprung dance floor
- Low building profile in relation to the expansive site
- Location at the centre of Gleneagles Golf Course, with sweeping views through the sixth fairway, with views to the ocean, at Larson Bay
- View of the apple trees along the sixth fairway, which are a remnant landscape from the Larson estate and ranch
- Surrounded by native vegetation, including mature cedar trees, salal and huckleberry, with plantings of non-native rhododendrons and hostas

Statement of Significance
Jones House
1252 14th Street
West Vancouver, BC
Draft, May 2008

Historic Place

The Jones House is a one-and-one-half-storey wood-frame house in a rustic cabin style, built in 1914 and located at 1252 14th Street, in the Ambleside neighbourhood of West Vancouver

Heritage Value

The Jones House has heritage value for its age relative to other extant houses in West Vancouver and for the family who built it.

The house was built in 1914, as part of the initial cottage building boom in the years around 1910, and is one of the oldest houses in the area and in West Vancouver as a whole. It was built by the pioneering Jones sisters, who had come here from England. One sister, Dorothy May Jones, was celebrated as a teacher and a singer. She taught in all West Vancouver schools of the time: Dundarave, Hollyburn, and Caulfeild (where school convened in Captain Kettle's cottage). She was also well known for being president of the West Vancouver choral society for many years

Character-Defining Elements

The character-defining elements of the Jones House include:

- The form of the roof, including the front gable and the shed dormer
- The brick chimney
- Wood panel siding
- Multi-paned wood windows
- Front verandah

Statement of Significance

Klee Wyck

200 Keith Road

West Vancouver, BC

Draft, April 2008

Historic Place

'Klee Wyck' is a rustic estate property, situated above the banks of the Capilano River in West Vancouver. The site includes a main house (1925) and a gate house (1932), and later structures that include greenhouses and an artist's studio. The site is landscaped with old-growth trees and introduced plant species, some dating from the 1920s through the 1940s.

Heritage Value

'Klee Wyck' is important as one of a few remaining examples of 'rustic' estate properties in West Vancouver that pre-date construction of the Lions' Gate Bridge.

The property has historical value for having been home to Dr. Ethlyn Trapp from 1942 until her death in 1972. Dr. Trapp was a nationally significant woman, who was prominent as a physician, a humanitarian, a pioneer in cancer research, and a patron and friend of the arts. She represents the small group of educated women who succeeded in non-traditional careers in mid-20th-century Canada. She served as president of the BC Medical Association and was awarded the Order of Canada in 1968.

Dr. Trapp named the property 'Klee Wyck' in honour of her good friend, the world-renowned BC artist, Emily Carr. The site has been associated with creative arts in West Vancouver, and has been used as a community arts centre since the 1980s. It is also part of West Vancouver's park system, and home to the District's plant nursery.

Built in 1925 for Clarence Fearnside, the house is also important for its Craftsman architectural style, and for the association of alterations to the interior layout with Dr. Trapp's friend Nan Cheney, a person of note in the history of art in British Columbia. Aspects of the house and landscape represent Trapp and Cheney's ideas.

This property is unusual in that it straddles the municipal boundary between the Districts of West Vancouver and North Vancouver.

Character-Defining Elements

The character-defining elements of Klee Wyck include:

- The Craftsman style architecture of the main house and gate house, including cedar-shingle cladding and exposed roof brackets
- The architectural form of the main house, which includes two gabled wings with a central link, and which include alterations designed by Nan Cheney for Dr. Trapp
- Relationship of the main house, gate house and long driveway, which are evocative of a rustic estate property
- The setting beside the Capilano River
- The large, well landscaped property, which includes old-growth trees
- The newer mature trees, ponds, and other features that represent Trapp and Cheney's ideas for landscape design
- Introduced plant species, dating from the 1920s onward, including a dove tree and other unusual plant specimens, some imported from the Orient
- The cultural associations of the property, including the name, the main house, and the ongoing use as a community arts centre

Sources

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- Ada McGeer, *Bid Time Return*; Catherine Converse, *Mainstays of British Columbia*; City Directories for 1934, 1940, 1945
- UBC Special Collections, Introduction to Materials on Nan Lawson Cheney; BC Medical Association Archives, Portrait Gallery, Dr. Ethlyn Trapp
- Stewart Jackson, *Radiation as a Cure for Cancer: The History of Radiation Treatment in British Columbia*
- West Vancouver Museum and Archives, Information File, E. Trapp, Rupert Harrison Fonds – Noteworthy People, 'T'; Other information including copies of legal agreements and will provided by client
- West Vancouver Heritage Inventory, updated to 2003
- West Vancouver Heritage Landscape Inventory, 1988
- West Vancouver Heritage Inventory Worksheets and Evaluation Sheet.

Statement of Significance
McNab House
3290 Westmount Road
West Vancouver
April 2008



Historic Place

The historic place is the McNab House, the house and property at 3290 Westmount Road in West Vancouver that was designed by Architect Duncan McNab in 1956 for his family. Later changes include the addition of a swimming pool and decks, which were also designed by McNab and which form a part of the historic place.

Heritage Value

The McNab House has considerable architectural value as a fine early example of West Coast modernism and as a design (for himself and his family) by celebrated architect Duncan McNab. Located on a challenging building site perched on a rock outcrop with a commanding view, the house literally frames and embraces the landscape, extending the living spaces outward. The principal features of the new regional style are seen in the expression of the post-and-beam construction, including the projecting beams beneath the low-pitched gable roof; the extensive glazing in the (south) window wall facing the view and the clerestory above the wood wall on the entrance side; and the close relationship to the natural features of the site. The McNab House is an icon of mid-twentieth-century West Coast design and has been included in numerous publications and exhibitions on West Coast Modern architecture.

Duncan McNab is an important member of the generation of Lower Mainland architects who changed the course of design in the years after World War II. He studied architecture at McGill University in Montreal in the late 1930s, at a time when Canadian architecture largely relied on the traditions of the Beaux-Arts. In

1938 McNab participated in a student revolt protesting the teaching of the “arts and crafts” and other revisionist styles in favour of modernist theory and principles advanced by Europeans such as Le Corbusier. He started his own practice in 1952, after having moved West and joining Sharp and Thompson, Berwick Pratt, the large firm that took a leading role in the development of the new modernist architecture. McNab retired in 1977 and died in 2007 at the age of 90.

The residence is important as McNab’s first home designed for his family. It originally incorporated a studio. It is located on a street that includes two other McNab-designed residences and a number of similarly designed homes from this era.

Character-Defining Elements

The character-defining elements of the McNab House include:

- The features of West Coast modernism, including the low-pitched roof, post-and-beam construction, and extensive glazing
- Original exterior cladding of cedar, white-painted brick, and grid of timbers and beams
- The structural masonry, including a recessed alternating brick design typical of McNab’s work
- The open concept living space, with the original kitchen (now removed) integrated into the dining and living room
- Cantilevered stairs lead from the ground level entry to the main living level
- Frosted glazing on the street façade, included for privacy
- The south-facing wall of floor-to-ceiling windows and sliding patio doors, which frames a view south and west
- The two-sided fireplace facing the living room and master bedroom
- Integration of the landscape into the house: rocks are incorporated into the ground-level recreation room and a tree grows through an opening in the roof located on the street façade

**Statement of Significance
Navy Jack Thomas House
1768 Argyle Avenue
West Vancouver, BC
May 2008**



Historic Place

The historic place is the Navy Jack Thomas House and its grounds, located at 1768 Argyle Avenue, facing English Bay and adjacent to John Lawson Park. Built around 1873-74, the house was moved slightly west and south of its original site in about 1921 to allow for the opening of Argyle Avenue. It is owned by the District of West Vancouver, with life tenancy to the current occupants.

Heritage Value

The Navy Jack Thomas House has built value for its age, architectural qualities, and landscape setting; and historical value for its associations with numerous themes in West Vancouver's history, including the earliest white settlement and the role of the Squamish people.

The historic place is believed to be the longest continually occupied house in the Lower Mainland of BC. It was built ca. 1873-74 by 'Navy Jack' (John) Thomas, a Welsh deserter from the Royal Navy. The house has been considerably changed over the years, but basic gabled form and early materials remain and many changes are easily identified. The continuing history of change to the house has value and merit commemoration.

Navy Jack married Rowia, a Squamish Nation woman, in the early 1870s. They raised their four children, Sampson, Christine, Mary, and Emma, in this house. Christine married Chief Henry Jack. Their daughter Amy married Chief Dan George, the renowned community leader and actor. The histories of mixed-race

families like the Thomases are important in many ways. Marriage between First Nations women and European settlers were common at the time and tell us much about life in early BC; how native and non-native people adjusted, in very personal ways, to colonization; and how race affected lives. It asks us to re-think who the 'pioneers' were (i.e. Rowia as a pioneer), and to look at the history of West Vancouver and the Coast Salish as being about shared family histories.

Navy Jack was important to the development of West Vancouver. He operated an on-demand ferry service. He also made a direct contribution to the construction of the built environment of the region by supplying clean gravel from the mouth of the Capilano River. The term 'Navy Jack' continues to be used by the Vancouver building trades today to describe clean, high quality gravel. (Men who laboured at excavations were called 'Navvies.')

The setting on the water and the surrounding landscape also have heritage value. The former reminds us of the importance of water access in early settlement. The landscape includes a remnant of the Swy-Wee lagoon to the east, now a duck pond, which Navy Jack used to berth the sloop he transported gravel in. The Thomases maintained a garden and orchard. When visited in 1931, cherry and walnut trees were growing there.

The subsequent history of the property also has value. John Lawson, another 'pioneer', bought the property in 1907 (it had been sold by Thomas' estate in 1905 to another contributor to local development, J.C. Keith). Lawson lived there until 1928. Lawson and his family made a significant contribution to West Vancouver. Known as the 'father' of West Vancouver, John Lawson was the first postmaster, second reeve, and founder of the scheduled West Vancouver ferry service. He donated land for first municipal hall. Lawson planted a holly near the house and named the place 'Hollyburn'. (Holly for the tree, burn for the Creek. The hollies do not survive.) He added a small peaked dormer on the front and two brick chimneys. He is remembered at adjacent John Lawson Park.

Subsequent owners and occupants have also played a role in the growth of the West Vancouver community. The property was owned by Emma Macfarlane and then by the Hookham family. The latter were there by 1928 (likely renting from Macfarlane, they obtained title in 1943). Leonard Hookham was a cabinetmaker. The role of the Hookhams in the community has not been established; they lived in this house for 43 years. The Hookhams sold the property in 1971 to Lloyd Williams. The Williams family has a long history in the Vancouver-area. Lloyd's uncle, Alfred, lived in West Vancouver in 1891 and was rescued from drowning at the mouth of the Capilano by Navy Jack's son. The District now owns the house and the Williams have a life tenancy.

Character-Defining Elements

The character-defining elements of the Navy Jack Thomas House include:

- Features that represent the original 19th-century house, including the gable roof, with the ridge parallel to the water
- Construction materials and methods from the original house, including clear old-growth fir and cedar, sheathing and sub-floors a full 1 inch thick and 12 inches wide, floors of edge-grain fir, the exterior finished in moulded cedar siding, and the interior finished in V-jointed panelling.
- Features that represent the changes made early in the 20th century, including the extended dormer facing the water, the second gable on the west side, and the chimneys
- Features that represent the changes made late in the 20th century, including the vertical cedar siding, the carport, and the deck
- Discernable changes to the building, allowing one to read the evidence of the many different building phases; this is particularly visible in the basement
- Long-standing use as a residence
- Site in Ambleside, facing the water

Sources

Hugh Johnston's research was used to prepare the history. See also West Vancouver Museum and Archives, Destinations Time Walk – Hollyburn, Navy Jack House. West Vancouver Heritage Inventory, updated to 2003 West Vancouver Heritage Inventory Worksheets and Evaluation Sheet; West Vancouver Museum and Archives, Rupert Harrison Fonds, Noteworthy People – 'T' and Subject File for 'Hollyburn,' Subject File, 'John T. Thomas; City Directories for 1934, 1940, 1945. Other information provided by the District of West Vancouver.

**Statement of Significance
Pauline Johnson School
1150 22nd Street
West Vancouver, BC
June 2008**



Historic Place

The historic place is the Pauline Johnson School at 1150 22nd Street, a brick-clad building that was the first large school in West Vancouver. Built in 1922, it was designed by local architect Hugh Hodgson. White stucco wings have been added at both the north and south ends. The school's grounds, which form a part of the historic place, extend from 22nd Street to 21st Street and from Gordon to Jefferson Avenues. The school is named after Pauline Johnson, a Mohawk poet and writer who lived and died in Vancouver.

Heritage Value

The Pauline Johnson School has both architectural and historical value. Its architectural value derives from being representative of larger school buildings erected in the Lower Mainland in the 1920s, and for being a work of noted local architect Hugh Hodgson. It has both modern and traditional tendencies – modern in its clear expression of its structure and the large expanses of windows; traditional for its references to the Tudor Revival style, a popular style for domestic architecture.

The school has historical value as the first large school building in West Vancouver. It is also valued by the many generations of students and teachers who studied and worked there. The steps and entrance doors for 'Boys' and 'Girls' at either end of the original building provide a tangible link to the past for present-day schoolchildren, who can sit on the same steps that their parents and grandparents may have sat upon as children.

Character-defining Elements

The character-defining elements of the Pauline Johnson School include:

- The central (brick) portion of the west façade
- The brickwork and stone trim on the façade
- The large expanse of windows
- The features of the Tudor Revival Style, including the shaped gables over the entrances, the depressed pointed arches and the carved stone quatrefoils over the doors
- The central stone panels inscribed 'Pauline Johnson School' and the date of construction (1922)
- The stone-and-concrete sets of stairs



Statement of Significance
Smith House
1457 Gordon Avenue
West Vancouver, BC
May 2008

Historic Place

The historic place is the Smith House, a one-and-one-half-storey, wood-frame single-family house located at 1457 Gordon Avenue, in the Ambleside neighbourhood of West Vancouver. The landscaped grounds comprise a part of the historic place. Built in 1926, it has the features of a late Craftsman Bungalow. The context of the historic place is compatible, since many houses of a similar style remain on the same block (e.g. 1425 Gordon Avenue, 1488 Gordon Avenue).

Heritage Value

The historic place has both historical and architectural value. It has historical value for its association with its original owner, Rebecca J. Smith. She was the wife of Captain Darius Smith, who was well-known in West Vancouver, as he worked for the West Vancouver Ferry for many years. Because the ferry was the way in which residents of West Vancouver travelled to Vancouver, the ferry captain held an important position in the community.

The house also has architectural value as an excellent intact example of an early residential dwelling in West Vancouver. It was built in 1926, a period from which not many structures remain in West Vancouver. It stands as a very good example of a late Craftsman Bungalow, one of several on this block.

Character-Defining Elements

The character-defining elements of the Smith House include:

- Multi-paned, double-hung, wooden-sash windows
- Cedar shingle siding
- Side gable roof with a front shed dormer
- Brick chimney
- Typical English-style country garden
- Mature evergreens and rhododendrons
- Retaining wall

**Statement of Significance
Spencer House
2089 Westdean Crescent
West Vancouver, BC
April 2008**

Historic Place

The Spencer House is an early Craftsman-style bungalow, originally built in 1913, and re-built and enlarged in recent years. It sits on a double lot of approximately 0.82 acre, which comprises the historic place. This is a remnant parcel of the original estate property, which extended from Mathers Avenue to Queens Avenue, and was subdivided into 33 lots in 1955.

Heritage Value

The historic value of the Spencer House lies in its origins as an early estate property and its association with the Spencer family. It is considered to be one of the oldest remaining houses in West Vancouver, having been built in 1913. It provides a direct link to early settlement in the recently incorporated community (1912) and the creation of West Vancouver neighbourhoods.

The Spencers were pioneer retailers and department store owners in British Columbia. Westdean Crescent was named in honour of the original owner, Thomas Arthur Spencer, commonly known as “Dean” Spencer. His wife, Catherine Spencer, was the sister of Gerry McGeer, who served as mayor of Vancouver from 1935 to 1936, and again in 1947.

The Spencer House has architectural value as an early example of the Craftsman style, expressed here as a modest bungalow in a rural garden landscape. While subsequent West Vancouver neighbourhoods developed in a typically ‘suburban’ fashion, the notion of a modest house on a spacious lot (seen here) became a defining characteristic of West Vancouver through the 1970s.

The Spencer House was featured in a 1918 promotional brochure for West Vancouver, which illustrated an idyllic lifestyle in a natural setting, and was used to encourage settlement in the new community. The former estate was also a highlight of the 1939 Gardens Beautiful Tour, and was recognized for its rolling spacious lawns, beautiful flowers, rare shrubs and trees. Although the original landscaping, greenhouses and other outbuildings have not survived, the house still retains much of its original character.

The architectural value of the house has been compromised by extensive renovations, which include additions and alterations to its original form and scale.

Overall, however, the renovations have been sympathetic to the original structure, and a number of original elements remain.

The Spencer House is also important as a neighbourhood landmark.

Character-Defining Elements

The character-defining elements of the Spencer House include:

- Remnant 'estate' character, as expressed in the wide lot frontage, building setbacks, open lawn area, circular driveway, and stone wall along Westdean Crescent
- Landscape features, including a rock retaining wall, mature laurel hedge, foundation plantings with rhododendrons, mature pines and cedars, and other remnant trees in the surrounding neighbourhood that belonged to the original property
- Architectural features characteristic of the Craftsman style, including tapered porch columns, half-timbering in the gable, broad low-pitch roof, exposed rafters, and porte-cochère supported by tapered columns with river rock bases

Statement of Significance
St. Francis-in-the-Wood Anglican Church
4767 Piccadilly South
West Vancouver, BC
April 2008

Historic Place

The historic place is St. Francis-in-the-Wood, a stone-and-timber Anglican parish church located near the Village Green in the Lower Caulfeild neighbourhood of West Vancouver. The historic place includes the original church (1927) and the later alterations and additions (1937 and 1957), the parish hall, the landscaped grounds, and the lychgate.

Heritage Value

St. Francis-in-the-Wood has heritage value for expressing the distinct vision of developer Sir Francis Caulfeild for his uniquely designed West Vancouver community. The Caulfeild neighbourhood evokes associations of picturesque England with its narrow curvilinear roads, naturalistic setting, and traditional architectural design that emphasizes stone and timber. Caulfeild began his subdivision in 1909; it was the first on the mountainous North Shore to recognize the natural terrain.

The building also has value as the oldest remaining church in West Vancouver. It was designed by local resident H.A. Stone and was built in 1927 on land donated by Caulfeild.

The church is representative of the transformation of West Vancouver from a sparsely-populated weekend and summer resort community to a year-round dormitory suburb. This is seen in the expansion of the church – retaining some of Stone’s features – by architects Underwood, McKinley and Cameron in 1957.

The historic place is also significant for having been used for worship, community gatherings, and memorials for more than 80 years, and as an important landmark in West Vancouver. The church is directly connected to the people of Lower Caulfeild through building additions and the installation of interior fixtures as memorials to local residents.

Character-Defining Elements

The character-defining elements of St. Francis-in-the-Wood include:

- The traditional building materials of granite and timber
- The A-frame roof and horizontal tie beams, which were placed over the original sanctuary during the 1957 building campaign
- The stained-glass windows depicting the life of St. Francis of Assisi, made in England by William Morris and Company
- The parish hall, built in 1957
- The picturesque lychgate
- The memorial features, including:
 - The central stained-glass panel, erected in memory of Francis Caulfeild
 - The pulpit, which is a memorial to the fallen local soldiers of the Second World War
 - The chancel and sanctuary added in 1937 as a memorial to one of the original Caulfeild residents, Beatrice H. Stone

Statement of Significance
Thorson House
2245 Ottawa Avenue
West Vancouver, BC
April 2008



Historic Place

The historic place is the Thorson House at 2245 Ottawa Avenue in West Vancouver. The house was designed by Architect Duncan S. McNab for the Thorson family and constructed in 1950. A secondary garage located on the site does not comprise part of the historic place.

Heritage Value

The Thorson House has architectural value as an important and early example of West Coast modernism and as a design by innovative architect Duncan S. McNab. It also has value for having been the home of the family of E. Thorson, who was an important structural engineer in the early modern movement in the Vancouver region.

Built in 1950, the house displays the features of West Coast modernism only a few years after the post-War emergence of the style. These characteristics include the clear expression of the post-and-beam construction, the extensive use of wood and local stone, and the broad window walls that capture the expansive view and relate the house to its natural surroundings.

Duncan McNab is an important member of the generation of Lower Mainland architects who changed the course of design in the years after World War II. He studied architecture at McGill University in Montreal in the late 1930s, at a time when Canadian architecture largely relied on the traditions of the Beaux-Arts. In 1938 McNab participated in a student revolt protesting the teaching of the “arts

and crafts” and other revisionist styles in favour of modernist theory and principles advanced by Europeans such as Le Corbusier. He started his own practice in 1952, after having moved West and joined Sharp and Thompson, Berwick Pratt, the large firm that took a leading role in the development of the new modernist architecture.

E. Thorson was significant as a partner in the structural engineering firm of Thorson & Thorson, which often worked with McNab. The best known work of the firm, which continues in practice in West Vancouver today, is the triodetic dome of the Bloedel Conservatory in Queen Elizabeth Park (1969; with Underwood, McKinley, Cameron, Wilson and Smith, architects).

Character-Defining Elements

The character-defining elements of the Thorson House include:

- The original exterior cladding of stained cedar
- The south-facing curtain wall of expansive windows, which frames a view south and west.
- The exposed post-and-beam structural system
- An integrated deck located off the living room and in front of the kitchen, covered by exposed structural beams
- The cantilevered roof and deck, which emphasise the south-facing view side of the house and act as shades (‘brises-soleil’) over the windows
- A curved floor plan that follows the brow of the hill and provides a panoramic view
- The hardwood floors in the living room and hall, which are laid in a curve following the plan of the house
- The stone fireplace with a cantilevered hearth, which is a dominant feature of the living space
- The row of high windows, which runs the length of the lower level and is a common feature used by McNab in his early residential designs
- The triangular lot, which includes a mature deciduous tree, a principal landscape feature of the site

Statement of Significance

Toby House

2055 Queens Avenue

West Vancouver, BC

May 2008

Historic Place

The historic place is the Toby House, a single-family residence with a glass-and-stucco exterior, located at 2055 Queens Avenue in West Vancouver. It was built in 1962 in the West Coast Style. It is located on a large lot in a residential neighbourhood of West Vancouver.

Heritage Value

The main heritage value of the Toby Residence is its place as a pioneer of the West Coast Style and the inclusion of many of the defining elements of that style in both the exterior and interior details. The house has further value for its integrity: the immaculate condition of the house and garden and the retention of the original décor and fittings make it an important example of its type.

Architect Ray L. Toby designed and built the home for his family in 1962. The land was part of what was then a largely undeveloped area on the periphery of central West Vancouver. The Toby family has occupied the home continuously to the present date. The home was started shortly after Toby's firm, Toby Russell Buckwell Architects, won the contract for the design of the new District of West Vancouver's Municipal Hall on 17th Street.

The design epitomizes what is now referred to as the West Coast Style. The roofline and clerestory give the exteriors a light and floating look. The clerestory provides interior, natural light from all directions as the sun moves throughout the day. The open-plan layout allows the activity areas to blend into each other. The dining area is separated from the entrance hall and formal living area by a screen wall, which does not extend to the roof. The openness of the plan is continued in the open tread staircase. The lack of superfluous detailing and reliance on the integrity of the materials are important features of the West Coast style.

The house was integrated into the building site with little alteration to the natural contour and a minimal removal of vegetation. The large floor-to-ceiling windows blur the line between interior and exterior space. The garden has been developed to emphasize the native species and natural topography of the site. Non-native plantings of maples and rhododendrons are limited to the area immediately adjacent to the house. On the west side, the site slopes steeply to a creek that has been kept in its natural course and is surrounded by native

cedars, ferns, mosses and salal. This style of gardening, where non-native species are limited and large portions of the found landscape are retained, is a common and appropriate landscaping for West Coast Style buildings. It reflects the importance of retaining the integrity of the site and the connection to the natural world.

Character-defining Elements

The character-defining elements of the Toby House include:

- Features of the West Coast Style, such as the floor-to-ceiling windows, the clerestory windows, and the open plan
- Characteristics that demonstrate the roots of the West Coast Style in the International Style, evident in features such as the smooth wall surfaces, the windows set flush with the outer wall plane, and the horizontal, asymmetrical massing
- The kitchen area, which has clean-lined, European cabinets arranged in a simple galley style
- The interrelationship between interior and exterior spaces
- The native plants and trees in the garden and on the grounds, particularly on the side away from the street

Statement of Significance

Villa Maris

2222 Bellevue Avenue

West Vancouver, BC

April 2008

Historic Place

The Villa Maris is a 12-storey, pink concrete apartment block, built in 1965 and located at 2222 Bellevue Avenue in West Vancouver.

Heritage Value

Villa Maris is valued as an early example of a high-rise apartment building in West Vancouver. The well-known landmark, nicknamed 'The Pink Palace' for its exterior colour, was once ridiculed, but is increasingly valued as a prominent feature of the West Vancouver waterfront.

The historic place is representative of tall waterfront apartment buildings of the time, which replaced single-family houses from an earlier era and evoked fanciful images of flamboyant seaside 'resort' lifestyle. Rezoning of parts of the Ambleside area and Vancouver's West End to allow high-rise apartments dramatically altered the skylines of these communities. The trend was evocative of the lifestyle changes of the 1960s, which included a rise in single-person households and childless couples, which supported new higher-density apartment-type housing.

The Villa Maris is representative as well of the tenure the time for residential suites, as it has always been a rental building and has been home to many different people over the years.

Character-Defining Elements

The character-defining elements of the Villa Maris include:

- The parabolic arches, which act as a screen wall rather than carrying any structural weight, and which frame the outdoor walkways above the building entry
- The curved shape of the structure, which responds to an irregularly-shaped lot

- The orientation of the building's side wings to the water view and the southern exposure
- The pink colour
- The single-corridor plan, which provided every suite with a view of the water
- The surviving original windows and balcony railings

Statement of Significance

**Vinson House
1425 Gordon Avenue
West Vancouver, BC
May 2008**

Historic Place

The historic place is the Vinson House and its property. The house, built in 1913, is a large one-and-a-half storey, Craftsman-style bungalow on an over-sized lot on Gordon Avenue, in the lower Ambleside area of West Vancouver.

Heritage Value

The historic place has heritage value for its architecture, its age, the development patterns it illustrates, and the significance of its original owner.

The Vinson House is an excellent, very early, and unusually intact example of a Craftsman-style bungalow (also called a California bungalow) to be built in the area. It provides a valuable link with the early architecture and the history of West Vancouver. It illustrates many features of this style, which was so important to architectural development in the Lower Mainland. The style was just coming into its own in 1913, when the house was built.

The house also has value as a very early example of a large permanent residence in West Vancouver, built at a time when much construction was restricted to second homes and cottages. It sits on the southern edge of what was originally a 5.4-acre lot, which stretched north from Gordon Avenue to Inglewood Avenue and half a block west from 14th Street. This represents one-quarter of a District Lot (the NE ¼ of DL 1054), which was a typical real estate purchase at the time. Unusual for West Vancouver and particularly for Ambleside, the property was not subdivided until 1940. It now sits on one-quarter of an acre. The mixture of ages and lot sizes of the houses in this neighbourhood, which reveal subdivision patterns, illustrates the themes of peopling West Vancouver and creating neighbourhoods.

The house also has historical value for having been built for Valient Vivian Vinson, who was born in Ohio, arrived in Vancouver from Oregon around 1907, and decided to settle in the Ambleside area of West Vancouver. The residence befitted a man of his means. Vinson was one of West Vancouver's more prominent pioneers. He played a very important role in the early development of both the municipality and the community, serving as Councillor in 1915 and holding the office of Reeve in 1918-20, 1922, and 1927-29, having been defeated

at the polls only once. During his term as Reeve in 1918 West Vancouver Municipal Council published an illustrated publicity brochure entitled *Visit West Vancouver*, which extolled the virtues of living here: "The garden spot of Greater Vancouver ... on the sunny side of English Bay" and encouraged people to make it their home. The Vinson House is featured prominently on the front cover of the brochure.

Much was accomplished during Vinson's terms in office, and represents the theme of governing West Vancouver. His death in 1934 at the age of 56 "threw the whole municipality this week into a state of gloom. And in view of his long and faithful public service it is only right and proper that this should be so. In his death West Vancouver has lost a very true and faithful citizen and we a loyal friend." (*West Vancouver News*, March 29, 1934)

Vinson was a well known professional photographer who owned and ran the King Studio on Hastings Street, one of the oldest established photographic studios in Vancouver. Many early West Vancouver school photos were taken by the King Studio. Vinson would have commuted to and from work on the ferry from the foot of 14th Street in Ambleside. His business life therefore represents the themes of making a living and moving to and from.

Vinson Creek, which runs through the British Properties and Ambleside, and through what used to be the Vinson estate, was named after him.

Character Defining Elements

The character-defining elements of the Vinson House include:

- The location at the rear of a ¼-acre lot and the relationship to the streetscape on Gordon Avenue, which remains unchanged from the original construction and suggests the original estate-sized property.
- The mature gardens at front of the property.
- The mixture of post-1940 bungalows and other house-types that surround the house on all sides, and which reveal the later patterns of development.
- The exterior features of the house, typical of the Craftsman style, which include a front-gable roof with hipped dormers on the side slopes; the symmetrical massing, with paired and triple square tapered porch pillars; the original entry doors; the flared window surrounds; the triangular eave brackets, and the second-floor porch (now glassed in).
- The wood -frame construction, typical of the Craftsman style, clad in original cedar shingles.
- Interior features typical of a Craftsman-style house, including the original fir floors and fir and plywood doors (reportedly an example of one of the earliest uses of plywood); original staircase and built-in cabinets in the dining room and master bedroom; original corner brick fireplace in the

living room; original pocket doors between hall and dining room; and the beamed ceilings and wooden detailing on the walls of the living room, dining room and master bedroom

**Statement of Significance
War Memorial
Memorial Gardens Park
West Vancouver, BC
April 2008**



Historic Place

The historic place is the War Memorial, a stone arch, along with the adjacent Cairn, Plinths, and landscaped ground in Memorial Park on Marine Drive and 19th Street in West Vancouver. Together with the West Vancouver Memorial Library, located across the street (and not a part of the historic place), the two sites form a memorial precinct commemorating those West Vancouverites who fell in several wars. The library houses a memorial stained glass window and an official book for remembrance.

Heritage Value

The War Memorial has considerable value to the community as the place where West Vancouver residents have gathered every Remembrance Day since its dedication in 1925, to remember those who have fallen in the wars. It is one of the earliest formal celebration places in the community. The Cairn remembers the 21 residents who fell in World War I, while the two Plinths remember the fallen from World War II. Over the years, the War Memorial has grown into an ecumenical spiritual gathering place.

The War Memorial also has value as a sculpted arch, with its rusticated stonework and interesting detail. The Cairn is an appropriate adjunct, with a tablet bearing names framed by a rusticated monument.

Memorial Park has value as a secluded landscaped area for remembrance and contemplation.

Character-Defining Elements

The character-defining elements of the War Memorial include:

- The feature of the granite arch, including the semicircular arch, the rusticated stonework, the buttresses, the stepped profile, and the cross on top
- The features of the Cairn, including its form, rusticated stonework, and inscribed names
- The West and East Plinths, set into the ground with inscribed names
- The formal garden and steps in front of the arch
- The displays of memorial wreaths and tributes at its base, principally on Remembrance Day
- The 'enclosed' park, with tribute and specimen trees

Appendixes

1. Sources
2. Heritage Working Group
3. Commonwealth Project Team
4. Community Heritage Register Brochure
5. Authors of Draft SOSs

Appendix 1: Sources

Foundation Group Designs, *West Vancouver Heritage Inventory* (1988, updated to 1903)

Foundation Group Designs, *The District of West Vancouver Heritage Landscape Inventory* (1988)

F.G. Architectural & Planning Consultants, *The West Vancouver Survey of Significant Architecture 1945-1975* [1994]

Commonwealth Historic Resource Management Limited, *A Heritage Strategic Plan for the District of West Vancouver* (2006)

*Appendix 2: Heritage Working Group***HERITAGE STRATEGIC PLAN IMPLEMENTATION****WORKING GROUP MEMBERS**

#	NAME
1	Aline Brown
2	Lori Cameron
3	Carol Howie
4	Patricia Jarvis
5	Ian Macdonald
6	Marny Peirson
7	Carolanne Reynolds
8	Tom Wardell

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Document # 277928v1

Appendix 3: Commonwealth Project Team

Hal Kalman, Project Manager and Principal Author

Meg Stanley, Historian

George Martin, Register Management

Cheryl Wu, Database Creation

Maria J. Cruz, Resource Verification

The Commonwealth team extends warm thanks to Stephen Mikicich, Senior Community Planner, for his strong support throughout the project.

Appendix 4: Community Heritage Register Brochure



November 2007

A Community Heritage Register For West Vancouver

- Photos:
- 1 Graham Residence, 1964
 - 2 St. Francis-in-the-Wood, 1927
 - 3 Villa Maria, 1965
 - 4 Holyburn School, 1913
 - 5 Porter Residence, 1948
 - 6 B.C. Binning House, 1941
 - 7 Clanc-Taylor House, 1933
 - 8 Eppich Residence, 1974
 - 9 Smith Residence II, 1966
 - 10 The Crescent Apartments, 1961
 - 11 Point Atkinson Lighthouse, 1912
 - 12 B.C. Binning House, 1941
 - 13 Lions Gate Bridge, 1938
 - 14 House on Duchess Avenue, 1930's
 - 15 Stegeman Residence, 1954



Inside:

- Process and Timeline 2
- Online Forum 3
- Community Workshop 3
- How to Get Involved 4

Background

West Vancouver's Heritage Strategic Plan was adopted by Council on June 19, 2006. This Plan is being used to develop appropriate municipal policies, regulations, and incentive tools for the conservation of our community's heritage resources over the next several years.

The Plan provides a shared vision for heritage in West Vancouver, and outlines strategies for conserving our heritage resources, enhancing the District's capacity to manage these resources, and raising public awareness about the value and benefits of heritage conservation.

The creation of a **Community Heritage Register** is identified in the Plan as the principal strategy for identifying and evaluating our natural, built, and cultural heritage resources.



What is a Community Heritage Register?

A Heritage Register is an official list of a community's heritage resources, which have been identified by the local government as having heritage "value" or "character". It is an important tool for understanding the significance of our historic places, for monitoring heritage properties for proposed changes, and for integrating heritage conservation activities into other land use planning activities.

For more information about the Community Heritage Register, log onto www.westvancouver.ca/heritage or call the West Vancouver Planning Department at 604-925-7055.

How To Participate?

- Access background information and periodic updates on www.westvancouver.ca/heritage
- Reply to a posted topic, ask a question, or share your thoughts about West Vancouver's heritage on the online community forum. (Log onto www.westvancouver.ca/forums for more information and to register for the forum)
- Participate in a Community Workshop to learn more about the Heritage Register, and evaluate heritage resources
- Nominate resources for possible listing in the Heritage Register
- Attend public meetings, information displays, and Working Group meetings

Funding Partnership

The Community Heritage Register is made possible by joint funding from:

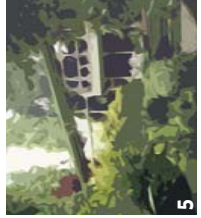
- The District of West Vancouver
- Heritage Branch, Ministry of Tourism, Sport and the Arts
- Parks Canada Agency

For more information about the Community Heritage Register, log onto www.westvancouver.ca/heritage or call the West Vancouver Planning Department at 604-925-7055.

What are the Benefits of a Heritage Register?

- It provides a means of informing property owners and prospective buyers of a property's heritage value
- It provides a tool for determining eligibility for heritage programs and incentives
- It establishes eligibility for special provisions within the BC Building Code Heritage Building Supplement for heritage properties

A Community Heritage Register For West Vancouver



Process And Timeline

Work on the Community Heritage Register is currently underway, and a draft Register should be completed by March 31st, 2008.

Components of this project include:

- Reviewing and updating of the District's existing heritage inventories and identifying additional resources to create an "initial list" for the Heritage Register
- Preparing a Heritage Context Statement for West Vancouver
- Developing a thematic framework, and values-based criteria for the Register
- Hosting a series of community workshops, displays, and public events to provide information about the Register and training on the evaluation of heritage resources
- Soliciting public nominations for the Register
- Evaluating the initial list of resources and nominations from the public against the Register criteria
- Preparing a draft Register for public review and comment
- Preparing Statements of Significance for resources listed on the Register
- Presenting the final Register for consideration by Council

Adoption of the Community Heritage Register will enable Council to consider and employ various heritage conservation tools and incentives for listed resources, as provided for under the Local Government Act.



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Online Community Forum

Information on the Community Heritage Register, including background documents, upcoming events, and Working Group meetings is available at www.westvancouver.ca/heritage. In addition, we have established an Online Community Forum, to encourage ongoing public discussion on heritage issues. Participants will be able to reply to a posted topic, ask questions and share ideas. We trust that this online technology will provide another convenient opportunity for West Vancouver residents to engage in this project.

To register for this and other Community Forums, type in the following URL in your web browser: www.westvancouver.ca/forums and follow the instructions. For assistance, please contact Colin Hibbard (Webmaster) at webmaster@westvancouver.ca or call 604-925-7065



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Community Workshop: December 8th, 2007

The District of West Vancouver is hosting a community workshop on Saturday, December 8th, 2007, from 9:30am to 2:30pm at the West Vancouver Seniors' Centre (Marine Room), located at 695 - 21st Street.

The Purpose of the Workshop is to:

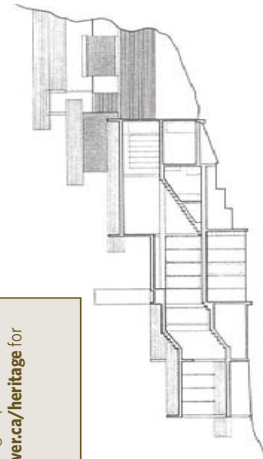
- Provide an introduction to Community Heritage Registers and Statements of Significance
- Examine conservation management tools for local government
- Answer frequently asked questions

Included will be a classroom exercise on how to identify the values and character defining elements of a number of West Vancouver's diverse heritage resources.

The workshop is free of charge, and includes a light lunch. However, as space is limited, anyone interested in participating is asked to pre-register by calling the West Vancouver Planning Department at 604-925-7055. Please refer to www.westvancouver.ca/heritage for information on other upcoming events.

The following resources were saved by printing on recycled FSC Certified 100% post-consumer content paper:

Trees	Water	Energy	Solid Waste	Greenhouse Gases
7 fully grown	7 gallons	7 BTUs	7 lbs	7 lbs



The Working Group

Council has appointed a volunteer Working Group of West Vancouver residents to assist with the development of the Community Heritage Register. The Working Group members are:

- Aline Brown**
- Lori Cameron** (vice chair)
- Carol Howie**
- Patricia Jarvis**
- Carolanne Reynolds**
- Tom Wardell** (Chair)
- Ian Macdonald**

The Council liaison is Councillor Vivian Vaughan. The staff liaison is Stephen Mikicich, Sr. Community Planner. All Working Group meetings are open to the public. Dates, times, and locations are posted on the Community Calendar and the Working Group's web page log onto: www.westvancouver.ca/heritage for more information.



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Appendix 5: Authors of Draft SOSs

Aline Brown
Lori Cameron
David Cooke
Elaine Graham
Carol Howie
Karen Kristensen
Stephen Mikicich
Peter Miller
Darrin Morrison
Marny Peirson
Michelle Richard
Maxine Schleger