

Appendix B: *Heritage Assessment*  Heritage Assessment 1031 Cornwall Street New Westminster, BC



#### September 2021

#### Introduction

The subject building is a single-family house located at 1031 Cornwall Street in New Westminster, British Columbia. It is being evaluated to determine if it has heritage value. There are two types of documents that discuss the heritage value of a building: a Heritage Assessment and a Statement of Significance. The purpose of a Heritage Assessment is to determine if a building has heritage value, while a Statement of Significance (SOS) is based on heritage value being already determined and identifies the details of that heritage value.

The heritage value of a place is determined by assessing if it has aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations (using the *Standards and Guidelines for the Conservation of Historic Places in Canada*<sup>1</sup>). If present, these values would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. This document is an assessment and therefore does not go into the level of detail of an SOS, but it will make general statements regarding heritage value and character-defining elements.

An in-person site visit was made on September 10, 2021, during which photographs of the house were taken and the overall condition of the house was discussed. In-person research at the library and the Archives was not conducted given the Pandemic; however, online research has been carried out.

## Context

The property has the following site physical characteristics:

Site Area:	607 sqm (6,534 sq ft)	Floor Space Ratio:	0.299
Frontage:	15.09 m (49.51 ft)	Site Coverage:	12.47%
Average Depth	: 40.23 m (131.99 ft)		

The property is zoned Single-Family Residential (RS-1), the intent of which is to "allow single detached dwellings, secondary suites, and laneway or carriage houses in residential neighbourhoods."<sup>2</sup>

The property is identified in the Official Community Plan as (RGO) Residential – Ground Oriented Infill Housing, the purpose of which is: "to allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units

<sup>&</sup>lt;sup>1</sup> The Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.

p. 5.

<sup>&</sup>lt;sup>2</sup> City of New Westminster Zoning Bylaw, Section 310.

are expected to be located on larger properties. Units can be attached, detached or a combination of the two."<sup>3</sup>

For more details on the expectations for this Zoning category and the OCP designation, please consult with the City's Planning Division.

The property is shown on the following maps, outlined in yellow. It is located in the Brow of the Hill neighbourhood, on the north<sup>4</sup> side of Cornwall Street, between Tenth and Eleventh Streets. To its west are other single-family houses that were constructed in the same time period. To its east and to the rear are multifamily buildings. Across the street are single-family houses, the oldest having been constructed in 1892 and the most recent in 2016. The subject house is within a context of a mix of new and old houses and of multi-family buildings.



Map Courtesy of City Views (CNW) V. 3.0



Map Courtesy of Google Maps, 2021

<sup>&</sup>lt;sup>3</sup> City of New Westminster Official Community Plan – Mainland Use Designations, p. 4.

<sup>&</sup>lt;sup>4</sup> Project North

Photographs of the Subject Building (September 2021)



Project South (Front) Elevation



Project North (Rear) Elevation



Project West (Side) Elevation



Project East (Side) Elevation

## The Building

The building, according to the City's Development Site Report, was constructed in 1926 by J. Percy. The style is a simple vernacular cottage style, with a side gable roof and a small projecting porch that is covered with a front facing gable roof. At some point, likely in the 1950s or 60s when it was popular, the house was reclad in asbestos siding. There are windows of varying sizes and styles, all of which have newer vinyl inserts. There are open knee brackets in the medium width overhanging eaves and wide bargeboards in the gable edges. The roof is clad in a medium-dark asphalt shingle and there is one internal chimney, with a double chimney cap, on the rear half of the house.



Asbestos Siding



Porch Gable Roof with Wide Bargeboards



Vinyl Insert Window



Wood Brackets

The house next door, at 1033 Cornwall Street, was also constructed in 1926 in a very similar style and size, but by a different person (S. F. Mark).



Image Courtesy of Google Maps, 2020. 1033 on the left, 1031 (subject house) on the right.

# Heritage Value and Evaluation

## Heritage Value

# First Owner/Developer

City documents show that the house is attributed to "J. Percy". He was likely the builder and may have been William J. Percy, a carpenter who lived at 311 Seventh Avenue in New Westminster during this time period.<sup>5</sup> Between the year the house was constructed (1926) and 1955, there were three owners:

1927-35	William and Barbara Haverson
1936	Cleveland and Barbara Brownlee
1937-55+ <sup>6</sup>	Albert and Mary Tucker

William Haverson (1862-1933) was a "hostler" (someone who looks after horses) for Shelly's Bakery, according to the 1927 BC Directory. In 1930, he was listed as a "barnman" for Canadian Bakeries Ltd. (which owned Shelley's Bakery). Interestingly, the first owner of the house next door at 1033 Cornwall Street, W. Boulter, also worked at Shelly's Bakery at the same time as Mr. Haverson. In 1927. Shelly's Bakery had a few stores throughout the Lower Mainland. The one in New Westminster was at 231 Tenth Street, just down the road from the subject house.

Second owner, C. Brownlee was a longshoreman.

<sup>&</sup>lt;sup>5</sup> BC Directory for 1927, p. 1211.

<sup>&</sup>lt;sup>6</sup> The on-line City Directories only go as far as 1955. It is possible that the Tuckers lived in the subject house beyond 1955.

Third owner, Albert Tucker, was a millworker with "C.W. Lbr."<sup>7</sup> in 1940 and then a Machinist with the Brunette Machine Works in 1945.

In order to discover if there is more information about any of these owners, more time than is available for the writing of a Heritage Assessment would be required.

# Heritage Value – Standards and Guidelines for the Conservation of Historic Places in Canada

The heritage value of the subject house has been assessed based on possible aesthetic, historic/cultural, scientific, social and/or spiritual importance or significance for past, present and future generations, as per the "Standards and Guidelines". *See the definitions of these values in Appendix A*. As noted above, a more detailed listing of values, if present, would form part of a Statement of Significance.

For this Heritage Assessment, the following summary is provided:

The house has some historic value for its age (1926) and for retaining elements of its original style (overall massing and design, fenestration pattern, wood brackets). Not much information could be found on the builders or on the first three sets of owners; therefore, the house has no identifiable cultural value.

There is some social value for its contribution to the community's sense of identity, and some scientific value for its contribution to the understanding and/or appreciation of the time when the house was constructed. There is no known spiritual value associated with the structure, but to determine if there is spiritual value associated with the land upon which it sits would require consultation with First Nations and other cultural groups.

The character-defining elements for this house would include the overall design and massing, the fenestration pattern and the wood brackets.

# Conclusion

After assessing the heritage value of the building, it is the recommendation of this heritage professional that the property has some heritage value for its age and original design. However, the original windows are gone, and it is unknown if the original siding is extant under the asbestos siding. If the original siding is present, there is no way to know what condition it is in without removing all of the outer layer of siding. Restoring the exterior of the house is possible but would be very costly. The house is not an unusual or rare example of this design nor do the original occupants have high cultural significance beyond being representative of hardworking families. There is a house of the same era and design next door (1033 Cornwall St) that appears to be in excellent condition. Given its very low floor space ratio and the small size of the lot, as well as the designation of the property in the Official Community Plan as 'Residential – Ground Oriented Infill Housing', there is significant pressure to develop the subject property to its fullest potential.

<sup>&</sup>lt;sup>7</sup> Definition of the abbreviation unknown. Used in the Directory 1940.

The owner and the City are encouraged to discuss retention options through the use of a Heritage Revitalization Agreement that would provide non-financial incentives (keeping in mind the likely cost of restoration); however, given the location of the house amidst multi-family buildings and newer houses, the loss of original cladding and windows, the high cost to restore the house, and because it is not rare or unusual, it would be reasonable to allow redevelopment of the site.

JSchneck

Julie Schueck, CAHP Professional Member Principal, Schueck Heritage Consulting julie@schueckconsulting.com 778-838-7440

# **Appendix A: Definitions**

The following definitions of heritage value are quoted directly from the "Canadian Register of Historic Places: Writing Statements of Significance" guide:

<u>Aesthetic</u> value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

<u>Historical and cultural</u> values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

<u>Scientific</u> value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

<u>Social</u> value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community's sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

<u>Spiritual</u> value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.<sup>8</sup>

<sup>&</sup>lt;sup>8</sup> Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006, pp. 12-13.

#### **Appendix B: Historic Information**

1211 PERRY NEW WESTR. CITY DIRECTORIES Perfection Products Co Ltd F Dyment mgr janitors' supplies 1624 Albert Perfitt Arthur lab h 4404 E Hastings N Bby —Arthur jr plstr r 4404 E Hastings N Bby —Birt lab r 658 Union Pacie Rechafter r 736 W 15 Pepper's Market (A M Pepper J Wal-ters) meats 2039 Granville -Sausage Co G Pepper mgr 8501/2 Robson Peppert Wm J credit mgr H B Co r 1348 Robson Peppin John of Peppin & Lafvire r 2533 --Birt lab r 658 Union Perie Rae baker r 736 W 15 Perinuts Michl lab h 4, 638 Prior Perioux Mrs Marie r 506 W 7 Periton John elk V M & G Co h 4, 1620 Coml --P V lab V M & G Co r 4, 1620 Coml Perket Susan wid F O h 19 F 4 Peppin John of Peppin & Lafvire r 2533 Cambridge -(J) & Lafvire (S) bldg contrs 2533 Cambridge Pepponi Fillipo conf 402 E Hastings Pepponi Fillipo conf 402 E Hastings Pepts Mrs Erna prop Pepts Gift Shop r 609, 1210 Jervis —Gift Shop (Mrs E Pepts) antiques and eurios 804 Robson —Theresa nurse h 30, 840 Nelson Perazo Nick cigars tobac and poolrms 714 Main h 1163 E 11 Perceal John pity r Shaw PO Bby Perceral Cyrul mstr mrr. 7 30 E 12 32 Perrie Georgina wid - Indy wkr r 2028 Perkett Susan wid E 0 h 12 E 4 Perrige Georgina wid - Indy War F 2028 Wall Perrigo John J prop Viola Court r 773 Seymour Perrin Alfd putr Can Bag h 37, 884 Bute --Elmer clk Western Gro r 425 E 23 --Emma drsmkr 2720 Columbia --Felix lab r 634 E Georgia --Gladys steno Work Comp Bd r 425 E 23 --Harry mach CPR h 2350 Cornwall Perkett Susan with E O n 12 E 4 Perkin Francis R prop Vets Rotary Bread Shopp h 4464 W 12 ---Wilfrid J civil eng h 4138 W 14 ---Wm F mtrnn BCER h 2636 Burns Perkins Albt tmsir h 214 8th av N Westr Perceval Cyril mstr mrnr r 730 E 13 -Echlin turner Red Cross Wkshps h 730 E 13 Alice G sch tchr r 4850 Granville Alice G sch tchr r 4850 Granville
Alvin E piano tuner h 1873 Nelson
Arthur W pdlr h 2665 W 14
Chas H golf prof h Austin rd N Westr
Barl M sales Woodwards r 3840 Venables N Bby
Edgar E sch tchr S Van r 2113 Kway
Ella D sch tchr Van r 4850 Granville -Francis J retired r 730 E 13 Perchie Fredk E lngshmn h 902 5th st E 23 —Harry mach CPR h 2350 Cornwall —Harry opten Standard Jewly r 19th & Waterfront W Van —Mrs Isabella of Perrin & Co r 425 N Westr Percival Alfd E mtrmn BCER h 52 E 56 -Annie R r 4022 W 33 -Building (A G McCandless) 1150 Hamilton ville —E Jean r 1850 Granville —Francis T grdnr h 278 Manor —Fredk retired h 4850 Granville —Fredk emp Can S I Wks r 2141 Pan- Mrs Isabella of Perrin & Co r 425 E 23
 John mlwkr Rat P Lbr h 1912 W 1
 Josephine E steno Newman & Fyfe r 1049 Robson
 J Wordsworth asst dir Dorchester In-stitute h 1625 W 11
 Kath S hth supr B C Tel r 3629 W 2
 Lotzer + 207 W Pender -Duluming (A of inclanuess) 1100 Hamilton -Geo of Parsons & Percival h 2345 W7 -Geo E S carp h 1843 Robson -Hubert E fran Clarke & Stuart r 1088 Bute -John L barber C D Morgan h 2135 E 5 -John N mt ctr Mullett's Sausage Fcty r 1811 Pine -J lab r 1280 Richards -Laura r 2345 W 7 -Mary wid J sales H B Co r 1126 Barclay Level 2 Level 2 -Level 2 -Rodk of Perrin & Co h 425 E 23 -Sarah wid W h 3629 W 2 -Thos Ingsmn r 769 E Hastings -Wm clk Western Gro r 425 E 23 -& Co (R and Mrs I Perrin) tailors 2148 Main Perrins Regd J lab h 4825 Lanark -Mr Barclay -Robt H swchmn CNR h 2537 Mayne Bby —Thos F lab City h 1811 Pine —Thos F jr clk Mc & Mc r 1811 Pine —Thos H sales W T McArthur h 2294 -- Ina G r 3840 Venables N Bby -- Katie waitress r 1125 Granville -- Lindsay W mach r 915 Granville -- Merryn G sales h 6, 621 Jervis -- Raymond A sales Clamans h 1, 1873 Notoo Percy Arthur S carp h 1369 Robson -Vi Perris ----Chas R attndt Prov Mental Hosp h -Thos H sales W T McArthur h 2294 W 10 -Thos M retired h 4022 W 33 -Wm r 641 Richards Percy Arthur S carp h 1369 Robson -Chas R attndt Prov Mental Hosp h 318 Royal N Westr -E C A r RR2 N Westr -Hebt H intr Gen Hosp r 2407 Sper-ling Bby Perrit 318 Royal N Westr -Raymond A sales Clamans n 1, 1813 Nelson --Russell L clk B C Perm Loan r 3840 Venables N Bby --Saml lab h 2042 E 49 --Sarah wid W D h 2843 Alma --Wm bommn r 103 Columbia --Wm C firmn h 1068 E 62 --Wm C firmn h 1068 E 62 --Wm C firmn B 126 E 26 --Wm T mtrnn BCER h 126 E 26 --Winifred sales Woodwards r 126 E 26 -E C A r RR2 N Westr Perri -Herbt H jntr Gen Hosp r 2407 Sper-Perro Perry ling Bby —Isabel V sales B M Clarke r RR 2 N -Hetht H jntr Gen Hosp r 2407 Sper-ling Bby -Isabel V Sales B M Clarke r RR 2 N Westr -Jane dom 2919 Alder -Jore B r 1967 Barclay -Margt maid Gen Hosp r 1432 E 6 -Norah A steno McClary Mfg r 1967 Barclay -Robt mstr mrr h 630 Princess -Tom ydmn CPR r 1967 Barclay -Thos h 1967 Barclay -Thos h 1967 Barclay -Wm J carp h 311 7th av N Westr Perdue Albt E jntr Cave & Co h 567 Hornby ----- A1 Westr -Al -Al -Jane dom 2919 Alder 26 -Winnifred steno r 4850 Granville -Joyce B r 1967 Barclay Perkis A lab Van Harb Bd r 845 E Pender Perks Florence L hairdrsr H B Co r -Margt maid Gen Hosp r 1432 E 6 -Norah A steno McClary Mfg r 1967 -A1 2655 Turner chd C sales Van Music r 2655 Turner W shpr h 2655 Turner -Richd Barclay Turner -Water W shor h 2655 Turner -Water W shethr Conchord Conserv r 2655 Turner Perley Rev Danl M pastor Shaw Ay Un Ch h 1019 5th av N Westr Perlstrom Louise W hairdrsr Violet Beauty Parlor r 2507 E 41 -Wm L glazier Catiton S & D Fcty h 2507 E 41 Perman Arthur E custodian Van Safety Deposit Vaults h 6437 Angus -Barbara I C r 6437 Angus Permanent Dye Works Ltd H L James mgr 1656 W 4 Pernel John W mlwrt h 1414 Alberni Pernevex John fl hyr h 1806 E 34 -Robt mstr mrnr h 630 Princess -Tom ydmn CPR r 1967 Barclay Hornhy Hornby -Jack logger r 208 Union -John A agt Travelers Ins h 2889 Highbury -Jos retired h 517 10th st N Westr -Richd A of Arbutus S & D h 2135 w 1.6 -Thos h 1967 Barclay -C Wm J carp h 311 7th av N Westr Perdue Albt E jntr Cave & Co h 567 -Wm H drvr Arbutus S & D r 2714 Hornby Windsor Chas H clk CPR h 3573 Quebec - Chas H clk CPR h 3573 Quebec - Chas L clk PO h 3962 W 12 - Chas W deetr h 2, 1349 E 2 - Chris P chkr CPR h 785 E 16 N Van OOO TINION Perelkin Wm lab h 224 10th av N Westr wesur Perello Jas conf r 609 W Pender —Mike gen contr h 1663 W 4 Perepelkin Sami lab h 831 2nd st N Pernevowsky John fl lyr h 1806 E 34 ---Saml hlpr Morrison Steel r 1806 E Perepeikin Sami lab n 331 2nd a Westr Perepolihi Mike lab r 842 E Georgia Pereyma P r 429 Campbell Perez Alex lab h 4332 Eoward 34 Pero Felix lab h 1652 E 42 —Geo mech Can Liq Air h 2129 Yukon Peroni John lab r 552 E Hastings -Priscilla sales Spencers r 4332 Howard Perfect Constance M sales r 755 Sey--J waitress White Lunch r 636 Prior Perosino Sophia wid C h ns Thorley Pk Perowne Geo T J h 180 E Kings N Van mour —Florence M sch tchr r 755 Seymour —Hannah wid H h 755 Seymour —Ladies' Wear Ltd A Sabo mgr 976 Perras Arsene waitr London Hotel Beer Parlor r 710 Main Perraton Percy R of Perraton & Me-Laren h 4988 Arbutus Granville Perfection (The) (Mrs G Knill) hair-drsrs 521 Lonsdale N Van Grey rd

Wrigley's BC Directory 1927, p. 1211

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Lee 160 Dom Salvage & Jo	125 Hamilton J 126 Vacant 127 Bryce G 128 Pitagerald G 128 Pitagerald G 129 Templeman C 401 Dunlop T & R Gds Co Ltd 403 Vacant 407 Van Tug Boat Co Ltd 407 Vacant 410 Vacant 411 Vacant 415 23rd Infantry Brigade Hidgtrs 417 Vacant 419 Vacant 419 Vacant 421 British Ageories Ltd 425 Vacant Water ends 601 C P R Station and ofts See Alphabetical Section for Depart- ments SOUTH SDE 2 Red Star Drug 6 McKee E V 8-12 Sterling Hdw Co 14 Lonsdale Block 14 Petterson A 16 Central Drug Store 18-20 Brummitt W B 22-88 Russell J 22-28 Crown Gate 30 Heads W J 34 Apostolic Faith Mssn 30-44 Lipson B 50 Manitoba Hotel 50 Bassell J 54 Can Tailoring Co Ltd 54 Scotch Clothing House 54 Star Mark Store 58 Peterson Mrs A P 58 Harrey H 62-4 Hub Clo Store 58 Peterson Mrs A P 58 Harrey H 62-4 Hub Clo Store 58 Peterson Mrs A P 58 Harrey H 62-4 Hub Clo Store 58 Potterson B 50 Montron E 70 Silverman & Co 72 Cohen J 74 Humter D Co 76 McDuffee Bros Abbott intersects 102-30 Woodwards Ltd Sissons H 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ber Shop 618-20 Grandview Hotel Bar- ber Shop 618-20 Grandview Hotel 626 Mori & Ichikawa 634 Elite Cafe 638 Eastan J R 660 Burnaby Lunch 660 (rear) McIver's Car 688 Stan's Express Granwille here CORNISH (Magee) from 68th Ar W to Marine Dr 1 block W of Granville K-20 Bush here 68th Ar ends 8416 Park J 8464 Cornish R 8454 Cornish R 8455 Pather J 8469 Ashton J S Marine here CORNWALL (Kitsilano) from Chestnut W to Trafalgar (1500 S) F-6 1827 McClelland T A 1835 Bullen Mrs E 1835 Long F J 1848 Copping A A 1858 Fisher F A 1869 Japanese Cyness intersects Walnut ends 1900 Henry Hudson Sch Marine J 2026 Storey T H 2013 Catrell Mrs M 2025 Gillies W 2025 Cornwall Apartments 1 Gardner Miss H E 2 Graham T M 3 Kenning G A 4 Smart E G 5 Vacant 6 Beaty W H 7 Prith L E 8 Keegan J 2026 Werner W F 2025 Cornwall Apartments 1 Gardner Miss H E 2 Graham T M 3 Kenning G A 4 Smart E G 5 Vacant 6 Beaty W H 7 Prith L E 8 Keegan J 2026 Werner W F 2025 Cornwall Apartments 1 Gardner Miss H E 2 Graham T M 3 Kenning G A 4 Smart E G 5 Vacant 6 Beaty W H 7 Prith L E 8 Keegan J 2026 Werner W F 2026 Werner W F 2026 Keegan J 2026 Werner W F 2026 Keegan J 2026 Keegan J 2026 Werner W F 2026 Keegan J 2026 Werner W F 2026 Keegan J 2026 Werner W F 2026 Keegan J 2026 Keegan J 2026 Keegan J 2026 Keegan J 2026 Keegan J 2026 Keegan J 2026 Keegan F 2120 Fairley S 2122 Walter Mrs L 2138 Kerr C R 2144 Hendrickson F A 2148 White C W 2152 Krispatrick T 2156 Vacant 2174 Harrison J 2176 Yates A 2175 Cox S	2212 Goddard W 2222 Mercer Mrs A L 2224 I Graham S 3 Silvester S H 5 McKenzle D 2230 Kenya Court 1 Yacañt 2 Law F G 3 Bennett R C 4 Vacant 5 Younger T 6 Wilcocks F J 2244 Vacant 2254 Bedéson Mrs I G 2277 Currell T J 2284 Fullerton H R Vine intersets 2310-20 Melton Court 1 Campbell J G 2374 Currell T J 2384 Fullerton H R Vine intersets 2310-20 Melton Court 1 Campbell J G 3 Grant Mrs S A 4 Vacant 5 Bradshaw Mrs F J 6 Baxter H H 7 Vacant 8 McKillop Mrs L 19 Knox G W 10 Melton T 11 Blackburn Mrs L 12 Burton Rev W M 14 Harris E S 15 Scott B 16 Paul W 17 Stroyan G 18 Heath J A 19 Davidson E H 20 Parker S 21 Tufts A R 22 Michell T F 23 Romer R 24 Jenkins Miss E 25 Tucker Miss W M 26 Lucas A 2330 Vacant 2350 Pertin H 2066 (rear) Wishart T 2366 Ross-Jordan Mrs A 2370 Hall S G Balsam intersets 2404 Robb Mrs G R 2414 Davies Mrs F A 2423 Campbell H D 2424 Littledale A R C 2425 Crawshaw H 2434 Tulk J J 2454 Stark Mrs J M 2455 Higman Mrs C I 2457 Plumbley L B 2466 Taubidge P H 2456 Harnington R W 2527 Vacant 2530 Vacant 2530 Peake T J L 2500 Wearnouth C.W 2515 Fraser C H 2547 Stardy J T 2544 Quin V G 2555 Stacey G N Trafalgar how CORNWALL (N Westr) from 524 IOth to 12th S A-44 1005 McAdam W C 1000 Red R B
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110 McLean T V 111-12-14 Nettleton A W 416-22 Henderson F & F 2202 Fraser A S 1029 Greenland Miss J 1030 McWhinnie E M		110 MeLean T V	Gendon Pars Griffin Block Marshall's Van Ltd 420 Fisher (Mark) Sons &	3 King E 4 White C K 186 (rear) Greenwood R Ker intersects	1021 Mercer H 1024 Halter J 1025 Chalk A 1026 Jones J

Wrigley's BC Directory 1927, p. 441

# SHELLY'S BAKERY.

(Canadian Bakeries Ltd.) W. C. Shelly, Mng. Dir. Bread and Cake Manufacturers, 601 West 10th, cor. Ash. Phone Fair. 44. Also North Vancouver Plant, 123 East 13th, Phone N. 244. N. Westr., 231 Tenth St., Phone Westr. 14.

Wrigley's BC Directory 1927, p. 1278

#### **Appendix C: Bibliography and Sources**

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