

Appendix B:

*Heritage Assessment*

**October 2021**

## **Introduction**

The subject building is a single-family house located at 1428 Tenth Avenue in New Westminster, British Columbia. It has been evaluated in an honest and objective manner 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. A Heritage Assessment is a high-level evaluation 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 October 19, 2021, during which photographs of the house were taken and the overall condition of the house was assessed. 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:	567 sqm (6,098 sq ft)	Floor Space Ratio:	0.317
Frontage:	14.08 m (46.19 ft)	Site Coverage:	15.86%
Average Depth:	40.23 m (131.99 ft)		

The property is zoned Single-Family Residential (NR-1), the intent of which is to “to allow single detached dwellings, secondary suites, and laneway or carriage houses in the West End, Kelvin and Connaught neighbourhoods.”<sup>2</sup>

The property is identified in the Official Community Plan as (RD) Residential – Detached and Semi-Detached Housing, the purpose of which is: “to allow low density ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character.”<sup>3</sup>

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<sup>1</sup> *The Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, 2010. p. 5.

<sup>2</sup> City of New Westminster Zoning Bylaw, Section 320.

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

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 West End neighbourhood, on the south<sup>4</sup> side of Tenth Avenue, at the corner of Tenth Avenue and Fifteenth Street. To either side and across the street are other single-family houses that were constructed in various time periods.



Map Courtesy of City Views (CNW) V. 3.0



Map Courtesy of Google Maps, 2021

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<sup>4</sup> Project North



**Photographs of the Subject Building (October 2021)**



*North (Front) Elevation*



*South (Rear) Elevation*





*West (Side) Elevation*



*East (Side) Elevation*

## The Building

The building, according to the City's Development Site Report, was constructed in 1911 by William Calman. The style is a simple Early Cottage style, which was popular between about 1890 and 1925 in the Lower Mainland. This has the typical characteristics of the style:

- 1-storey square massing
- Hipped roof
- Off-centre front door
- No decorative elements

It differs from the typical characteristics through its:

- Wide vinyl siding (instead of narrow wood clapboard)
- Small, square bay on the east side
- Enlarged with an addition



The front door is accessed by concrete steps that lead up to a small porch, which has had a narrow portion of its sides filled in and a small, hipped roof added.

The windows are mostly double sliders (medium or small sized), all or most of which have newer vinyl inserts. Some of the windows may have the original sills but few have the original frames.



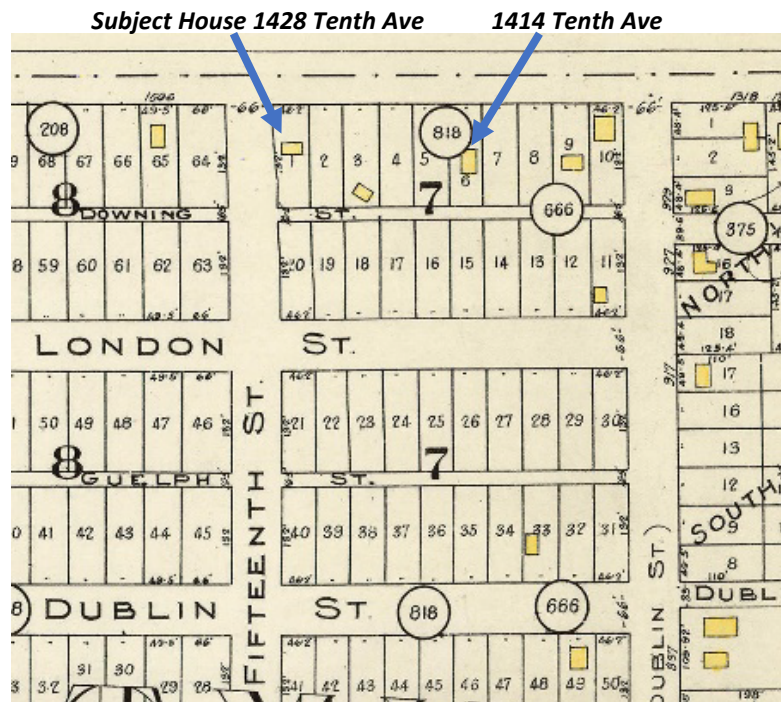
The roof is clad in dark asphalt shingles and there is one small internal brick chimney towards the centre of the house, on the west side.

According to City records, the house had an addition made to it in 1913. This was likely added to the rear in order to enlarge the house. It is possible that, at some point in the past, the house was also raised in order to create more interior space. Despite the addition and the likelihood that it was raised, it remains a small house with just over 1,900 square feet.



The subject house is evident on Plate 115 of Goad's Atlas of the City of New Westminster, published in 1913. See excerpt below.

Of interest, the first owner of the subject house, William Taylor, lived at 1414 Tenth Avenue in 1912 and 1913, which he is credited with building in 1911.



*Goad's Atlas of the City of New Westminster, 1913, Plate 115*

## Heritage Value and Evaluation

### Heritage Value

#### *First Owner/Developer*

City documents show that the house is attributed to William Calman. He is listed in the 1912 City Directories as a carpenter and lived nearby at 1450 Tenth Avenue (no longer a valid address). He had passed away by 1913, at which point his widow (Betsie) is listed at 338 Twelfth Street. Given that Mr. Calman was living close by in 1911/12, it is likely that he was the builder of the subject house rather than the occupant. No other information could be found on Mr. Calman.

Between the year the house was constructed (1911) and 1955, there were three sets of owners:

1911 – 1913	The address is not listed.
1914 – 1939	William Taylor
1940 – 1941	George W. and Gladys Connor
1942 - 1955+ <sup>5</sup>	Gilbert T. and Marion E. Richards

Mr. Taylor worked for the Post Office, in early years as a carrier and later as a clerk. In 1912 and 1913, he is listed as living at 1414 Tenth Avenue, in a house just down the block from the subject house that he is credited with building in 1911.

Mr. Connor was a yard foreman with Brownmill Sawmills.

Mr. Richards worked in the lab of Gilley Brothers Ltd. (Building Materials – coal, crushed rock, sand, gravel, concrete and the rental of tugs and scows.) In the 1955 Directory, Marion Richards is listed as a widow.

There are no on-line marriage or death records available for any of the above people. 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.



*Screen Shot of 1414 Tenth St from Google Maps, 2021*

### 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 in-depth study and listing of values, if present, would form part of a Statement of Significance.

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<sup>5</sup> The on-line City Directories only go as far as 1955. It is possible that Mrs. Richards lived in the subject house beyond 1955.



For this Heritage Assessment, the following summary is provided:

The house has some historic value for its age (1911) and for retaining elements of its original style (overall design and fenestration pattern). Not much information could be found on the builder or on the various owners; therefore, without more in-depth research that may or may not provide more information, 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 it or 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 be limited to the basic design elements (massing, hipped roof, footprint) and the fenestration pattern.

### **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 design. However, the original windows are gone, and it is unknown if the original siding is extant under the current siding. If the original siding is present, there is no way to know what condition it is in without removing all of the outer layers of siding. Restoring the exterior of the house is possible but would be very costly and likely result in a complete replication based on a typical design from the original time period. The house is not an unusual or rare example of this design nor do any of the historic occupants have high cultural significance beyond being representative of hardworking families. Given its very low floor space ratio, there is significant pressure to develop the subject property to its fullest potential.

Given the loss of original cladding and windows, the addition to the rear, and the likelihood that the house was raised at some point, it would not be a strong candidate for a Heritage Revitalization Agreement, particularly when consideration is given to the high cost to replicate/restore the house and the pressure to maximize the best and highest use of the property.

*JSchueck*

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:

Aesthetic 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.

Historical and cultural 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.

Scientific 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.

Social 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.

Spiritual 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>6</sup>

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<sup>6</sup> Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

# NEW WESTMINSTER WHITE, SHILES & CO.

REAL ESTATE, FARMS, ETC. NEW WESTMINSTER, B.C.

Burnett

CITY DIRECTORY, 1912

Cameron 1471

Burnett John T job printer 59 Mackenzie h 534 3rd  
Burnett Robt K boat bldr r 441 5th  
Burnett Wilson lino opr The Columbian h 304 6th Ave  
Burney Frank R driver Royal City Ldry h 832 Royal Ave  
Burns Geo asst supt Small & Bucklin Lbr Co h 1021 8th Ave  
Burns John W mill supt Small & Bucklin Lbr Co h 1021 Queens Ave

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Burns Thos carp h 1019 4th Ave  
Burr Block 411 Columbia  
Burr Geo brass founder Burr & Love r 218 4th  
Burr Gertrude E steno Fernridge Lbr Co h 218 4th  
Burr Hugh h 809 Queens Ave  
Burr James B appr Schaaake Mach Wks r 624 Royal Ave  
Burr Joseph guard Provincial Gaol r 624 Royal Ave  
Burr Margaret A (wid Benj) h 218 4th  
Burr Martha J clk T Gifford r 64 Royal Ave  
Burr Percy R real est 5, 624 Columbia r 707 Agnes  
Burr Wm J clk T J Trapp & Co r 624 Royal Ave  
Burr Wm R mgr Fraser Valley Meat Market r 218 4th  
Burrows Chas carp r 311 Columbia  
Burrows Walter policeman City r 9, 513 Columbia  
Burt Chas sawyer Westminster Mill Co  
Burt Louis janitor St Louis College r same  
Burtch Alvin cond B C E Ry r 527 5th  
Burton E H r Y M C A  
Burton Jesse axeman H Nevile-Smith r Depot Hotel  
Burton John J barber 32 Begbie lvs same  
Burton Neville of Burton Fishing & Towing Co r 701 Royal Ave  
Burton Robt of Burton Fishing & Towing Co h 701 Royal Ave  
Bush Henry driver Dom Exp Co r 340 2nd  
Bush J R r 111 12th  
Bushell John J contr h 309 Sherbrooke  
Busselle Chas r Royal City Hotel  
Butcher Wm F agt Great Northern Ry h 334 6th  
Butikofer A opr Pacific Chocolate Co Ltd r Windsor Hotel  
Butler W G line foreman B C E Ry  
Butt G r Royal City Hotel  
Butterfield Harry J mgr Butterfield Mackie & Co h 1311 5th Ave  
Butterfield James T h 428 14th  
Butterfield Mackie & Co Ltd H J Butterfield mgr 537 Front  
Butterfield Thos cond B C E Ry h 432 14th

Henderson's Greater Vancouver Directory Part 2, 1912, p. 1471

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Butters Gladys I r 314 1st  
Butters Laurence E lab B C E Ry r 314 1st  
Butters Thos E h 314 1st  
Byrne Peter Indian agt h 1020 5th Ave

## C

Caddell Fred driver Ayling & Swain r 529 10th  
Caddell Susan (wid Richd) h 529 10th  
Cadderotte Louis carp Brunette Saw Mill Co  
Cade Alb mach r 734 1st  
Cadwell Jack moulder lvs Premier Hotel  
Cairns Fred clk A W McLeod lvs cor 10th and Cornwall  
Cairns R F chauffeur F Davis lvs Windsor Hotel  
Calbick Chas H janitor Prov Govt Bldg h 208 5th Ave  
Calbick Edith H steno Lands Registry Office r 122 2nd  
Calbick Frank H carp r 122 2nd  
Calbick Harold F carp r 122 2nd  
Calbick John A carp contr h 122 2nd  
Caldwell Georgina V clk r 209 5th Ave  
Caldwell J moulder Schaaake Mach Wks lvs Premier Hotel  
Caldwell James janitor Lee's Ltd h 209 5th Ave  
Caldwell J A clk Merchants Bank rms Y M C A  
Calhoun Andrew emp B C Mills T & T Co h 233 11th  
Callaghan J attndt Public Hospital for Insane  
Callan Chas F slsmn A S Mills & Co r 6, 513 Columbia  
Callanan Joseph phys h 124 7th  
Callander Lawrence studt r 127 4th Ave  
Callander Wm W fish dlr h 321 Pine  
Callow Chas h 1121 8th Ave  
Calman Mrs Bessie h 338 12th  
Calman R emp B C Mills T & T Co  
Calman Wm carp h 1450 10th Ave  
Camarda Tony grocer 605 Front lvs same  
Cambie David conveyancer W J Kerr h 731 6th  
Cambridge Harold J lab Columbia Cold Storage Co h 732 Agnes  
Cambridge John J registrar County Court h 87 4th  
Cambridge Thos H asst bursar Public Hospital for Insane h 320 Cedar  
Camele Mrs Catherine h 213 4th Ave  
Cameron Annie dressmkr r 315 2nd



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223 Kearny  
Tait Chas W mng dir Fernridge Lum-  
ber Co Ltd h 29 Columbia  
Tait Ernest L pres Sunset Blueprint  
Co Ltd r 610 3rd Ave  
Takahashi I barber and poolrooms 121  
12th h same  
Takahashi T slsmn Rising Sun Realty  
Co r 47 Begbie  
Talpey Charles R carp h 716 5th  
Tamaki M roominghse h 882 Ramage  
Tanfield F L clk Northern Crown Bank  
r 329 10th  
Tartern A E brklyr h 370 Alberta  
Tarves Margaret dom 49 Albert Cres-  
cent  
Tassie G C surveyor H Neville-Smith  
Tate Wm F optician 9 604 Columbia h  
205 Agnes  
Taylor Alice steno White, Shiles & Co  
r 425 Ash  
Taylor A bottler Westminster Brewery  
h 420 Wilson  
Taylor A R clk T H Smith Co Ltd r  
1004 3rd Ave  
Taylor A S mgr Montelius Piano House  
r 57 Merivall  
Taylor Edgar baker Model Bakery r  
201 4th Ave  
Taylor Elsie M hsekpr 417 Queen's  
Ave  
Taylor Gilbert C acct Columbian Co r  
319 Queen's Ave  
Taylor Hugh cement finisher r 509 14th  
Taylor James D mng dir Columbian Co  
h 212 3rd Ave  
Taylor James G mach Westminster  
Iron Works r 419 Agnes  
Taylor John H real est r 127 4th Ave  
Taylor J H sec B C Stationary Engi-  
neers r 8 Begbie  
Taylor Capt Peter h 705 7th Ave  
Taylor Walter surveyor r Kings Hotel  
Taylor Wm brkmkr h 215 5th Ave  
Taylor Wm letter carrier P O h 1414  
10th Ave  
Teather Edward E asst Deputy Sheriff  
h 415 4th Ave  
Technical Manufacturing & Supply Co  
(The) W H Mumford mgr eng-  
ineers' supplies 6th n w cor Co-  
lumbia  
Tedford John h 308 4th

Teed Frank tmstr Belyea & Co r 227  
Front  
Telford Alice S laundress Troy Laun-  
dry r 406 Agnes  
Telford Florence E laundress Royal  
City Laundry r 406 Agnes  
Telford Joseph M real est h 406 Agnes  
Templeton R G lineman B C E Ry r 604  
Columbia  
Ten Brocke H tmstr Commercial Trans  
Co  
Terry A G clk T J Trapp & Co h 339  
Kearny  
Terasaki Y confecty 27 McNeely h  
same  
Tesch Frank lab B C Monumental Wks  
r 1019 6th Ave  
Tesky James h 339 Simpson  
Tetley Douglas pattnmkr Westminster  
Iron Wks h 215 Regina  
Thiessen Henry sawyer Westminster  
Mill Co  
Thom Geo surveyor John Davidson r  
1006 Leith  
Thomas E J steno Eng Dept City Hall  
h 331 Alberta  
Thomas Fred painter h 1313 Cariboo  
Thomas Geo T real est h 343 Hospital  
Thomas H M emp Galbraith & Sons  
Thomas John A lab h 323 Alberta  
Thomas Joseph eng Schaaake Mach Wks  
h 426 13th  
Thomas R D correspondent The Sun r  
37 Agnes  
Thomas Walter J attndt Public Hos-  
pital for Insane  
Thomas Wm J driver Troy Laundry r  
604 Columbia  
Thompson Andrew surveyor John Da-  
vidson res Vancouver  
Thompson D hlpr Vulcan Iron Wks  
Thompson E W r Y M C A  
Thompson Grace nurse r 48 Leopold  
Place  
Thompson Isabel (wid John) h 522  
9th  
Thompson John r Royal City Hotel  
Thompson John cond B C E Ry r 231  
11th  
Thompson J nailer Brunette Saw Mill  
Co  
Thompson J Lee carp h 425 Carnar-  
von  
Thompson Maurice G law studt J P  
Bole r Guichon Rms  
Thompson Robt hlpr Vulcan Iron  
Works  
Thompson Saml H prop Central Livery  
r 38 8th  
Thompson Thos C chainman H Neville-  
Smith  
Thompson W cond B C E Ry r 4th Ave  
Burnaby  
Thompson W E chainman H Neville-  
Smith  
Thomson Agnes M steno Whiteside &  
Edmonds r 522 9th  
Thomson Block 520 Columbia  
Thomson John tkt agt B C E Ry r 378  
Kearny  
Thomson Mrs Kate h 426 7th  
Thomson Stanley mach W R Jaynes r  
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Sutherland Wm contr h 1009 Cornwall  
Sutherland Wm A excise officer B C Dis-  
tillery Co r 1009 Cornwall  
Sutton Alf janitor Edmonds School h s  
s Edmonds nr Mary (Edmonds)  
Suzanne Miss M mlnr r 322 Ash  
Swain Benj carp r 818 6th Av  
Swain Gad clk J Stewart h 1116 4th Av  
Swain Letitia J wid Henry h 722 Queens  
Swain Saml h 818 6th Av  
Swain Wm bkpr r 818 6th Av  
Swan H W motor B C E Ry r Gloster  
Swan Wm G div eng C N P Ry h 315  
5th  
Swancisky A h 240 3rd  
Swann Hiram W motor B C E Ry h 720  
Gloucester  
Swanson Alfd h 53 Columbia  
Swanson Carl O sporting goods mercht  
r 53 Columbia  
Swanson Rev C R pastor Emmanuel  
Church (Norwegian) 11th cor St An-  
drews  
Swanson E lab r n s Winthrop nr Amess  
Swanson Olaf brkmkr h 212 4th Av

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**Res. 53 Columbia**

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res Vancouver  
Swarbrick Ernest lab Brunette Saw Mills  
h 120 Grey  
Swarbrick Joseph letter carrier P O h  
s s 11th Av nr Cumberland (Burnaby)  
Swarbrick Robt r 219 Princess  
Swart Niels R pres City Grocery Ltd r  
2nd cor Princess  
Swartz Annie r 711 3rd Av  
Swayne Halliday lineman B C E Ry h  
s s 12th Av cor Newcombe (Burnaby)  
Sweeney Bernard C cond B C E Ry h  
105 Durham  
Sweetland Mrs A r 924 5th  
Sweetland Rupert steward Westminster  
Club r same  
Swenciski Paul emp Brunette Saw Mill  
Co h 219 5th Av  
Swift Edw C painter h Ewart nr Pa-  
trick (Highland Pk)  
Swin Nina maid r 515 9th  
Sword C B fishery insptr r 506 St George  
Sworder G Hope draftsman H Neville  
Smith r w s Linden nr Richmond Rd  
(Edmonds)  
Sworder Harry h w s Linden nr Rich-  
mond Rd (Edmonds)  
Sworder Malcolm carp r w s Linden nr  
Richmond Rd (Edmonds)  
Sworder Norman r w s Linden nr Rich-  
mond Rd (Edmonds)  
Sylvester Miss — mlnr r 418 St George  
Symmes Benj F h 211 Columbia

## T

Tait Chas W mgr Fernbridge Lbr Co h  
29 Columbia  
Tait Ernest L asst eng B C E Ry h  
621 5th  
Tait Wm driver Scotch Bakery r 428  
Shiles  
Talbot Thos H of Weeden & Talbot h  
812 4th Av  
Talpey Chas carp h n s 13th Av bet  
2nd and 1st (Burnaby)  
Taplin Ernest A sec-treas Fernbridge  
Lbr Co h 1030 7th Av  
Tate Wm F optician 8, 604 Columbia h  
205 Agnes  
Tattersall Frank emp J Henley h 611  
1st  
Tawse James tmstr Vancouver Milling  
& Grain Co r Front  
Taylor Alice S steno McQuarrie Martin  
& Cassady r 425 Ash  
Taylor Allan brklyr h 18th Av cor Mary  
(Edmonds)  
Taylor Charlotte dressmkr r 414 4th Av  
Taylor David eng W R Jaynes r Stirling  
Hotel  
Taylor David ledger kpr Union Bank r  
same  
Taylor Elsie M r 417 Queens  
Taylor Francis E h n s Earl nr Irving  
(Royal Oak)  
Taylor Gilbert H acct Columbian r 419  
Agnes  
Taylor Hugh h Kingsway bet 13th and  
14th Av (Edmonds)  
Taylor James D (M P) mng dir Colum-  
bian Co Ltd h 212 3rd Av  
Taylor James G mach Westminster Iron  
Wks h 314 9th  
Taylor John of Provincial Realty Co r  
Lillooet Apts  
Taylor Lizzie waitress Dunsmuir Cafe r  
Edmonds cor Humphries (Edmonds)  
Taylor Peter cap s s "Hero" h 705 7th  
Av  
Taylor Thos eng Fruhlang r 1524 6th  
Av  
Taylor T lab Burnaby Municipality  
Taylor Wm brick mfr h 215 5th Av  
Taylor Wm letter carrier P O h 1428 10th  
Av  
Taylor w n 223 wood (Lulu Island)  
Teale Chris C bkpr B C Milk Condensing  
Co r Cliff Blk  
Teasch Frank tmstr Belyea & Co r 6th  
Av  
Teather Edw E h 415 4th Av  
Tedford B A clk McAllisters Ltd h 5  
Bradley Blk  
Tedford John h 308 4th  
Teimstra Arnold florist S G Tidy  
Telford Block 845 Royal  
Tennant Hugh clk h 201 Clinton Pl  
Tennant Tom candymkr Pac Chocolate  
Co r 201 Clinton Pl  
Terhune Eliza wid Michael h 234 Keary  
Terrall Walter cement finisher h 236  
10th  
Terry Albt G clk T J Trapp & Co h n  
s Devog nr Stiles  
Tesch Frank tmstr Belyea r 1019 6th  
Av  
Teskey James h 339 Simpson



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**TH ST (N Westr) north-west from  
00 Queens**

- 5 \*Robson W W—NW-414-L
- 8 \*Davies G H—NW-2106-L
- 9 \*Duncalfe J—NW-2106-R
- 0 \*Barnes Mrs E—NW-414-R
- Milton ends**
- 2 \*Hardie Mrs E—NW-925-M
- 6 \*Morshead Mrs M—NW-1007-R
- 7 Vacant
- 9 \*Doncaster J A bldg contr—  
NW-1377-M
- 0 \*Reid K K—NW-746-M
- 1 Bready H R
- 2 \*Mackie Mrs M B—NW-1007-L
- 3 \*Turnbull Mrs E F—NW-1377-R
- 4 \*Olsen M
- 6 \*Willette P C
- 7 \*Mercer Mrs N—NW-1159-M
- 9 \*Robinson C C—NW-2199-R
- 0 French Mrs J
- 3 \*Stead Mrs I—NW-1159-R
- 4 \*Brittain W H—NW-534-M
- 5 \*Robson Mrs A—NW-1375-Y
- W 3rd Av intersects**
- 4 \*Manzer A S—NW-2526-M
- 5 \*Allen J E—NW-1314-R
- 7 \*Fulton W H—NW-1810-R
- 8 Martin C R—NW-698-R
- 9 \*Fulton Mrs W H—NW-2526-R
- 2 \*Ferguson J—NW-1346-L
- 3 \*Preston H L—NW-2587-L
- 4 \*Milne W D—NW-2739-L
- 6 \*Cruver E H—NW-1108-M
- Kennedy ends**
- 0 \*Furness G W—NW-347-M
- 4 \*Turnbull J E—NW-1145-M
- 5 \*Hood J J
- 7 \*MacLean C E—NW-851-R
- 8 Parker W H—NW-2239-M
- 9 \*Lee T—NW-347-R
- 0 \*Kemp S
- 1 \*Balza F J—NW-2370-R
- 2 \*Falk A—NW-2239-R
- 5 \*Halverson H G I—NW-851-L
- 8 Cotton E M—NW-2496-Y
- 9 Sawyer Mrs C J—NW-523-R
- 0 \*Bradford J E—NW-698-M
- 4th Av intersects**
- 3 \*Mutchmor J—NW-1314-M
- 5 \*Sigismund G G—NW-955-R
- 7 \*Moore B A—NW-1108-R
- 9 \*Pinks B J—NW-658-Y
- Belleville begins**
- 9 \*Maustad O—NW-1637-L
- 0 \*Krogseth A J—NW-658-L
- St Andrews intersects**
- 9 \*McQuarrie Mrs E L—NW-2415-R
- Napanee begins**
- 5th Av intersects**
- 0 Johnston J A—NW-1629-M
- 1 Durand R—NW-1454-L
- 2 French G A
- 3 \*Reid Mrs I S—NW-1716-L
- 5 Stephenson Mrs Z M
- 7 \*Pope W T—NW-1031-M
- 8 \*Brakhane H F—NW-2370-M
- 2 \*Lawrence W H—NW-1591-M

339 Wallace F J—NW-2523-M

**4th St intersects**

- 465 \*Hogbin J W
- 477 \*Walker T J
- 489 \*Counsell A E—NW-2523-R
- 5th St ends**
- 6th St intersects**
- 633 \*Oliver H
- 641 \*O'Connor G E—NW-1931-L
- 649 \*Pel H
- 659 Breaks J
- 683 McLean C M
- 707 \*Canning T R
- 741 Schafer H—NW-2242-L
- 749 \*Amoro D A
- 765 \*Lambson Mrs M V

**8th St ends**

**Grandview Douglas Hwy here**

- 808 \*Purvis C McC—NW-2771-R
- 812 \*Hargreaves A—NW-2524-M
- 816 McCreedy Mrs A—NW-865
- 816 \*McCreedy's gro and confr
- 820 Brown C A—NW-2277-M
- 822 \*Zill D M
- 826 Wishart Mrs E—NW-2494-M
- 908 \*Norman H—NW-2524-R
- n s Vacant
- 914 \*Broughton H—NW-2771-L
- 918 \*Erickson E D

**10th St ends**

- 1010 \*Quissy S—NW-829-M
- 1014 Matthias T A
- 1015 \*Erickson E
- 1016 Stoney R A—NW-1204-L
- 1018 O'Neil T J
- 1024 Perkins R F—NW-1204-R
- 1030 \*Claus B

**Henley ends**

- 1116 \*Hutchinson J
- 1124 Delamont E F

**12th St ends**

**Kingsway begins**

- 1245 \*Kemp W
- 1275 \*Bowes W A
- 1295 \*Craig E R—NW-1723-R-2

**13th St intersects**

- 1316 \*Press Mrs E—NW-1142-L
- 1318 Thompson E H—NW-2204-L
- 1320 \*Nelson W S—NW-1142-Y
- 1329 Heyes F

**14th St ends**

- 1402 \*Curry W J—NW-371-R
- 1404 \*Malcolm Miss S—NW-1664-Y
- 1414 \*Myton H A
- 1416 \*McMillan J
- 1422 \*Nevard W K—NW-1664-L
- 1424 \*Nevard C H
- 1426 \*Thompson J T—NW-2832-L
- 1428 \*Connor G W

1431 \*Andrews H G—NW-1801-Y-1

**15th St intersects**

- 1502 \*Ward E
- 1506 McLean R—NW-1723-R-3
- 1509 Lusk R S
- 1510 \*Thompson G H
- 1518 \*Hensley H E
- 1522 \*Hensley E

**16th St intersects**

**Canada Rd intersects**

- 8 \*Goodson J H—NW-1993-L-2
- 12 Grieve H S—NW-1993-L-3
- 449 \*Ledingham Mrs M—  
NW-1257-L-3
- 457 \*Turner F B
- 461 Nicholson R C G—  
NW-1993-Y-1
- 485 \*Chesley Mrs K E
- Duke and Scott end**
- 625 \*Walker J—NW-1993-R-2
- Burnaby ends**
- 785 Moum J E—NW-2218-R-3
- Cariboo, Kent, Ames and Garfield end**
- Craig begins**
- Colby and North Rd intersect**

**TENTH ST (N Westr) north-west from  
900 Front**

- w s \*Empie Stevedoring—NW-1924
- Columbia intersects**
- Carnarvon intersects**
- w s \*Kelly Douglas whol gro—  
NW-997
- w s Victor Fox Foods (Western) Ltd  
—NW-178
- 40 BCR Power House—NW-77
- 57 Orientals
- 57 Tom Wing Indy office
- 66 \*Westr Iron Wks—NW-53
- 71 \*Royal City Waterfront Workers  
Assn—NW-188
- 77 Longshoremen's Cafe
- Agnes ends**
- 87 Royal City Food Shop
- 87 \*Royal Apts rooms
- Royal Av intersects**
- 102 \*Shinohara K
- 106 Fujimoto T
- 107 Hasebe Y—NW-2175-L
- 108 Orientals
- Quebec and Auckland begin**
- 109 Byers M
- 120 Japanese Buddhist Mission—  
NW-1098-L
- (rear) Ikuta Rev S—  
NW-1098-L
- 121 Home Lodge Apts
- A McNight H
- B McLarty Mrs H
- 1 Lush J
- 2 Anderson W J
- 3 Jagerson B
- 4 Bergurd T
- 5 Runnalls G V
- 6 McCrackin J
- 7 Wilson Miss T M
- 8 Bowman H L
- 12 Morgan W—NW-293-Y
- 15 Wyllie A
- 17 Gilbody J
- 22 Bowman Mrs L
- 24 Baka C
- 25 King N
- 26 Creeth J
- 27 Morrison Mrs M J
- 28 Armin Mrs E
- 29 Hansen H

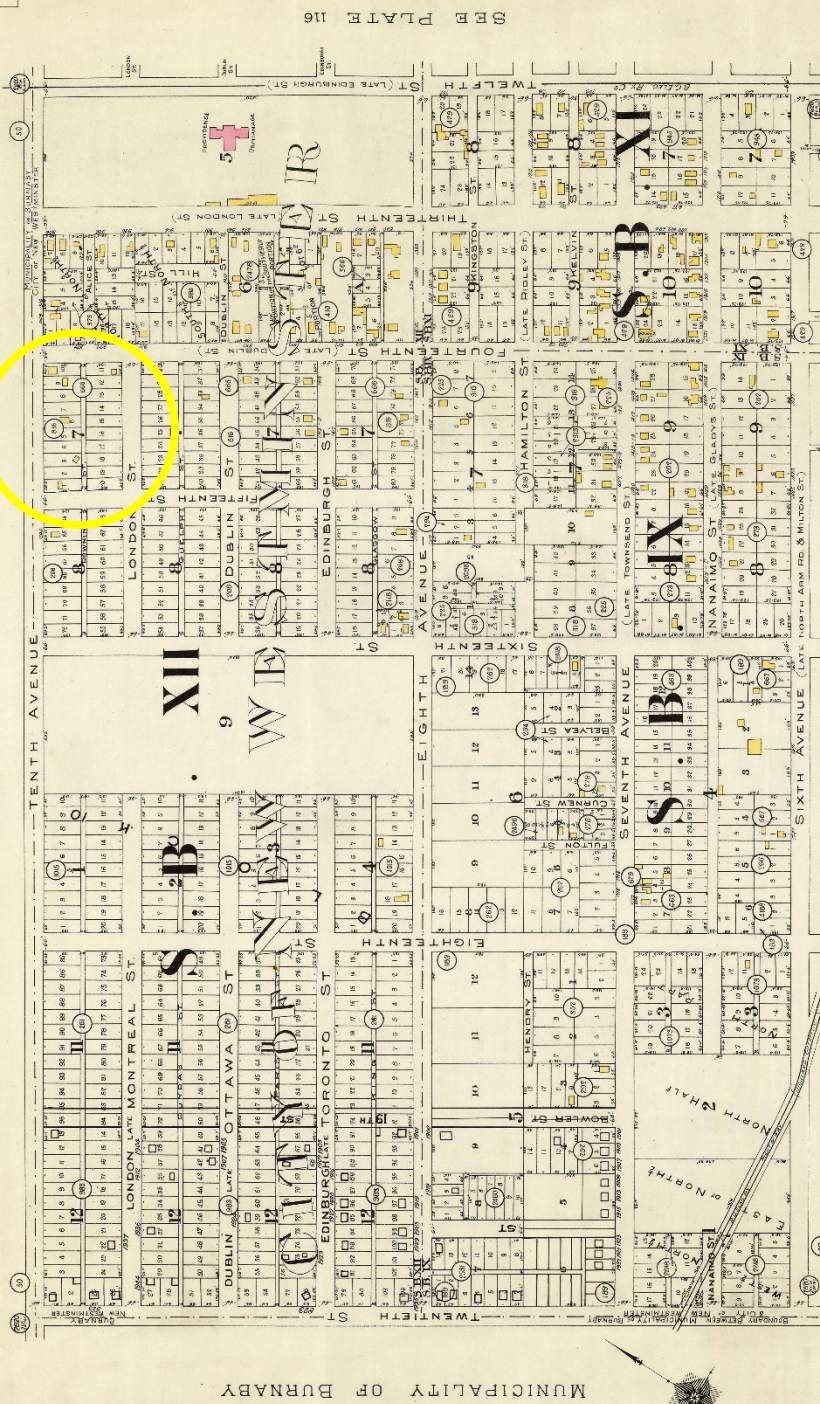


Richards Alfd J (Clarissa L) sch tchr Bby Corpn h  
2884 McKay Bby  
—C mtrmn BCEB  
—Cecil M h 1052 14th Av Bby  
—Doreen M ctr Bowmans Apron & Uniform r  
2884 McKay Bby  
—Doug W eng r 2512 Maple Bby  
—Eliz B wid C r 1052 74th Av Bby  
—Elsie A S wid B M prop Bon Ton r 48 6th St  
—Evelyn A mach opr Royal Bk r 233 4th St  
—Mrs Florence hlpr Willingdon Tea Room r 4930  
Frances Bby  
—Frank (Jessie) retired h 2330 Frederick Bby  
—Geo M retired h 1345 16th Av Bby  
—Gilbt T (Marion E) lab Gilley Bros h 1428  
10th Av  
—Harvey W emp Burrard Dry Dock r 1050 Nanaimo  
—Henry T (Annie M) lngshmn h 515 12th St  
—Jas hlpr Burrard Dry Dock r RR1  
—John E r 1428 10th Av  
—Kate L wid W h 3313 Willingdon Bby  
—Louis C (Dorothy) mlwkr CW Lbr h 315 Ewen  
—Lyla M wid E sch tchr N Westr City h 601 7th  
Av  
—Margt wid F T r 509 St George  
—Margt J wid C L h 233 4th St  
—Maurice (Virginia N) emp W Coast Shipbldrs h  
Waterfront ft Madison N Bby  
—Randall T G mgr R C Sash & Door r RR1  
—Sid clk Swifts r 325 2nd St  
—Thea r 932 20th St Bby  
—Thos H slsmn Safeway r 515 12th St  
—Vere clk A H Mungear r 515 12th St  
—Walter C (Edith M) h 6280 Kitchener Bby  
—Walter W (Violet K) slsmn Woodward's h 2512  
Maple Bby  
—Wendall A guard BC Pen r 310 Holmes  
—Wilfd (Eliza) h 1372 Burgess Bby  
—Wm H (Gladys G) shp yd wkr h 1041 Holdom  
Bby  
—Wm H (Doris I) frt hndlr CPR h 3207 Kathleen  
Bby  
Richardson A M r RR4  
—B V lab Prefabricated Bldgs r Fraser Arm PO  
—Barbara A E dom O D Black r 2912 Gilpin Bby  
—Chas (Caroline H) mstr mntr h 2040 8th Av

London  
—Leonard S morse opr CN Telegs  
—Wm of Front St Meat Mkt  
Ridal G C r RR4  
Ridd Edwin B (Elsie) emp Boeings h 503 Black-  
ford  
Riddell David (Annie) retired h 4116 McGill N  
Bby  
—David T tmkpr r 4116 McGill N Bby  
—Margt r 4116 McGill N Bby  
—Robt (Margt) issuer CNR h 521 Lilley  
—Wm (Dorla B) baker Can Bkries h 417 11th St  
Riddle Beatrice M r 4315 Albert N Bby  
—Jas B (Dorothy P) h 4315 Albert N Bby  
Rider R r RR1  
Ridgway Albt E (Daisy) carp H Dyer & Son h  
1615 Stride Bby  
—C acct Burrard Dry Dock r 1615 Stride Bby  
—Leonard G studd Crehan Meredith & Co r 1615  
Stride Bby  
Riding O r RR4  
Ridland Rev Geo G (Sarah) chaplain BC Pen h 3,  
115 2nd St  
—Margt sch tchr r 3, 115 2nd St  
Ridout Gerald M clk r 1317 Nanaimo  
—Rupert (Dora) slsmn Copp The Shoe Man h  
1317 Nanaimo  
—Rupert W P (Myrtle) bkpr Trapp Motors h 818  
Ontario  
Rieben Peter (Martha) h 6115 Kitchener Bby  
Riehl Wm (Minnie) retired h ns Byrne Bby  
Riep Rev Albt R (Louise) pastor Mt Calvary Luth-  
eran Ch h 515 7th Av  
Rigby F W R clk BC Govt  
—Jack (Kathleen) plmbr Essondale h 117 7th  
Av  
—John (Emma) farmer h 4390 Moscrop Bby  
—Jos (Edna M) drvr Morton Clarke h 2319 Alder  
Bby  
—Richd (Isabel) serv sta 903 12th St  
—Thos (Myrtle M) welt fnshr J Leckie h 4005  
McGill N Bby  
—Wm (Frances) park supt N Westr City h es  
(200 blk) 1st St  
Rigden Jas W (Ellen M) steward BC Pen h 1682  
Britton Bby



MUNICIPALITY OF BURNABY



SEE PLATE 119

SCALE 200 FEET INCH

SEE PLATE 116

Goad's Atlas of the City of New Westminster, 1913, Plate 115

## Appendix C: Bibliography and Sources

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