

Heritage Register

City of Port Moody



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★ Heritage Designated Property 🏠 Protected Heritage Property

Cover Photo A view of Clarke Street in 1907 shows the Royal Bank building to the left and Bennett’s general store on the right.

[Vancouver Public Library #7075, Photographer Philip Timms]

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City of Port Moody Heritage Register

Introduction

A Heritage Register is an official list of properties identified by a local government as having heritage significance. Extensive research is compiled for each Register listing and written in the form of a Statement of Significance (SOS). A Statement of Significance consists of the following three components:

- ★ **A description of the historic place** depicts the general character of the historic place
- ★ **Heritage value of the historic place** explains why the historic resource is valuable
- ★ **A list of the character defining elements** describes the physical elements of heritage value

Currently, there are 66 buildings and properties on the Heritage Register. To be included on the Heritage Register, historical research is used to evaluate architectural significance, historical significance, the extent to which the original context remains, and the degree of alteration to the exterior of the building or site. If significant heritage value—historical, cultural, aesthetic, scientific or educational worth—is established, a Statement of Significance (SOS) is prepared and forwarded to Council for consideration for adding to the Register. A SOS does not just include buildings, but can be prepared for landscapes, monuments and archaeological sites as well.

Heritage Registers are a planning tool available to assist property owners and local governments in determining a place's heritage value and identifying how individual properties can contribute to broader community heritage planning objectives. A Register does not provide legal protection of the historic place but enables the monitoring of proposed changes to heritage properties.

Local governments are authorized to withhold (or delay) demolition and building permits for buildings that are listed on a Heritage Register for a maximum of 60 days. This delay provides municipalities with time to make provisions to relocate the building to another site or to salvage building materials.



loco town under construction in 1920. [Port Moody Heritage Society #1994.019.001]



City of Port Moody Heritage Register

Introduction

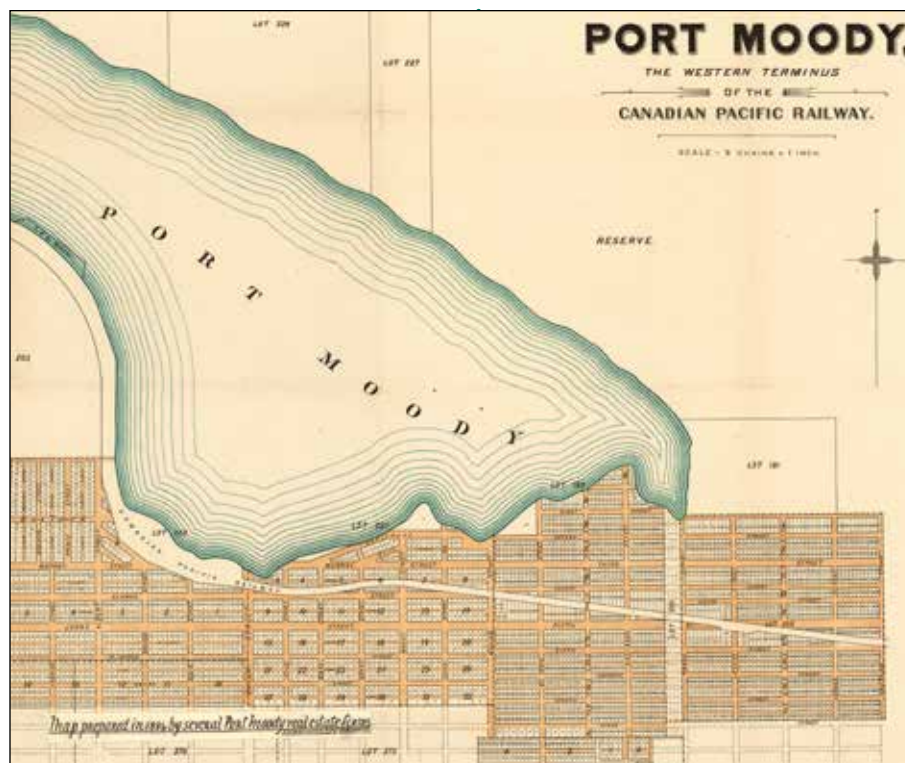
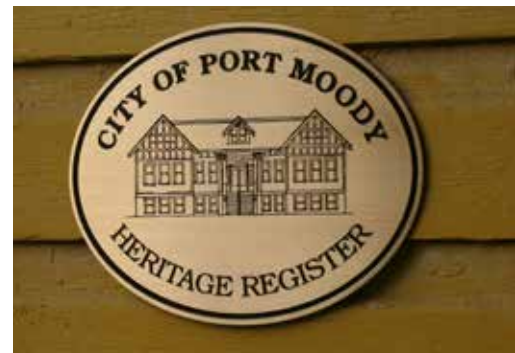
Properties on the Heritage Register are sometimes referred to as 'designated.' However, a Heritage Register and a heritage designation are separate classifications. 1) A Heritage Register is an active inventory. 2) Heritage designation is a legal means of heritage protection. It allows the City to regulate, by bylaw, the demolition, relocation and alteration of heritage property. Changes to a municipally designated site always require a Heritage Alteration Permit, whereas such a permit for changes to the exterior of a building on the Heritage Register is only required in the Heritage Conservation Area. Designations are listed in the community's Heritage Register and are placed as a legal notation noted on the property title, a property is only noted in the community's Heritage Register.

Advantages to being on a Heritage Register include eligibility for government programs which may provide financial incentives for heritage conservation (where available) as well as Building Code equivalency, i.e. alternatives for old buildings to complying with Code requirements. In addition, Port Moody Heritage Register properties are given an etched bronze plaque in recognition of their contribution to the City's history.

Acknowledgements

Partial funding for this project was provided by the BC Heritage Branch.

The statements of significance for the City of Port Moody Heritage Register were prepared by Donald Luxton & Associates with assistance from the City of Port Moody's Heritage Commission.



Maps



Moody Centre Heritage Conservation Area Map



MOODY CENTRE HERITAGE CONSERVATION AREA
HERITAGE REGISTER PROPERTIES
PROTECTED HERITAGE PROPERTIES
MUNICIPALLY DESIGNATED HERITAGE SITES



MOODY CENTRE HERITAGE CONSERVATION AREA PROPERTIES

- 2214 Clarke Street ~ Williams Residence
- 2224 / 2226 Clarke Street ~ C.P. Lumber Co. & McLean Residences
- 2310 Clarke Street ~ Joseph Côté Residence
- 2317 Clarke Street ~ B.C. Telephone Company Exchange
- 2320 Clarke Street ~ Commercial Building
- 2322 Clarke Street ~ Residence
- 2326 Clarke Street ~ Residence
- 2329 Clarke Street ~ Residence
- 2335 Clarke Street ~ Eiter's Beauty Salon
- 2337 Clarke Street ~ John's Barber Shop
- 2341-45 Clarke Street / 49 Queen Street ~ Commercial Building
- 2346 Clarke Street ~ Royal Bank
- 2407-09 Clarke Street ~ Roe & Abernethy Grocery Store
- 2419 Clarke Street ~ P. Burns & Co. Butcher Shop
- 2201 St. George Street ~ McNeice Residence
- 2209 St. George Street ~ Residence
- 2214 St. George Street ~ Dr. Cartwright Residence
- 2221 St. George Street ~ Campbell/Elsdon Residence
- 2225 St. George Street ~ Elsdon Residence
- 2206 St. Johns Street ~ St. John the Apostle Anglican Church
- 2222 St. Johns Street ~ Symmes Residence
- 2227 St. Johns Street ~ Roe Residence
- 2329 St. Johns Street ~ White Residence
- 2414 St. Johns Street ~ Hotel Burrard
- 2425 St. Johns Street ~ Old City Hall
- 2425 St. Johns Street ~ Appleyard Residence

MAP PRODUCED BY CORPORATE SERVICES
 CITY OF PORT MOODY
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 File Date: 02-Jan-2015
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MOODY CENTRE HERITAGE CONSERVATION AREA

Moody Centre Heritage Character Area Map



MOODY CENTRE HERITAGE CHARACTER AREA PROPERTIES

- 2101 Clarke Street ~ Moisio Residence (TEMPORARY USE PERMIT)
- 125 Elgin Street ~ Vaughan Residence
- 125 Grant Street ~ Alexander Residence
- 2710 Henry Street ~ Smith Residence
- 2714 Henry Street ~ Griffin Residence
- 2713 Jane Street ~ Brelsford Residence
- 140 Moody Street ~ Thurston Residence
- 2518 St. George Street ~ Hull Residence
- 2605 St. George Street ~ Carr Residence
- 2625 St. George Street ~ Barnum Residence
- 2628 St. George Street ~ Judd Residence
- 2131 St. Johns Street ~ Martha Johnston Residence

- MOODY CENTRE HERITAGE CHARACTER AREA
- HERITAGE REGISTER PROPERTIES
- PROTECTED HERITAGE PROPERTIES
- MUNICIPALLY DESIGNATED HERITAGE SITES



www.portmoody.ca



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CITY OF PORT MOODY
300 Newport Drive, Port Moody, B.C., V3H 2S4, Canada. Tel: (604) 946-2400 Fax: (604) 946-2400

Plot Date: 10-Jan-2015

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MOODY CENTRE HERITAGE CHARACTER AREA

Ioco Townsite Heritage Conservation Area Map

IOCO TOWNSITE HERITAGE CONSERVATION AREA PROPERTIES

- 101 First Avenue ~ Ioco School
- 306 First Avenue ~ Chivers Residence
- 205 Second Avenue ~ Tremaine Residence
- 300 Second Avenue ~ Belton Residence
- 304 Second Avenue ~ MacDonald / Betterton Residence
- 306 Second Avenue ~ Ioco Company Residence
- 316 Second Avenue ~ Potter Residence
- 207 Second Street ~ Clarke Residence
- Third Avenue ~ Ioco Grocery
- Third Avenue ~ Ioco Community Hall
- 200 Third Avenue ~ Medley Residence
- 206 Third Avenue ~ McFarlane Residence
- 207 Third Avenue ~ Reynolds Residence
- 303 Third Avenue ~ Runnels Residence
- 307 Third Avenue ~ Home Residence
- 203 Fourth Avenue ~ Kilvert Residence
- 1790 Ioco Road ~ St. Andrew's Presbyterian Church
- Ioco Road & Second Avenue ~ Bowling Green



IOCO TOWNSITE HERITAGE CONSERVATION AREA
 PROTECTED HERITAGE PROPERTIES


 1000 Steveston Drive, Port Moody, B.C., V3H 2S6, Canada. Tel: (604) 469-2300 Fax: (604) 469-2301
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Pleasantide Map

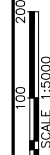
PLEASANTSIDE HERITAGE REGISTER PROPERTIES

- 2 Dowding Road ~ Giffilian Residence
- 644 Bentley Road ~ Old Orchard Park Caretaker's Residence
- 359 loco Road ~ Hutchinson Residence
- 631 loco Road ~ Pleasantide Grocery
- 641 loco Road ~ Miller Residence

HERITAGE REGISTER PROPERTIES



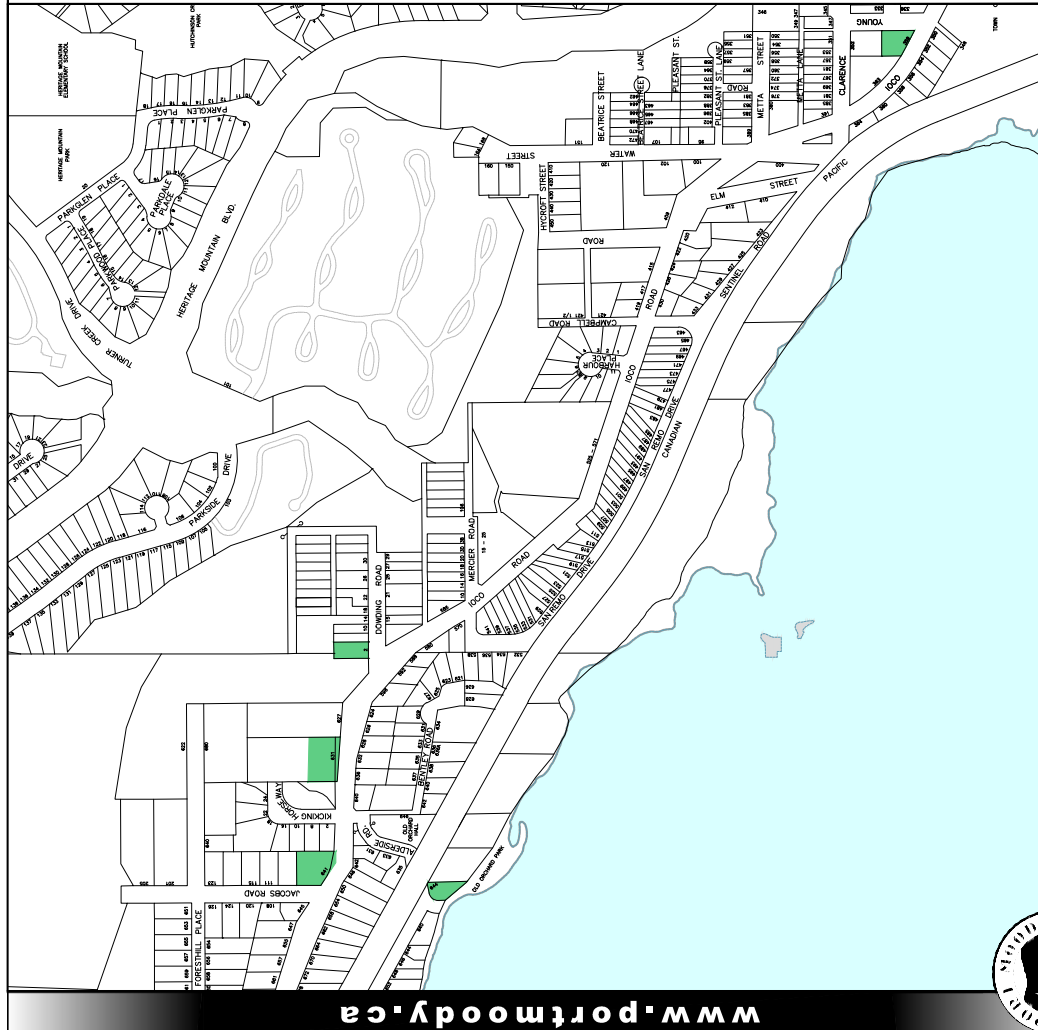
PLEASANTSIDE HERITAGE PROPERTIES



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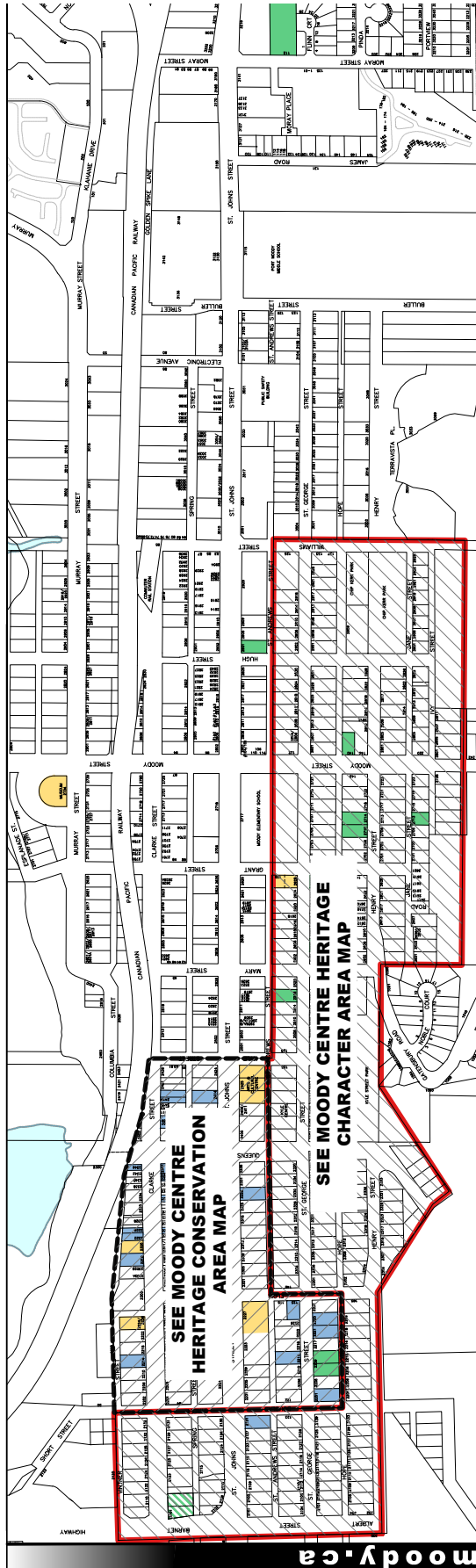
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Moody Centre Map



MOODY CENTRE HERITAGE PROPERTIES

- 112 Moray Street ~ Nielsen Residence
- 2734 Murray Street ~ C.P.R. Railway Station
- 2901 St. Johns Street ~ Siddall Residence

- HERITAGE REGISTER PROPERTIES
- PROTECTED HERITAGE PROPERTIES
- MUNICIPALLY DESIGNATED HERITAGE SITES





MAP PRODUCED BY CORPORATE SERVICES
CITY OF PORT MOODY
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Print Date: 10-Jan-2015

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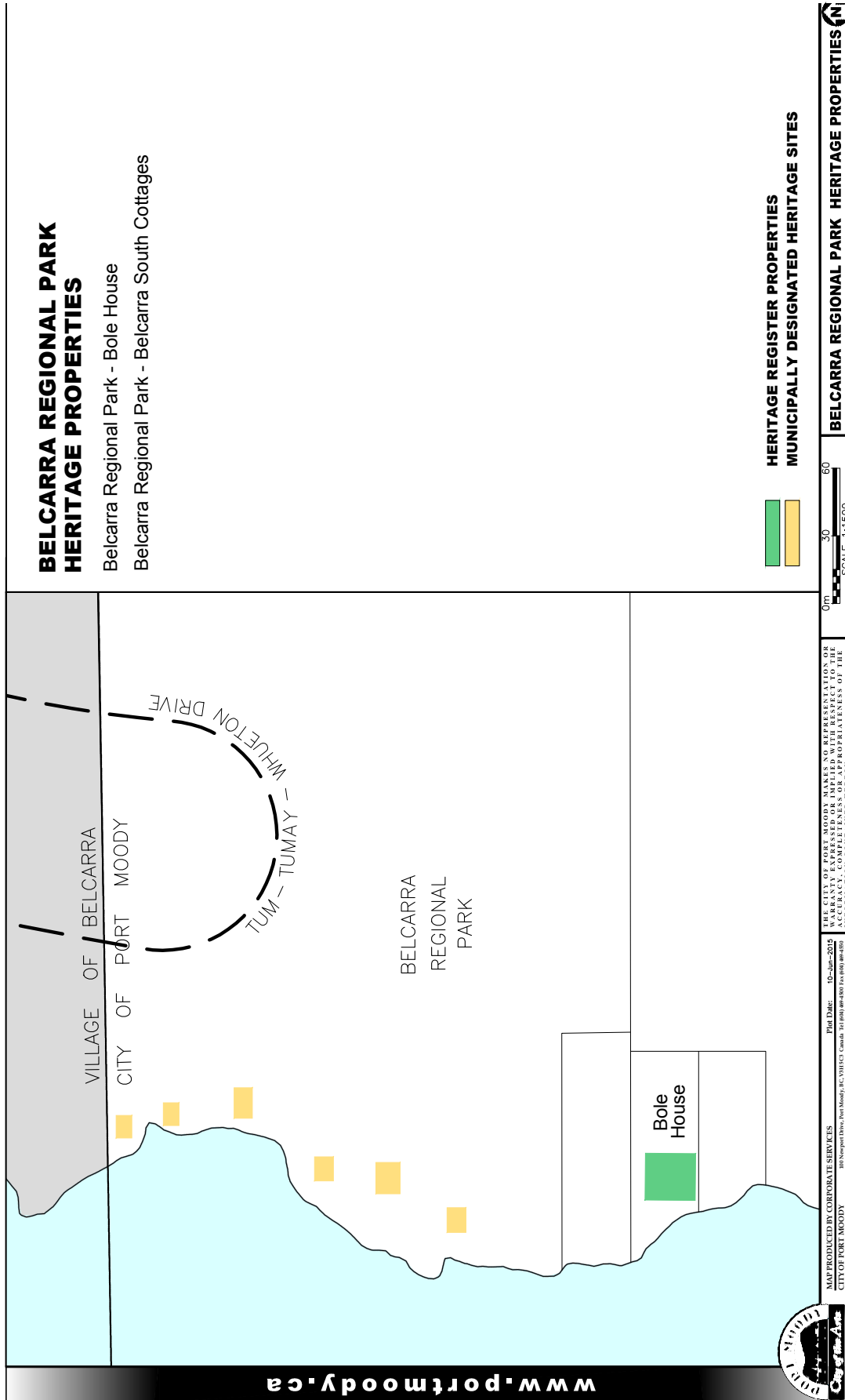
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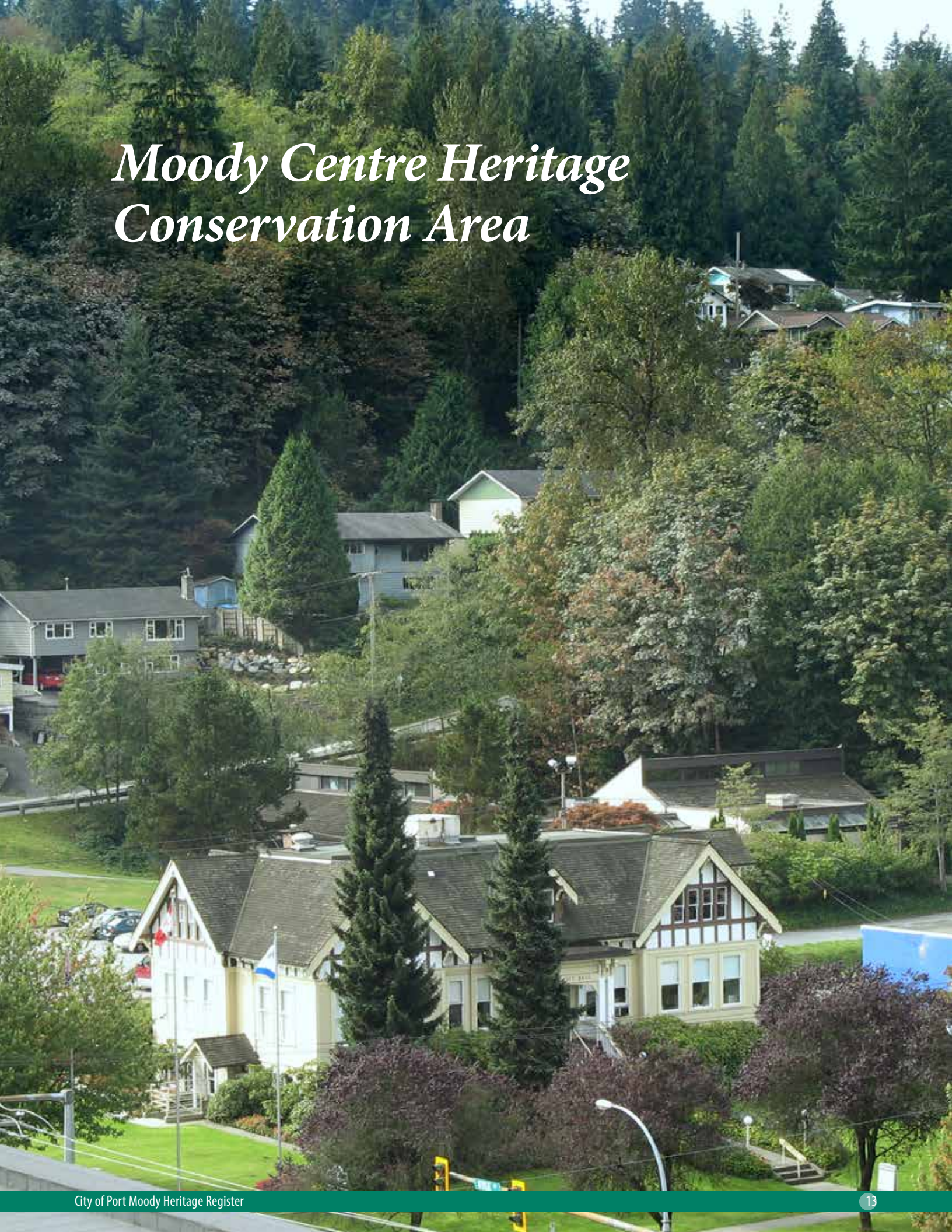
MOODY CENTRE HERITAGE PROPERTIES

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Belcarra Regional Park Map



Moody Centre Heritage Conservation Area



Williams Residence

2214 Clarke Street 🏠 Protected Heritage Property

Description of Historic Place

The Williams Residence is a one and one-half storey, Craftsman-style bungalow with a dual-pitched side-gabled roof, and cross-lead casement windows. It is located near the western edge of the commercial area of Moody Centre, directly west of the historic downtown core, on the north side of Clarke Street.



Heritage Value of Historic Place

Built in 1925, the **Williams Residence** is a good example of the type of housing constructed in the interwar period for Port Moody's working population. The house reflects the ongoing development of downtown Port Moody, the historic area of commercial, residential and institutional buildings located near the junction of the railway and the working waterfront. The **Williams Residence** was built at a time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. The construction of this house during the mid-1920s is a representation of the postwar return of prosperity and renewed confidence in the continued growth of trade and commerce in the area.

The house was constructed for William Henry

Williams (1891 – 1963), a mill worker and truck driver for the Thurston-Flavelle Lumber Company, illustrating the importance that resource industries played in the growth and economic development of Port Moody. Thurston-Flavelle was one of the major local employers in the area and, in providing housing for some of its workers, demonstrated the paternalistic role it played in their lives. The origins of the house as lumber company housing is illustrated by its wood-frame construction and cedar shingle cladding. The use of modest Craftsman-style inspired detail demonstrates the late and persistent influence of that style on local housing stock. 📍

Character-Defining Elements

Key elements that define the heritage character of the **Williams Residence** include:

- mid-block, north sloping location on the north side of Clarke Street, on the western edge of the historic downtown core
- residential form, scale and massing as expressed by its one and one-half storey height with a raised full basement, and regular, rectangular plan
- dual-pitched side-gabled roof
- partial-width inset open front verandah with square columns, originally open across the full width of the house
- cedar shingle siding, banded between the ground floor and basement
- regular fenestration, with: front elevation, cross-lead casement windows; original side elevation windows including double-hung wooden-sash windows with multi-paned upper sashes; and multi-paned wooden-sash basement windows
- additional exterior features such as its internal red brick chimney, original front door with multi-paned glazing, and an exterior door to the basement
- interior features dating to the original construction such as fir floors in the living room, cedar floors in the kitchen and dining room, and cedar tongue-and-groove ceilings
- grassed lot with mature landscape features, open views to the north, and a small stream — Ottley Creek — running through the property

McLean Residence

2224 Clarke Street ★ Heritage Designated Property 🏠 Protected Heritage Property

Description of Historic Place

The **McLean Residence** is a one storey plus basement wood-frame residential building that was originally located on St. Johns Street in Moody Centre. It was relocated in 2001 to a new site on Clarke Street, adjacent to the C.P. Lumber Co. Residence.



Heritage Value of Historic Place

The **McLean Residence**, built circa 1908, is of importance as an illustration of the modest but sophisticated housing built for the working class of Port Moody. It dates from the Edwardian era, when the prosperous local economy was driven by industrial activity. The local growth of the lumber industry had increased job opportunities in the city, leading to a steady influx of residents during the boom years that followed the turn of the nineteenth century. By 1912 it was owned by Elizabeth A. McLean. The site was acquired by Frederick Appleyard in 1924.

Built as an elaborated version of a simple cottage, it is also significant as an example of how even modest housing demonstrated pride of ownership and social aspirations. It's highly eclectic design,

likely provided by a local builder, is reflected in the asymmetrical disposition of the front columns that frame the offset entry and the projecting front bay. 🏠

Character-Defining Elements

Key elements that define the heritage character of the McLean Residence include:

- modest one-storey plus basement scale and massing, with relatively large windows and doors
- symmetrical form with low bellcast hip roof and central front dormer
- open front verandah with irregular column spacing and front projecting bay
- original exterior features such as lapped wooden siding, cedar shingle siding and original front door with inset glass panels
- double-hung wooden-sash 1-over-1 windows
- high level of detail in verandah brackets, dormer verge boards, tapered dormer window trim and verandah balustrades
- interior features such as wooden floors, wooden door and window trim

C.P. Lumber Co. Residence

2226 Clarke Street ★ Heritage Designated Property 🏠 Protected Heritage Property

Description of Historic Place

The C.P. Lumber Co. Residence is a two-storey wood frame residential building with an attic situated on its original site, close to the original commercial and industrial core of the city, within an area of similar modest older houses.



Heritage Value of Historic Place

The **C.P. Lumber Co. Residence** is significant as an example of a surviving company residence within the original industrial area of the city. Located close to the working waterfront and the railway tracks, it was built in 1908 by the C.P. Lumber Co., the second largest sawmill in the Lower Mainland of British Columbia and a significant local employer at the time. The company provided worker's accommodation close to the mill, and this house represents the economic importance of wood product manufacturing in the development of Port Moody. The inconsistent use of different sizes of lumber for the framing indicates that the house was built with salvaged material from the mill.

Architecturally, the **C.P. Lumber Co. Residence** is a good example of the vernacular Frontier style.

Modest in detailing and stylistic expression, the house displays a straight-forward approach to the provision of worker's accommodation that contrasts with the more pretentious homes of wealthier families that were built further up the hill, away from the city's working core. The inconsistent use of different sizes of lumber for the framing indicates that the house was built with salvaged material from the mill. 🏠

Character-Defining Elements

Key elements that define the heritage character of the **C.P. Lumber Co. Residence** include:

- location close to the original working waterfront as well as the original commercial node along Clarke Street
- setting within a compatible grouping of similar modest houses
- prominent front gable facing the street
- original exterior features such as bevelled wooden siding, cornerboards and trim
- multi-paned 2-over-2 double-hung wooden-sash windows
- a new wrap-around verandah that recreates the original verandah configuration

Joseph Coté Residence

2310 Clarke Street 🏠 Protected Heritage Property

Description of Historic Place

The **Joseph Coté Residence** is a one and one-half storey, front-gabled wood-frame structure, with a full open front verandah, sited on the north side of Clarke Street and south of the Canadian Pacific Railway right-of-way. It is part of a grouping of similar buildings located directly west of the historic downtown core of Port Moody, in the commercial area of Moody Centre.



Heritage Value of Historic Place

The **Joseph Coté Residence** is associated with the early twentieth century development of downtown Port Moody, the historic area of commercial, institutional and residential buildings located near the conjunction of the railway and the working waterfront. This is a good example of the type of housing constructed in the pre-First World War era for Port Moody's working population. It was built at a time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. Housing was developed in very close proximity to the downtown area and to the mill sites. This residence remains an important component of the Clarke Street historic grouping, and is similar in style to a number of other historic structures along the street.

Character-Defining Elements

Key elements that define the heritage character of the **Joseph Coté Residence** include:

- prominent location adjacent to the historic commercial core on Clarke Street, adjacent to the CPR right-of-way, set among other structures of similar form and scale
- minimal setback from the street on a north sloping site
- vernacular residential form, scale and massing as expressed by its one and one-half storey height, rectangular plan and front-gabled roof clad with cedar shingles
- wood-frame construction with balloon framing and wooden drop siding
- additional exterior details such as its original wooden front door and open front verandah
- 2-over-2 double-hung wooden sash windows

Built circa 1910, the **Joseph Coté Residence** is a good example of the type of housing constructed during the pre-World War One era for Port Moody's working class. It is of modest vernacular form, with basic massing and floor plan. True to its mill town origins, the house was constructed in balloon-frame construction and clad entirely in wood. It was originally owned by Port Moody pioneer Joseph A. Coté, who emigrated from Trois-Rivieres, Quebec in 1885, acquired land on Clarke Street, established a local farm and orchard and also acted as the local builder. In 1888, he married Halifax native Maggie Brander, who had arrived in Port Moody in 1885 on the second train that crossed the country, and they lived here for many years. 🏠

B.C. Telephone Company Exchange

2317 Clarke Street 🏠 Protected Heritage Property

Description of Historic Place

Built on a north sloping site, the **B.C. Telephone Company Exchange** is a one and one-half storey vernacular wood-frame structure that stands in a grouping of similar small-scale mixed-use buildings along Clarke Street, the original commercial and retail centre of Port Moody.



Heritage Value of Historic Place

The heritage value of **B.C. Telephone Company Exchange** is associated with the early twentieth century development of downtown Port Moody, the historic area of commercial and institutional buildings located near the conjunction of the railway and the working waterfront. The consistent and distinctive built form of the area dates from the time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. This building is an important component of the Clarke Street historic grouping.

Purpose-built in 1917 as the local telephone exchange at a time when the city's population had grown to about 1,500, this structure was an indication of the rapid expansion of the telephone network throughout the region. The introduction of telephone service

heralded a major change in peoples'

- lives by enabling greater contact
- with the outside world, signifying
- the maturation of the community
- and confidence in the future. Port
- Moody and New Westminster had
- telephone lines as early as 1883, but
- the construction of this exchange
- reflected the consolidation of local
- service within one company. The
- date of wartime construction was
- unusual, and demonstrated the
- growing importance of technological
- communication in the face of
- global events.

The Exchange represents the rapid expansion of the B.C. Telephone Company, a monolithic enterprise that was developing a provincial network of telephone services at the time. The design of the Exchange was likely

Character-Defining Elements

Key elements that define the heritage character of the **B.C. Telephone Company Exchange** include:

- location within the historic commercial core on Clarke Street, amongst other structures of similar form and scale clustered near the rail line
- setback from the street consistent with adjacent residential properties
- residential form, scale and massing as exemplified by its rectangular plan and one and one-half storey height
- moderate pitch front gabled roof with broad projecting eave;
- wood-frame construction as expressed by wooden clapboard siding with cornerboards
- dual entries, with what was originally a commercial entry at the front and a separate residential entry at the side
- double-hung one-over-one wooden-sash windows, including a double-assembly unit in the front gable
- central brick chimney
- concrete retaining wall at the front of the lot

Continued on next page.

B.C. Telephone Company Exchange *continued*

2317 Clarke Street 🏠 Protected Heritage Property

.....

provided by the Building Department of the Telephone Company. As was common at the time for local telephone exchanges, it was designed with an office in the front and a suite of rooms in the rear, used as living quarters by the operator and their family. The building was designed to be residential in scale and appearance, compatible with its surrounding context. 📍



Commercial Building

2320 Clarke Street 🏠 Protected Heritage Property

Description of Historic Place

This one and one-half storey commercial building, with a glazed storefront and central entry, has large display windows fronting onto a front verandah, sited on the north side of Clarke Street and south of the Canadian Pacific Railway right-of-way. It is part of a grouping of similar buildings located directly west of the historic downtown core of Port Moody, in the commercial area of Moody Centre.



Heritage Value of Historic Place

Built circa 1908, this commercial building is associated with the early twentieth century development of downtown Port Moody, the historic area of commercial, institutional and residential buildings located near the conjunction of the railway and the working waterfront. This is a good example of the type of housing constructed in the pre-First World War era for Port Moody's working population, some of which was converted for commercial use on the main floor. It was built at a time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. Housing was developed in very close proximity to the downtown area and to the mill sites. This residence remains an important component of the Clarke Street historic grouping, and is similar in style to a number of other historic structures along the street.

Character-Defining Elements

Key elements that define the heritage character of the commercial building at 2320 Clarke Street include:

- prominent location adjacent to the historic commercial core on Clarke Street, adjacent to the CPR right-of-way, set among other structures of similar form and scale
- minimal setback from the street on a north sloping site
- vernacular form, scale and massing as expressed by its one and one-half storey height, open front verandah, rectangular plan and front-gabled roof clad with cedar shingles
- wood-frame construction with cedar shingle siding
- additional exterior details expressive of a commercial function on the main floor, such as its recessed central entrance and glazed storefront windows

- This is a good example of the type of vernacular structure constructed during the pre-World War One era for Port Moody's working class. It is of modest form, with basic massing and floor plan. True to its mill town origins, it was constructed in wood-frame construction and clad entirely in wood. It was originally owned by farmer Joseph Coté, who emigrated from Quebec and by the turn of the twentieth century had established a local farm and orchard. 🌳

Residence

2322 Clarke Street 🏠 Protected Heritage Property

Description of Historic Place

This residence is one and one-half storey in height, with a front-gabled roof, a central entry flanked by double banked windows and an open front verandah, sited on the north side of Clarke Street and south of the Canadian Pacific Railway right-of-way. It is part of a grouping of similar buildings located directly west of the historic downtown core of Port Moody, in the commercial area of Moody Centre.



Heritage Value of Historic Place

This residence is associated with the early twentieth century development of downtown Port Moody, the historic area of commercial, institutional and residential buildings located near the conjunction of the railway and the working waterfront. This is a good example of the type of housing constructed in the pre-First World War era for Port Moody's working population. It was built at a time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. Housing was developed in very close proximity to the downtown area and to the mill sites. It was built as an investment property by Mrs. Charles Jackson, and was located on the same lot at 2326 Clarke Street, which was also owned by Mrs. Jackson. Charles Jackson was a millwright in Port Moody at the turn of the century,

but it is unknown if they ever lived

here. This residence remains an important component of the Clarke Street historic grouping, and is similar in style to a number of other historic structures along the street.

Built circa 1910, this residence is a good example of the type of housing constructed during the pre-World War One era for Port Moody's working class. It is of modest vernacular form, with basic massing and floor plan. True to its mill town origins, the house was constructed in wood-frame construction and clad entirely in wood. 🏠

Character-Defining Elements

Key elements that define the heritage character of the residence at 2322 Clarke Street include:

- prominent location adjacent to the historic commercial core on Clarke Street, adjacent to the CPR right-of-way, set among other structures of similar form and scale
- minimal setback from the street on a north sloping site
- vernacular residential form, scale and massing as expressed by its one and one-half storey height, open front verandah, rectangular plan and front-gabled roof
- wood-frame construction with wooden drop siding
- additional exterior details such as its central front entry and internal red-brick chimney
- two-over-two double-hung wooden sash windows in single and double assembly

Residence

2326 Clarke Street 🏠 Protected Heritage Property

Description of Historic Place

This residence is one and one-half storey in height, with a front-gabled roof, sited on the north side of Clarke Street and south of the Canadian Pacific Railway right-of-way. It is part of a grouping of similar buildings located directly west of the historic downtown core of Port Moody, in the commercial area of Moody Centre.



Heritage Value of Historic Place

This residence is associated with the early twentieth century development of downtown Port Moody, the historic area of commercial, institutional and residential buildings located near the conjunction of the railway and the working waterfront. This is a good example of the type of housing constructed in the pre-First World War era for Port Moody's working population. It was built at a time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. Housing was developed in very close proximity to the downtown area and to the mill sites. It was built as an investment property by Mrs. Charles Jackson, and was located on the same lot at 2322 Clarke Street, which was also owned by Mrs. Jackson. Charles Jackson was a millwright in Port Moody at

Character-Defining Elements

Key elements that define the heritage character of the residence at 2326 Clarke Street include:

- prominent location adjacent to the historic commercial core on Clarke Street, adjacent to the CPR right-of-way, set among other structures of similar form and scale
- minimal setback from the street on a north sloping site
- vernacular residential form, scale and massing as expressed by its one and one-half storey height, reconstructed open front verandah, rectangular plan and front-gabled roof
- balloon-frame construction with wooden drop siding

the turn of the century, but it is unknown if they ever lived here. This residence remains an important component of the Clarke Street historic grouping, and is similar in style to a number of other historic structures along the street.

Built circa 1910, this residence is a good example of the type of housing constructed during the pre-World War One era for Port Moody's working class. It is of modest vernacular form, with basic massing and floor plan. True to its mill town origins, the house was constructed in wood-frame construction and clad in wood. 🏠

Residence

2329 Clarke Street 🏠 Protected Heritage Property

Description of Historic Place

This residence is a one and one-half vernacular residence with an inset corner porch, front jerkin-headed roof and saddlebag dormers, sited on the north side of Clarke Street and south of the Canadian Pacific Railway right-of-way. It is part of a grouping of similar buildings located directly west of the historic downtown core of Port Moody, in the commercial area of Moody Centre.



Heritage Value of Historic Place

Built in the early 1930s, this residence is a good example of the type of housing constructed in the interwar era for Port Moody's working population. The house reflects the ongoing development of downtown Port Moody, the historic area of commercial, residential and institutional buildings located near the junction of the railway and the working waterfront. It was built as an investment property by Mrs. R.J. Bentley, at a time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. The construction of this house during the early 1930s is a representation of renewed confidence in the continued growth of trade and commerce in the area, and there are vernacular references to the traditional Period Revival motifs that were popular during that era. It is of

modest vernacular form, with basic massing and floor plan. True to its mill town origins, the house was constructed in wood-frame construction and clad in wood. This residence remains an important component of the Clarke Street historic grouping, and is similar in style to a number of other historic structures along the street. 📍

Character-Defining Elements

Key elements that define the heritage character of the residence at 2329 Clarke Street include:

- prominent location adjacent to the historic commercial core on Clarke Street, set among other structures of similar form and scale
- minimal setback from the street
- vernacular residential form, scale and massing as expressed by its one and one-half storey height with full basement, rectangular plan with a projecting front bay, and front jerkin-headed roof
- wood-frame construction with lapped wooden siding and shingles at the foundation level
- additional exterior details such as its recessed front corner porch and open eaves with exposed rafter tails
- double-hung wooden sash windows with multi-paned upper sash

Etter's Beauty Salon and Barber Shop

2335 Clarke Street  Protected Heritage Property

Description of Historic Place

Etter's Beauty Salon and Barber Shop is a modest two-storey wood-frame false-front commercial building, that stands in a grouping of similar small-scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.



Heritage Value of Historic Place

The heritage value of **Etter's Beauty Salon and Barber Shop** is associated with the early twentieth century development of downtown Port Moody, the historic area of commercial and institutional buildings located near the conjunction of the railway and the working waterfront. The consistent and distinctive built form of the area dates from the time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. This building is an important component of the Clarke Street historic grouping and a good example of modest Port Moody vernacular architecture.


This building is also appreciated as a rare surviving example of a 'Boomtown' or false-front commercial building in Port Moody. Built with a raised front parapet to increase the apparent size of the building and provide more opportunities for signs, structures of this type proliferated in early communities throughout the west. The large storefront openings provided maximum glazing to increase display space and take advantage of natural lighting.

This site is a valued representation of the development of local service industries.

Character-Defining Elements

Key elements that define the heritage character of **Etter's Beauty Salon and Barber Shop** include:

- location within the historic commercial core on Clarke Street, amongst other structures of similar form and scale clustered near the rail line;
- siting on the front and side property lines, with no setback;
- commercial form, scale and massing as exemplified by its symmetrical two-storey height, rectangular plan and regular fenestration;
- front gabled roof with distinctive 'boomtown' raised front parapet, flush eaves, corner caps and related trim elements;
- construction material, such as wood-frame structure and wooden drop siding;
- recessed central entrance; and
- internal brick chimney.

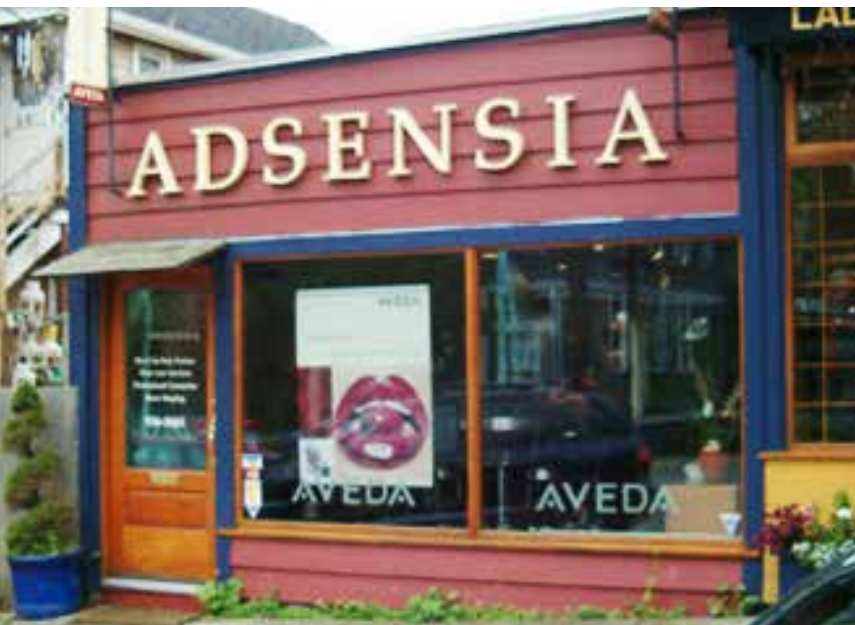
This site and the adjacent property to the west were originally owned by Peter Onesima Bilodeau (1851 – 1940), a known New Westminster hotelier. Bilodeau acquired the property in 1913, but waited until 1923 to build this structure, a reflection of the collapse of the local economy prior to the First World War and the gradual return to prosperity during the 1920s. Starting in 1930, the ground floor housed the side-by-side businesses of Harry Lorne Etter and Florence Ethel Etter; he worked as a barber and she worked as a hairdresser, and they lived in a suite upstairs. Mrs. Etter left in 1940, and the hairdressing business passed through other hands but stayed open until the 1960s. The long-term existence of the beauty salon indicates the preferred location for local services on Clarke Street even after the shift of the main business district to St. Johns Street. 

John's Barber Shop

2337 Clarke Street (Other Historic Name: Arnell's Barber Shop) 🏠 Protected Heritage Property

Description of Historic Place

John's Barber Shop is a modest one-storey wood-frame commercial building, set to the front street line with a planted yard behind, that stands in a grouping of similar small-scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.



Heritage Value of Historic Place

The heritage value of John's Barber Shop is associated with the continuing twentieth century development of downtown Port Moody, the historic area of commercial and institutional buildings located near the conjunction of the railway and the working waterfront. The consistent and distinctive built form of the area dates from the time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. This building is an important component of the Clarke Street historic grouping and a good example of modest Port Moody vernacular architecture. Built in 1947, it reflects the returning prosperity of the post-Second World War era. The building cribs 2335 Clarke Street, sharing a party wall between the two structures, indicating the expedient way in which vernacular structures were often constructed.

Character-Defining Elements

Key elements that define the heritage character of John's Barber Shop include:

- location within the historic commercial core on Clarke Street, amongst other structures of similar form and scale clustered near the rail line;
- siting on the front property line, with no setback;
- commercial form, scale and massing as exemplified by its simple rectangular plan, one-storey height and offset entry;
- sloped shed roof, with raised front parapet;
- lapped wooden siding;
- two brick chimneys; one exposed in the interior;
- large storefront display windows; and
- interior features, including the 'ghosting' of a former exterior staircase on the wall shared with 2335 Clarke Street.

- Additionally, the site is valued as a representation of a humble barber shop.
- This site and the adjacent property to the east were originally owned by Peter Onesima Bilodeau (1851 – 1940), a well known New Westminster hotelier. Bilodeau built the adjacent building at 2335 Clarke Street in 1923, and subdivided this lot five years later. It was left vacant until 1947, when it was purchased by Edward Arnell, who built this modest structure as a barber shop with living quarters at the rear of the building. John Bédard soon took over the business, which he operated until 1999. The long-term existence of this barber shop, and the beauty salon in the adjacent building, indicate the preferred location for local services on Clarke Street even after the shift of the main business district to St. Johns Street. 📍

Commercial Building

2341 – 45 Clarke Street/49 Queens Street  Protected Heritage Property


Description of Historic Place

This commercial building is a two and one-half storey wood-frame structure that stands in a grouping of early vernacular residential and commercial structures in the historic downtown core of Port Moody, in the commercial area of Moody Centre. It is located on the south side of Clarke Street at the intersection of Queen Street. A smaller separate structure is located at the rear of the lot.



Heritage Value of Historic Place

Built in 1928, the heritage value of this commercial building is associated with the continuing twentieth century development of downtown Port Moody, the historic area of commercial, institutional and residential buildings located near the conjunction of the railway and the working waterfront. The consistent and distinctive built form of the area dates from the time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre.

Typical of early commercial buildings, it provided residential accommodation on the upper floors, resulting in a dense urban form in the downtown area, and additional housing for the mill workers. This building is an important component of the Clarke Street historic grouping and a good example of Port Moody's vernacular wooden architecture. 

Character-Defining Elements

Key elements that define the heritage character of the commercial building at 2341 – 2345 Clarke Street include:

- prominent location in the historic commercial core on Clarke Street at the intersection with Queen Street, set close to both street frontages among other structures of similar form and scale
- continuous commercial and residential use
- separate small structure at the rear of the lot facing Queen Street, with a front verandah and front-gabled roof, now used for commercial purposes
- vernacular commercial form, scale and massing as expressed by its two and one-half storey height, simple rectangular plan, glazed storefronts and central front recessed entry
- wood-frame construction with wooden drop siding and cornerboards
- variety of fenestration, including 1-over-1 and 2-over-1 double-hung wooden sash windows, double-hung wooden sash with multi-paned upper sashes, and several hopper windows on the side and rear elevations

Description of Historic Place

The **Royal Bank** is a two-storey wood-frame commercial building that stands in a grouping of similar small-scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.



Heritage Value of Historic Place

The heritage value of the **Royal Bank** is associated with the early twentieth century development of downtown Port Moody, the city's original town centre. The consistent and distinctive built form of the area dates from the time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. This building is a landmark component of the Clarke Street historic grouping.

This site is also significant for its association with the Royal Bank of Canada, which has had a continuous presence in Port Moody since 1907. With the establishment of the Emerson sawmill and the J. McLean shingle mill in 1906, the once-stagnant settlement started to grow. The **Royal Bank** was the first bank to locate a branch in Port Moody, and it opened

in leased premises on Clarke Street on June 12, 1907. In 1914, the bank purchased a nearby property, and constructed this new, larger structure. Investment in a larger, permanent bank structure within seven years of opening indicates the bank's confidence in the potential of the city during the time of the great western Canadian economic boom.

Additionally, the **Royal Bank** is valued as an important intact example of the type of bank architecture that predominated in western Canada during the late nineteenth and early twentieth centuries. Drawn up at bank head offices, these designs could be quickly, easily and inexpensively executed across the country in emerging communities. As was common in those days, the **Royal Bank**

Character-Defining Elements

Key elements that define the heritage character of the **Royal Bank** include:

- prominent location within the historic commercial core on Clarke Street, adjacent to the rail line, amongst other structures of similar form and scale
- minimal setback from the street on a north sloping site
- commercial form, scale and massing as expressed by the rectangular plan and two-storey plus basement height
- hipped roof
- entry to the banking hall offset to west side of the front facade, with separate entry to the upper floor on the east facade
- construction material, including wood-frame construction, clad with wooden drop siding with corner boards on the first storey, bellcast cedar shingle cladding on the upper storey and board-formed concrete foundation walls
- irregular fenestration, including double-hung one-over-one wooden-sash windows on the second storey with upper sash of smaller proportions. casement windows with transoms on the first floor and a triple assembly casement window on the first storey front facade
- lower edge of the second floor bellcast walls built flush with the ground floor walls, indicating thicker than normal construction of the banking hall walls
- metal fire escape on the west facade
- internal brick chimney
- original interior features such as the bank vault in the ground floor banking hall, and intact second floor layout with fir floors, original mouldings and baseboards

Continued on next page.

Royal Bank *continued*

2346 Clarke Street 🏠 Protected Heritage Property

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included a suite of rooms on the second floor, which were used as living quarters by branch staff. The building's architecture reflects the optimism, growth and confidence of this boom period.

Furthermore, the history of this site demonstrates the growth of Port Moody and the evolution of transportation patterns after the Second World War. In 1956, the Royal Bank relocated to newly constructed premises on St. Johns Street, indicating the diminishing importance of the railway and the growing significance of automobile traffic in the delivery of goods and services. St. Johns Street, one block south of the original commercial core on Clarke Street, developed as a throughway that connected Vancouver, Burnaby and Coquitlam to the west, and the rest of the Fraser Valley to the east, therefore businesses formerly concentrated on Clarke Street relocated in response. Since 1956, this building has been used for general commercial purposes. 🔄



Roe & Abernethy Grocery Store

2407 – 2409 Clarke Street 🏠 Protected Heritage Property

Description of Historic Place

The **Roe & Abernethy Grocery Store** is a one and one-half storey, wood-frame commercial building with a raised false-front parapet, that stands on the south side of Clarke Street in a grouping of early vernacular residential and commercial structures in the historic downtown core of Port Moody, in the commercial area of Moody Centre.



Heritage Value of Historic Place

The heritage value of the **Roe & Abernethy Grocery Store** is associated with the continuing twentieth century development of downtown Port Moody, the historic area of commercial and institutional buildings located near the conjunction of the railway and the working waterfront. The consistent and distinctive built form of the area dates from the time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. It served a growing population drawn by an economy that stabilized around the lumber industry at the turn of the twentieth century and was part of the growing commercial area that serviced the community at the time. The buildings in this part of Clarke Street were destroyed in a large fire in 1912, and this prominent structure was likely completed the

following year. It is a good example of modest Port Moody vernacular architecture and remains an important component of the Clarke Street historic grouping.

The **Roe & Abernethy Grocery Store** has community value for its association with the early commercial activity of the city, and as an illustration of the central role of the mill in daily life. The mill supplied jobs, but it also provided housing for many of its employees, and owned commercial services that supplied the workers. The building is significant for its association with the Roe & Abernethy Ltd. Sawmill, which played a pivotal role in the early development of the city. Edinburgh-born Perry Douglas Roe (1863 – 1926) and his brother-in-law, Robert Abernethy were partners in the firm. Roe was the first mayor of

Character-Defining Elements

Key elements that define the heritage character of the **Roe & Abernethy Grocery Store** include:

- prominent location in the historic commercial core on Clarke Street, set close to the street among other structures of similar form and scale
- continuous commercial and residential use
- vernacular commercial form, scale and massing as expressed by its one and one-half storey height, simple rectangular plan, parallel front-gabled roof with raised front parapet, and glazed storefronts
- wood-frame construction with original wooden lapped siding, which is covered by later stucco cladding on the front facade
- double-hung wooden sash windows, in paired assembly on the front façade

Continued on next page.

Roe & Abernethy Grocery Store *continued*

2407 – 2409 Clarke Street 🏠 Protected Heritage Property



Port Moody after civic incorporation in 1913, and was known for lavish gatherings of Port Moody's elite in his home on St. Johns Street.

Furthermore, the store is a rare surviving example of a 'Boomtown' or false-front commercial building. Once typical, there are now few intact examples in the Lower Mainland of British Columbia. Built with an extended front parapet to increase the apparent size of the building and to provide increased opportunity for signs, these vernacular structures proliferated in early communities throughout western Canada. Typical of early commercial buildings, it provided residential accommodation on the upper floors, resulting in a dense urban form in the downtown area, and additional housing for the mill workers. The large storefront opening uses the maximum amount of glazing both to increase display space and also take advantage of natural lighting. ✦



P. Burns & Co. Butcher Shop

2419 Clarke Street 🏠 Protected Heritage Property

Description

The **P. Burns & Co. Butcher Store** is a two-storey wood-frame commercial building that stands in a grouping of similar small scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.



Heritage Value of Historic Place

The **P. Burns & Co. Butcher Store** has community value for its association with the early commercial activity of the city, and for its ties to a prominent retailing chain. It is of historical importance as it served a growing population drawn by an economy that stabilized around the lumber industry at the turn of the nineteenth century and was part of the growing commercial area that at the time serviced the community.

The store is significant as part of the successful western Canadian industrial and retail empire developed by Patrick Burns. Built for P. Burns & Co. around 1908, it formed part of the company's extensive chain of retail butcher stores. Patrick Burns (1856 – 1937), was born in Oshawa, Ontario, and with little formal schooling, he began to freight goods from Winnipeg

and trail neighbours' cattle to the Winnipeg market. By 1885 he was buying cattle full-time. His business grew with the railway boom and he expanded his interests into ranching, packing, and the retail meat trade. In 1890 he settled in Calgary and built an abattoir, supplying beef from his own ranches. He expanded into British Columbia in 1895. By the time of the First World War he was established internationally and had become one of Canada's most successful business people. Burns was appointed as a Canadian senator in 1931.

The store is of value as a rare surviving example of a 'Boomtown' or false-front commercial building. Once typical, there are now few surviving examples in the Lower Mainland of British Columbia. Built with an extended front

Character-Defining Elements

Key elements that define the heritage character of the **P. Burns & Co. Butcher Store** include:

- landmark siting at the edge of a remaining cluster of historic commercial buildings along Clarke Street
- two storey form, with relative scale increased through the use of a false-front parapet and paired second floor front bays
- mixed uses, with retail at ground level and residential above
- inset central storefront entry; offset entry to upper floor
- front gable roof with side gable wall dormers
- original exterior features such as lapped wooden siding, cornerboards and trim
- double-hung wooden-sash 1-over-1 windows on the second floor
- rectangular storefront opening with maximum glazing including transom windows
- surviving original interior features such as wooden floors, and wooden door and window trim

Continued on next page.

P. Burns & Co. Butcher Shop *continued*

2419 Clarke Street 🏠 Protected Heritage Property

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parapet to increase the apparent size of the building and to provide increased opportunity for signs, these vernacular structures proliferated in early communities throughout western Canada. This is a very sophisticated example of the style, with paired projecting front bays on the second floor that increase the scale and prominence of the building, and side gable wall dormers that open onto a second floor residential suite. The large storefront opening uses the maximum amount of glazing both to increase display space and also take advantage of natural lighting.

The **P. Burns & Co. Butcher Store** survives in virtually original condition and has been completely and authentically restored, and provides an important link to the early commercial history and development of Port Moody. 📍



McNeice Residence

2201 St. George Street 🏠 Protected Heritage Property

Description of Historic Place

The **McNeice Residence** is a one and one-half storey Arts and Crafts style house with a bellcast front-gabled roof, set on a high basement. Located in a low-density residential neighbourhood, the house sits on a south-sloping corner lot at the intersection of St. George and Douglas Streets, with Hope Street running behind, and has extensive views overlooking downtown Port Moody and Burrard Inlet.



Heritage Value of Historic Place

The house is significant for its association with Frederick William McNeice, a prominent citizen and landowner in early Port Moody. McNeice was born at sea of English parents, arrived in Port Moody in 1907, and worked as a clerk. Shortly afterwards he formed a partnership in a successful real estate firm, McNeice Brothers, with his brother, J.H. McNeice. In 1910, he married Elizabeth Maud Hague. After civic incorporation in 1913, McNeice served as an alderman on the first City Council.

Built circa 1912, the **McNeice Residence** is a well-maintained example of the Arts and Crafts style with features such as triangular eave brackets and a mixture of wooden sidings. The house sits high above the ground on a full basement to take advantage of the views over Burrard Inlet. Indicative

Character-Defining Elements

Key elements that define the heritage character of the **McNeice Residence** include:

- steeply sloping site that drops to the north and east, with views to the south
- corner lot location with three street frontages
- residential form, scale and massing as expressed by its raised one and one-half storey height, full raised basement, front-gabled roof with bellcast eaves, open front verandah and front window bay
- wood-frame construction with lapped wooden siding at the foundation level, bellcast shingle siding, fishscale shingles in the gable end, and half-timbering in the gable peak
- Arts and Crafts style elements such as triangular eave brackets, textural mix of siding and square verandah columns and balusters
- variety of windows including 1-over-1 double-hung wooden sash windows with horns, wooden sash casement windows and a leaded glass piano window
- mature trees and landscaping

of the city's early development patterns, the **McNeice Residence** sits near the edge of the slope directly south of the downtown area, the original limit of residential expansion. The City of Port Moody is naturally constrained by water and steeply sloping topography, and as it grew it expanded southwards up the Chines as far as houses could be easily constructed. 🏠

Residence

2209 St. George Street

Description of Historic Place

The residence located at 2209 St. George Street is a one and one-half storey, wood-frame house with a full basement, a gabled roof and a verandah and side entry facing west. Situated within the low-density residential neighbourhood of Moody Centre, the house faces extensive views overlooking downtown Port Moody and Burrard Inlet.



Heritage Value of Historic Place

Built circa 1908, this residence is a good example of the type of housing constructed for the middle class of Port Moody. The house dates from the Edwardian era, when the prosperous local economy was driven by industrial activity. The local growth of the lumber industry had increased job opportunities in the city, leading to a steady influx of residents during the boom years that followed the turn of the twentieth century.

This residence is additionally significant for its location within the residential neighbourhood of Moody Centre, which is associated with the continuing early twentieth-century economic and population growth of Port Moody, and is valued as a reflection of Port Moody's early development patterns. The City is naturally confined by water

and steeply-sloping topography.

- When the population began to grow,
- the residential area, adjacent to
- the downtown area, expanded up the
- Chines as far up as houses could
- easily be constructed, with the houses
- at the top marking the city's original
- limit of expansion. Some of the City's
- most prominent homes were located
- on the lots closest to the downtown,
- while more modest houses were built
- further to the south. 📍

Character-Defining Elements

Key elements that define the heritage character of the house at 2209 St. George Street include:

- steeply sloping site that drops to the north, with views of Port Moody and Burrard Inlet
- residential form, scale and massing, as exemplified by its raised one and one-half storey height, full basement, steeply pitched side-gabled roof with multiple planes, side gable projection facing the street, open front verandah facing west and gabled wall dormer
- wood-frame construction with wooden drop siding
- typical features of Edwardian era architecture such as closed soffits and square porch columns
- double-hung wooden sash windows

Dr. Cartwright Residence

2214 St. George Street 🏠 Protected Heritage Property

Description of Historic Place

The **Dr. Cartwright Residence** is a one and one-half storey wood-frame Craftsman bungalow set on a ground-level basement on a steeply sloping lot, with manicured shrubbery and mature trees. Located in a low-density residential neighbourhood, it was constructed with the front elevation perpendicular to the street and oriented to the east, facing a commanding view overlooking downtown Port Moody and Burrard Inlet.



Heritage Value of Historic Place

Built circa 1912, the **Dr. Cartwright Residence** is valued as an example of an early Craftsman bungalow, and is indicative of the resources available to a middle-class professional during the Edwardian era. It was built for Dr. Conway C. Cartwright (1876 – 1952), a physician with the Department of Immigration. Conway lived here only briefly, but retained ownership until 1922. The house is unusual for its placement on the lot, with the front elevation facing the large side yard. This affords the home a more desirable view over the city, Burrard Inlet and the surrounding environs.

Additionally, the **Dr. Cartwright Residence** is significant for its architectural design. Its distinctive features represent the flexibility of the Craftsman style, and the way in which it could be adapted to suit

Character-Defining Elements

Key elements that define the heritage character of the **Dr. Cartwright Residence** include:

- location on a steeply sloping site that drops to the north and east, with views over the City to Burrard Inlet;
- minimal setback from the front property line;
- residential form, scale and massing as exemplified by its modest one and one-half storey plus full basement height and rectangular plan;
- orientation of the front facade perpendicular to the street;
- side gabled roof with the gabled end parallel to the street, with front shed dormer;
- Craftsman features such as cedar shingle siding, tapered door and window surrounds and open eaves with exposed rafter ends and triangular eave brackets;
- full open front verandah with closed balustrades and drainage scuppers;
- fenestration, including multiple-assembly wooden-sash casement windows on main floor and multi-paned wooden-sash foundation and dormer windows;
- internal brick chimney;
- original interior features, such as French doors, wooden door and window trim, fir floors, light fixtures, living room fireplace and staircase to upper floor; and
- mature, manicured landscape setting.

varying conditions. The orientation of the front of the house to the side yard is an unusual and picturesque situation, that enhances the estate feeling of the property. The house was built with lumber from the Canadian Pacific Lumber Company, demonstrating the use of locally-available materials. 📍

Campbell/Elsdon Residence

2221 St. George Street 🏠 Protected Heritage Property

Description of Historic Place

The **Campbell/Elsdon Residence** is a one and one-half storey, wood-frame bungalow with a side-gabled roof and an open front verandah. It is situated on a sloping lot on St. George Street within the low-density residential neighbourhood of Moody Centre. The house has extensive views of Burrard Inlet and the North Shore Mountains.



Heritage Value of Historic Place

Built circa 1912, the **Campbell/Elsdon Residence** is valued as a well-maintained example of a vernacular Arts and Crafts bungalow, with characteristic full open front verandah. The house dates from the Edwardian era, when the prosperous local economy was driven by industrial activity. The local growth of the lumber industry had increased job opportunities in the city, leading to a steady influx of residents during the boom years that followed the turn of the twentieth century. The **Campbell/Elsdon Residence** is located within the residential neighbourhood of Moody Centre, which is associated with the continuing early twentieth-century economic and population growth of Port Moody. As Port Moody grew, the residential area, adjacent to the downtown area, expanded up the Chines as far up as houses could easily be constructed.

Character-Defining Elements

Key elements that define the heritage character of the **Campbell/Elsdon Residence** include:

- location on a sloping site that drops to the north and east, with views of Port Moody and Burrard Inlet
- residential form, scale and massing as exemplified by its one and one-half storey height, symmetrical rectangular plan, full open front verandah, central entry, and side-gabled roof with central front-gabled dormer
- wood-frame construction including lapped wooden siding with cornerboards and vertical foundation skirting
- Arts and Crafts influence features such as the tapered verandah columns, glazed wooden front door, exposed rafter tails and open soffits
- variety of windows including paired double-hung windows with upper-sash horns
- mature landscape setting

- The **Campbell/Elsdon Residence**
- is additionally significant for its
- association with early Port Moody
- settlers. The first owner, Eleanor
- Campbell (1856 – 1942), was a widowed
- housewife who also owned the
- adjacent lots for several years. The
- subsequent owner, Clement William
- Elsdon (1883 – 1957), took possession
- of the house in 1917. Elsdon was
- originally from Croydon, England and
- was employed until his retirement
- by the Imperial Oil Company, reflecting
- the importance of the loco Refinery
- as a local employer and economic
- driving force. Established in 1914,
- it was one of the first refineries on the
- West Coast, provided jobs for many
- Port Moody residents, and helped
- stabilize the local economy. 🏠

Elsdon Residence

2225 St. George Street 🏠 Protected Heritage Property

Description of Historic Place

The **Elsdon Residence** is a wood-frame Period Revival cottage located in the residential area of Moody Centre, south of Port Moody's historic downtown core. Situated on a terraced, sloping lot among houses of a similar scale and vintage, the front of the house is distinguished by a bracketted and curved front door hood, and a steeply pitched open front gable.



Heritage Value of Historic Place

The **Elsdon Residence** is valued as an example of the middle class, suburban style housing constructed in Port Moody in the late 1930s, as the local economy started to improve. It was constructed between 1937 and 1938 for Leonard A. Elsdon and his wife, Ethel Elsdon. The plans were prepared by Vancouver-based architect Harold Cullerne (1890 – 1976) who was known for his standard residential plans for modest housing, which were intended to provide 'comfortable, aesthetically-pleasing' homes for lower-income families.

Characteristic of the influence of Period Revival residential designs between the two World Wars, the picturesque roofline and garden setting reflect a romantic representation of traditional domestic ideals and an idyllic suburban lifestyle. The late

Character-Defining Elements

Key elements that define the heritage character of the **Elsdon Residence** include:

- corner location at Elgin and St. George Streets, on a large, sloped lot
- residential form, scale and massing as expressed by its one and one-half storey plus basement height and irregular, rectangular plan
- picturesque roofline, with cedar-shingled, side-gabled roof with steeply pitched, lower front gable, and open eaves with exposed purlins
- wood-frame construction with wide lapped wooden siding
- additional exterior elements such as: bracketted and curved front door hood; front elevation notched window box supported by projecting beams; and internal red brick chimney
- fenestration, including: double-hung 6-over-1 and 8-over-1 wooden-sash windows in double and triple-assembly on the front elevation; other wooden-sash windows on the side and rear elevations; and wooden front door with glass insets
- interior features dating from the original construction, including plaster walls, oak floors in the living room, dining room and hall, other floors of yellow cedar and fir, and wooden trim
- associated landscape features, with terraced front lawn and small, natural stream

persistence of this influence on Port Moody's housing reflects an underlying conservatism in this tightly-knit community.

Leonard Elsdon (1914 – 1992) played a significant part in the community and cultural development of Port Moody. He served for twenty-five years on City Council as an alderman, and was instrumental in the establishment of the first Port Moody Public Library in 1939. He also sat as Chairman on the Library Board and the Police Board, and was given the first Freedom of the City award in 1971. Elsdon Bay on Port Moody's north shore is named in his honour.

Additionally, the **Elsdon Residence** reflects the importance of the Imperial Oil Refinery as a local employer and economic driving force. Established

Continued on next page.

Elsdon Residence *continued*

2225 St. George Street 🏠 Protected Heritage Property

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in 1914, it was one of the first refineries on the West Coast, and provided jobs for many Port Moody residents. Imperial Oil brought stability to the local economy; Leonard Elsdon worked there as a lab technician for over forty years until his retirement.

Indicative of the city's early development patterns, the Elsdon Residence sits near the edge of the slope directly south of the downtown area, the original limit of residential expansion. The City of Port Moody is naturally constrained by water and steeply sloping topography, and as it grew it expanded southwards up the Chines as far as houses could be easily constructed. 🌱



St. John the Apostle Anglican Church

2206 – 2208 St. Johns Street 🏠 Protected Heritage Property

Description of Historic Place

The **St. John the Apostle Anglican Church** is a single-storey wood-frame structure, with a steeply pitched side-gabled roof and a small belfry. The Church is located at the corner of St. Johns and Douglas Streets and is situated within the residential Moody Centre. There have been a number of alterations to the church but its original form remains recognizable.



Heritage Value of Historic Place

St. John the Apostle Anglican Church is significant as a community institution that has served the religious needs and housed the Anglican community in Port Moody for over a century. Recognizing the growth of the city and the expansion of the local Anglican congregation, Captain James Anthony Clarke (1834 – 1914), who moved to Port Moody circa 1879 to subdivide lots and sell property, donated the property for this church. It remains an Anglican congregation to this day.

The establishment of the **St. John the Apostle Anglican Church**, reflects the substantial development that occurred in Port Moody during the early years of its settlement. In 1900, the Canadian Pacific Lumber Company was formed, located near the foot of Queens Street. The local growth of the lumber industry

Character-Defining Elements

Key elements that define the heritage character of **St. John the Apostle Anglican Church** include:

- prominent location at St. Johns Street and Douglas Streets
- ecclesiastical form, scale and massing as expressed by its single-storey height, steeply sloped side-gabled roof and belfry
- original materials including wood siding, now covered by a later coat of stucco

had increased job opportunities in the city, leading to a steady influx of residents during the boom years that followed the turn of the twentieth century. This expansive growth led to increased needs for community services, as represented by this church. **St. John the Apostle Anglican Church** is additionally significant for its location within Moody Centre, which is associated with the continuing early twentieth-century economic and population growth of Port Moody, and is valued as a reflection of Port Moody's early development patterns. Built in circa 1900, the **St. John the Apostle Anglican Church** is valued as one of the oldest buildings in Port Moody, and is the oldest church in the city. Although modest, its original form, scale and massing are an example

Continued on next page.

St. John the Apostle Anglican Church *continued*

2206 – 2208 St. Johns Street 🏠 Protected Heritage Property

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of the pervasive influence of the Gothic Revival style, one of the favoured architectural expressions for contemporary religious structures in British Columbia. In comparison to other examples, the church does display a steeply pitched gabled roof, and deep eaves. ✨



Symmes Residence

2222 St. Johns Street (1922 – 1923)

Description of Historic Place

The **Symmes Residence** is an unusual example of Dutch Colonial Revival domestic architecture, located on the north side of St. Johns Street between Douglas and Elgin Streets, within the low-density neighbourhood of Moody Centre. The site has extensive views of Port Moody and the North Shore Mountains. The house features a steeply-pitched side-gambrel roof with a prominent shed-roofed dormer, accentuated by a grand central entryway.



Heritage Value of Historic Place

Built in 1922 – 23, the **Symmes Residence** is valued as a rare example of the Dutch Colonial Revival, a showpiece of design and craftsmanship set back along the prominent transportation corridor of St. Johns Street in Moody Centre. The residence reflects a blossoming strong economy after an economic lull during the First World War. Situated in the downtown area, it is valued for its association with Port Moody's early development patterns. Some of the City's most prominent homes were located on the lots closest to the downtown, while more modest houses were built further to the south. The Dutch Colonial Revival roots are clearly visible in its side gambrel roof, wide spanning shed roof dormer and prominent covered front entryway supported by exaggerated tapered columns. The design is typical of period revival houses

Character-Defining Elements

Key elements that define the heritage character of the **Symmes Residence** include:

- location on the north side of St. Johns Street in a prominent area within Moody Centre with views to Burrard Inlet.
- residential form, scale and massing as expressed by its two-storey height and rectangular, symmetrical design
- wood-frame construction with lapped wooden siding on the main level and shingle siding at gambrel peak
- Dutch Colonial Revival features such as its symmetrical design, steeply-pitched side gambrel roof with a continuous shed-roofed dormer and boxed eaves, and central entry with large tapered columns supporting a flat-roofed porch
- original fenestration such as: multi-paned 6-over-1 double-hung wood sash windows in single and double-assembly; multi-paned single assembly casement windows; 1-over-1 double-hung wooden sash windows; and original 6-lite glazed front door
- mature deciduous and coniferous trees, and associated early garage at rear of house

- built in the period between the two World Wars, that reflected the modern ideals of economy and good design as well as an ongoing pride in past traditions. It was presumed at the time that a well-built house would display a traditional and readily-identifiable style as a hallmark of good taste. The use of the various Colonial Revival styles had gained new popularity during the 1920s at the time of the American Sesquicentennial.
- The **Symmes Residence** is also valuable for its association to Port Moody's first resident doctor, Dr. Charles Ritchie Symmes (1875 – 1946), married to Annie Symmes (née McGillivray, 1885 – 1967); the Symmes were well-known and well-respected in the community. 🏠

Roe Residence

2227 St. Johns Street ★ Heritage Designated Property 🏠 Protected Heritage Property

Description of Historic Place

The **Roe Residence** is an early-twentieth-century Foursquare style residence, two- and-one-half storeys in height with a full basement, situated on a prominent street corner in Moody Centre on a portion of its original grounds, with a view of the sea and mountains. Set on a rising slope on the south side of the street, the house stands taller than any of the surrounding buildings and is a visual and symbolic landmark.



Heritage Value of Historic Place

The **Roe Residence** is significant as a community landmark, and as a record of the early years of the development of Port Moody. At the time of construction, this was the grandest, most expensive house in the city. Built in 1910, the house and its setting demonstrate the social, cultural, and aesthetic values of a wealthy businessman and his family in the early twentieth century—values such as appreciation of architectural elegance, scenic views, and grand interior spaces with detailing and finishes of the highest quality.

The house is valued for its association with Edinburgh-born Perry Douglas Roe (1863 – 1926), the first mayor of Port Moody and a partner with his brother-in-law Robert Abernethy in the Roe & Abernethy Ltd. Sawmill. Abernethy built an almost-

identical house one block to the east, but it was destroyed by fire circa 1912.

Roe played a pivotal role in the early development of the city, and his social prominence and aspirations are demonstrated by the size and scale of his residence and its grand interior spaces. The **Roe Residence** was both a comfortable family home for Perry Roe, his wife, Williamina, and their family, and also a glamorous stage for gatherings of Port Moody's elite. Roe's Scottish ancestry is symbolized by painted thistles on the beveled glass panels that flank the front entry door.

Additionally, the house is valued for its architectural expression. An imposing design in the then-fashionable Foursquare style, it demonstrates the typical elements of the Classical

Character-Defining Elements

Key elements that define the heritage character of the **Roe Residence** include:

- prominent corner location in a garden setting at a highly visible location
- simple cubic form, symmetrical in massing and detailing, set on a high basement
- bellcast hip roof with symmetrical bellcast hip dormers
- the Foursquare style design, exemplified in the symmetrical massing, composed and balanced facades, and axial floor plan
- emphasis on the grand scale through features such as the large wraparound verandah, paired and tripled Classical Revival turned columns and projecting second floor corner window bays
- original exterior features such as lapped wooden siding and window trim
- double-hung wooden-sash 1-over-1 windows
- entry door with bevelled glass sidelights, with painted thistles on the glass
- original interior features such as the three fireplaces, oak floors and wooden detailing, including a central staircase, door and window trim and a colonnade with two turned wooden columns
- landscape features such as mature trees, perimeter plantings, Ottley Creek which flows through the grounds, and a commemorative stone marker with brass interpretive plaque

Continued on next page.

Roe Residence *continued*

2227 St. Johns Street ★ Heritage Designated Property 🏠 Protected Heritage Property

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Revival influences of the Edwardian era, including symmetrical massing and simple but elegant detailing. Unlike many urban examples of the style, the house was not constrained by a narrow lot, and has an expansive floor plan with fully articulated side facades, a generous wrap-around verandah facing the view and projecting corner window bays. Capped by a pyramidal bellcast hip roof, this is one of the finest examples in the Lower Mainland of British Columbia of the Foursquare style.

The **Roe Residence** is also significant as an early surviving residential design by prominent architect, Joseph H. Bowman (1864 – 1943). This was likely the only architect-designed home in the city at the time, demonstrating Roe's desire for quality and distinction within his community. Significantly, Bowman was later chosen to design Port Moody's first City Hall when Roe became Mayor.

The building's historic and aesthetic value to the community was recognized when it was one of the first three buildings in Port Moody that were designated as municipal heritage sites in 1978, demonstrating an early commitment to heritage conservation. 🏠



White Residence

2329 St. Johns Street 🏠 Protected Heritage Property

Description of Historic Place

The **White Residence** is a two-storey, wood-frame Foursquare house with a pyramidal hipped roof, and an open verandah that wraps around the side. It is situated on a steeply-sloping hill within the low-density neighbourhood of Moody Centre, with extensive views of Port Moody and the North Shore Mountains.



Heritage Value of Historic Place

Built in 1914, the **White Residence** is valued as an example of the Foursquare style, and displays the elements typical of the Edwardian era, such as symmetrical massing and simple but elegant details. It is additionally significant for its location within the residential neighbourhood of Moody Centre, which is associated with the continuing early twentieth-century economic and population growth of Port Moody. Situated just north of the downtown area, it is valued for its association with Port Moody's early development patterns. Some of the City's most prominent homes were located on the lots closest to the downtown, while more modest houses were built further to the south.

The **White Residence** is also significant for its association with first owner, Arthur Bernard White

(1868 – 1941), who emigrated from England to Port Moody in 1896 and married Grace Seaton in 1905. White was employed as an accountant by the Thurston-Flavelle Lumber Company, one of the major local saw mills in the area. His connection with Thurston-Flavelle demonstrates the importance that resource industries played in the growth and economic development of Port Moody. Arthur White was prominent figure in the community and in 1913 served as an alderman on the first Port Moody City Council. 🗳️

Character-Defining Elements

Key elements that define the heritage character of the **White Residence** include:

- steeply sloping site that drops to the north, with views over Port Moody and Burrard Inlet
- residential form, scale and massing as expressed by its two-storey height, high basement, wraparound verandah and pyramidal hipped roof
- wood-frame construction with original wood siding and cornerboards
- Edwardian era details such as composed and balanced facades and full-width verandah that wraps around the west side
- original feature window beside front entry
- mature trees on property

Hotel Burrard

2414 St. Johns Street 🏠 Protected Heritage Property

Description of Historic Place

Built in two stages at the crest of a steep slope, this two-storey wood-frame hotel displays a consistent use of the Tudor Revival style. It is located in historic downtown Port Moody, across from the original City Hall in a commercial area of St. Johns Street, and is the last remaining early hotel in the city.



Heritage Value of Historic Place

The heritage value of the **Hotel Burrard** is associated with the development of downtown Port Moody, the historic area of commercial and institutional buildings located near the conjunction of the railway and the working waterfront. The original hotels in Port Moody were all located on Clarke Street. As the population of the Lower Mainland expanded, and as automobiles were increasingly utilized in the movement of goods and people, a network of roads—many of them undertaken as make-work projects during the Depression—were developed throughout the region. In response to the increasing dominance of automobile traffic, St. Johns Street—one block south of the original commercial core on Clarke Street that had grown up adjacent to the railway—was developed as a throughway that

connected Vancouver, Burnaby and Coquitlam to the west and the Fraser Valley to the east. The previous **Hotel Burrard** had been located on Clarke Street, and the location of this 'New' **Hotel Burrard** on St. Johns Street was a response to the development of this regional road network. Additionally, the form of the hotel reflects the growth of Port Moody. Doubled in size with a matching linear extension in 1964, the addition to the hotel indicates the success of this business and the general prosperity of the postwar era.

Furthermore, the **Hotel Burrard** is significant for its association with two families of hoteliers, the Lunn and the Alvaroes. Kilburn King Lunn came to Port Moody in 1929, and was the manager of the original Hotel Burrard. Lunn was prominent in the community and served as a city councillor. After

Character-Defining Elements

Key elements that define the heritage character of **Hotel Burrard** include:

- continuing use since 1939 as a hotel
- prominent location within the commercial strip on St. Johns Street
- minimal setback of the front facade from the street
- commercial form, scale and massing as exemplified by its two-storey plus basement height, rectangular plan and horizontal proportions
- high side gabled roof with clipped eaves on the gable ends
- front gable projections over the pub and hotel entries
- shed dormer running the length of the building on the front and back, with the front shed dormer punctuated by two gabled wall dormers
- Tudor Revival features such as the stucco plaster exterior, wooden half-timbering, leaded windows, irregular placement of entries and a recessed arcade
- secondary entries turned perpendicular to the street
- three brick chimneys with double flues and one chimney with a single flue
- fenestration, including banks of ground floor windows fitted with cross-leaded wooden-sash casements with original hardware, double-assembly double-hung 1-over-1 wooden-sash windows on the second floor at front and sides, with segmental arched top panes and some with their original cross-leading, and 4-over-1 double-hung wooden-sash windows at the rear
- original room layout on the second floor

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Hotel Burrard *continued*

2414 St. Johns Street 🏠 Protected Heritage Property

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his death in 1936 his widow, Hilda Elvira Lunn, took over the operation of the business, and in 1939 she partnered with E.A. Johnston to build this new structure. From 1946 until 1984, the **Hotel Burrard** was owned and operated by the Alvaro family, well-known for their support of community activities including Christmas dinners for the underprivileged and annual picnics on Indian Arm.

The **Hotel Burrard** is also significant as a surviving example of a 1930s road house, and was a popular local watering hole and gathering place for those travelling through the region. Provincial liquor regulations granted licenses only to hotels. Road houses therefore provided hotel rooms, and they were sometimes built to resemble traditional inns. The Tudor Revival style of this hotel refers to British antecedents and also reflects the popularity of Period Revival styles during the 1930s. The Tudor style and traditional appearance were considered to be the key aspects of the character of the hotel, and were maintained in the 1964 enlargement.

Dominating its site on the north side of St. Johns Street, the hotel's form and scale compliment the original City Hall located across the street. The last early hotel that has survived in Port Moody, its prominent location and distinctive style have made this a community landmark. 🗺



Old City Hall

2425 St. Johns Street ★ Heritage Designated Property 🏠 Protected Heritage Property

Description of Historic Place

The **Old City Hall**, now used as the Port Moody Arts Centre, is a landmark institutional building, one and one-half storeys in height with a full basement, situated on its original site on the corner of St. Johns and Kyle Streets, a prominent location in Moody Centre. A stone cairn commemorating the arrival of the first train and the completion of the transcontinental railway is located on the grounds. The sloping site, which rises to the south, gives the building additional prominence.



Heritage Value of Historic Place

The **Old City Hall** is significant as a proud symbol of the origins and incorporation of the City of Port Moody and its subsequent civic development. The city was incorporated in 1913, as a result of great speculative expansion in the Lower Mainland of British Columbia. Much of this speculation was based on excitement about the impending completion of the long-awaited Panama Canal. Existing districts in the Lower Mainland were being populated rapidly, and smaller sub-districts, especially those with water access, were petitioning the provincial government for incorporation. Port Moody was incorporated at the same time as Port Coquitlam and Fraser Mills, demonstrating the rapid development of these smaller administrative units in and around Coquitlam. Built in 1914, the Hall represents the maturation

Character-Defining Elements

Key elements that define the heritage character of the **Old City Hall** include:

- prominent corner location and status as a visual and symbolic landmark
- institutional scale as emphasized by its prominent roof form, symmetrical massing and regular fenestration
- composed and balanced symmetrical design reflective of Edwardian era sensibilities, including central front and rear entries
- hose-drying tower on west side indicative of early fire hall function and mixed-use design
- the Arts and Crafts influence as exemplified in the use of half-timbering in the gable ends, triangular eave brackets, exposed rafter ends and scroll cut ornamentation at the central entry porch
- original exterior features such as lapped wooden siding, cornerboards and trim
- double-hung wooden-sash 1-over-1 windows
- formal landscaped setting including a later stone water fountain and stone cairn with brass plaque

of Port Moody, the struggle for self governance and the aspirations of its citizens. This structure also provided accommodation for other civic functions, including the police force and fire hall. Its continued use as a community facility represents a long history of public association with this prominent site.

Befitting its civic purpose, the Hall was designed in an imposing style with a symmetrical main facade facing one of the main streets in the city. It is also significant for its Arts and Crafts style, allied to the typical Craftsman residential vocabulary, which was almost always used locally for municipal halls of the Edwardian era. By using a common architectural vocabulary, this allowed the institution to reflect the values and aspirations of the local community. The Arts and Crafts style

Continued on next page.

Old City Hall *continued*

2425 St. Johns Street ★ Heritage Designated Property 🏠 Protected Heritage Property

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also demonstrated an allegiance to British legislative antecedents and a demonstration of loyalty to the Mother Country.

The Hall is also significant as an early surviving project by prominent architect, Joseph H. Bowman (1864 – 1943), who four years earlier had designed a residence for Port Moody's first mayor, Perry Douglas Roe. Bowman's design displays a sophisticated use of proportion and detailing that emphasizes the monumental scale of the building. The symmetrical main facade, grand central entry and prominent front-facing gables all contribute to its imposing appearance.

The building's historic and aesthetic value to the community was recognized when it was one of the first three buildings in Port Moody that were designated as municipal heritage sites in 1978, demonstrating an early commitment to heritage conservation. 🏠



Appleyard Residence

2425 St. Johns Street ★ Heritage Designated Property & Municipal Heritage Designation

Description of Historic Place

The **Appleyard Residence** is a large, boxy Edwardian era two-storey plus basement residential building situated on the site of Old City Hall, a protected heritage site. It was formerly located at 2717 Clarke Street, then 2714 Clarke Street.



Heritage Value of Historic Place

This impressive Foursquare style house was built about 1910, at a time when Port Moody experienced a steady influx of residents due to the increased job opportunities in the growing lumber products industry. This population growth represented the importance of the manufacture of wood products to the local economy, which spurred development through the provision of employment opportunities.

The house is valued for its association with original owner Frederick Appleyard, who worked in the lumber industry and served on the Port Moody City Council in 1917. Born in England, Appleyard (1867 – 1949) married Minnie Appleyard (1868 – 1953), in Lillooet, BC in 1898; they lived in Port Moody for several decades until the 1930s.

Character-Defining Elements

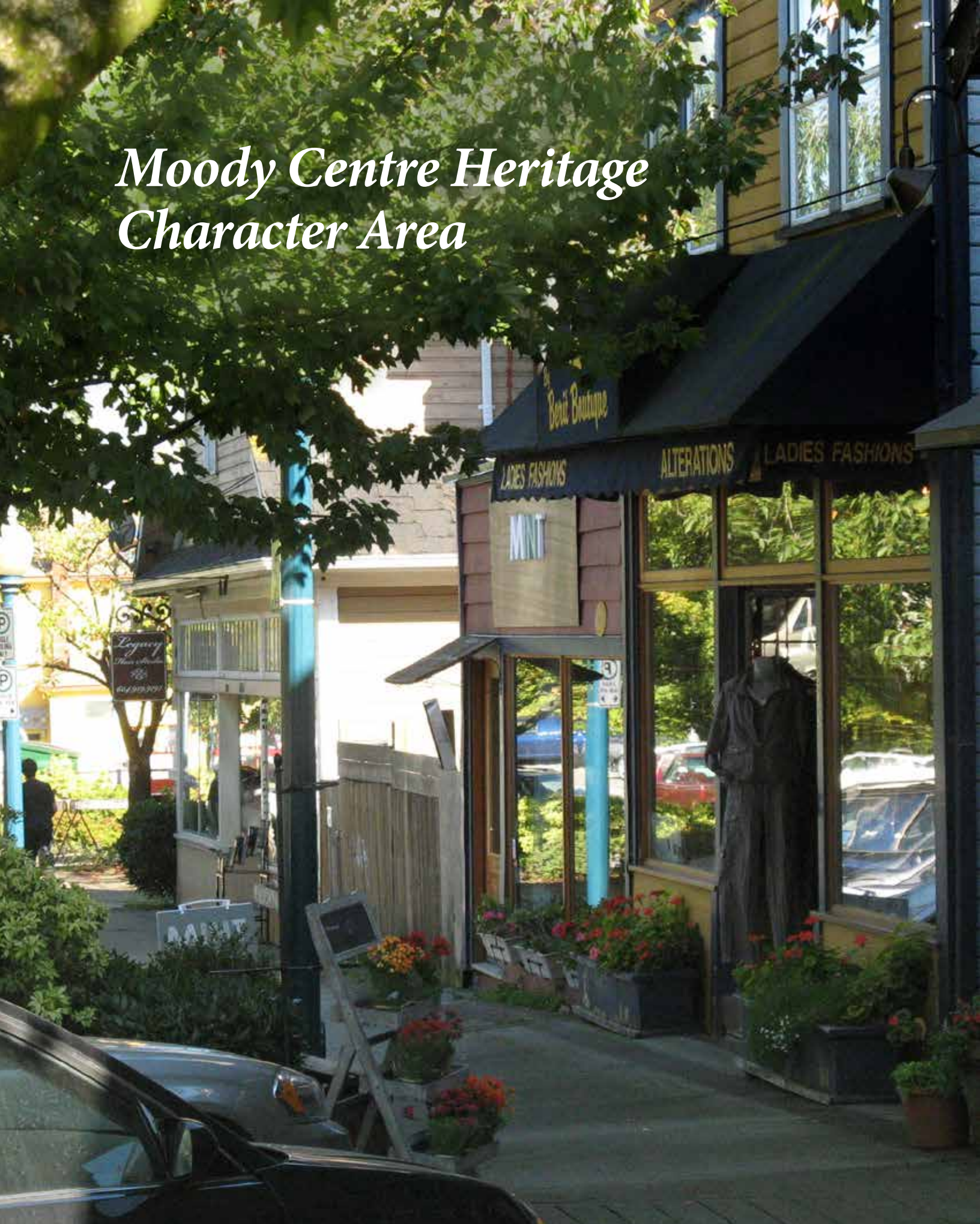
Key elements that define the heritage character of the **Appleyard Residence** include:

- elements of the Foursquare style, as exemplified by rectangular form, cubic symmetrical massing and simple uncluttered detailing
- bellcast hip roof
- full open front verandah with a front stairway inset under the verandah roof
- original exterior features such as narrow lapped wooden siding, cornerboards and trim
- double-hung wooden-sash 1-over-1 windows, some arranged in double assemblies

The **Appleyard Residence** is also significant as a local example of the Foursquare style, a practical and popular method of building during the Edwardian era. 🏠



Moody Centre Heritage Character Area



Moisio Residence

2101 Clarke Street (Formerly 2614 St. Johns Street)

Description of Historic Place

The **Moisio Residence** is a one and one-half storey Arts and Crafts bungalow with a bellcast side-gabled roof, gabled dormers at the front and rear, triangular eave brackets, notched bargeboards, and exposed rafters. An unusual feature is that the house has two full-width open verandahs, located on both the front and rear sides of the house, with both supported by tapered columns. The house was situated on the north side of St. Johns Street in Port Moody.



Heritage Value of Historic Place

The **Moisio Residence**, built in 1912, is significant for its association with first owner, Esa Moisio, who was employed as a millwright at the Thurston-Flavelle Mill, one of the major local saw mills in the area. His connection with the mill demonstrates the importance that resource industries played in the growth and economic development of Port Moody. Moisio was a noted local citizen, and served as alderman for the City of Port Moody between 1915 and 1917.

Additionally, the **Moisio Residence** is a well-maintained example of an Arts and Crafts bungalow. The modest detailing reflects the type of residence typically built for the working class in the era prior to the outbreak of World War One. Characterizing this house are its notched bargeboards, triangular eave

brackets and full-width open verandahs situated on both the front and rear of the house.

The **Moisio Residence** is additionally valued for its location within the residential neighbourhood of Moody Centre, which is associated with the continuing early twentieth-century economic and population growth of Port Moody. Originally situated at the eastern edge of the downtown area, it is valued for its association with Port Moody's early development patterns. Some of the City's most prominent homes were located on the lots closest to the downtown. 📍

Character-Defining Elements

Key elements that define the heritage character of the **Moisio Residence** include:

- original location on St. Johns Street in Port Moody
- residential form, scale and massing as expressed by its one and one-half storey plus full basement height, simple rectangular plan, side-gabled roof with projecting bellcast roof over the verandah, and gabled dormers at the front and the rear
- wood-frame construction materials such as lapped wooden siding, and cedar shingles in the gable ends
- Arts and Crafts style details such as triangular eave brackets, open soffits with exposed rafter tails, full-width open verandahs with tapered columns, and notched bargeboards
- additional exterior elements such as closed balustrades with drainage scuppers, internal corbelled red-brick chimney, panelled wooden front door with multi-paned glazing, and wood panelled wooden rear door
- variety of windows including 1-over-1 double-hung wooden sash windows with horns in single, double and triple assembly; feature window beside main entry; and multi-paned casement windows at the basement level

Date 1912

Temporary Use Permit until 2016 (linked to house relocation to 2101 Clarke Street)

Vaughan Residence

125 Elgin Street 🏠 Protected Heritage Property

Description of Historic Place

The **Vaughan Residence** is a one and one-half storey, vernacular wood-frame house that demonstrates the influence of the Craftsman style, including a front verandah with tapered piers. It is located in the residential area of Moody Centre, at the corner of Elgin and St. George Streets.



Heritage Value of Historic Place

Built in 1923 – 24, the **Vaughan Residence** is a good example of the type of housing constructed during the interwar period for Port Moody's middle class. It is of modest vernacular form, with Craftsman-style detailing that added a measure of modernity and contemporary fashion. True to its mill town origins, the house was built of wood-frame construction and clad in cedar shingles and lapped wooden siding.

The **Vaughan Residence** reflects the importance of the resource industries that contributed to the growth and economic development of Port Moody. When this house was constructed, owner Burton Leslie Vaughan was working as a lumberman for the Thurston-Flavelle Company. Born in Halifax, Nova Scotia, Vaughan had lived in Tacoma, Washington, before moving to Port Moody in 1922; five years

later he married Elva Irene Horner, a schoolteacher. The Vaughans were typical of working families in Port Moody, drawn to the area because of its rapid development as a mill town. The construction of the house during the mid-1920s is a representation of the postwar return to prosperity and renewed confidence in the continued growth of trade and commerce.

Indicative of the city's early development patterns, the **Vaughan Residence** sits near the edge of a slope, the original limit of residential expansion, directly south of the downtown area. The City of Port Moody is naturally constrained by water and steeply sloping topography. As it grew, the city extended southwards up the Chines as far as houses could be easily constructed. 📍

Character-Defining Elements

Key elements that define the heritage character of the **Vaughan Residence** include:

- corner location at Elgin and St. George Streets, on a large, sloped lot
- residential form, scale and massing as expressed by its one and one-half storey plus basement height and regular, rectangular plan
- steeply pitched front-gabled roof with hipped roof over full-length open front verandah; cedar shingle roofing
- upper storey wall cladding of cedar shingles; lapped wooden siding on main floor
- Craftsman-style details such as triangular eave brackets, pointed bargeboards, tapered verandah piers, and open eaves with exposed rafters
- fenestration, including double-hung 1-over-1 wooden-sash windows
- additional features such as an internal red brick chimney
- landscaped setting of mature shrubs and hedges, with early concrete steps and concrete retaining wall at the perimeter of the lot

Alexander Residence

125 Grant Street (Formerly 2209 St. Johns Street) ★ Heritage Designated Property

Description of Historic Place

The **Alexander Residence** is a cross-gabled, one and one-half storey Craftsman house on the south side of St. Johns Street within the low-density neighbourhood of Moody Centre. The house features typical Craftsman detailing such as a partial width verandah supported by square tapered porch columns, and stucco cladding at the front gable peak.



Heritage Value of Historic Place

The **Alexander Residence**, built in 1914, is valued as a reflection of the pre-First World War development boom in Port Moody, at the time of civic incorporation. The development was centered on St. Johns Street and Clarke Street, near the industrial waterfront. Although burdened by the general economic slump beginning in 1913, Port Moody continued to grow with the development of the loco Townsite on the north side of Burrard Inlet, beginning in 1914. This residence is reflective of the strength of the community in Moody Centre at the time, with its continuing economic and population growth, and is valued as a reflection of Port Moody's early development patterns.

The **Alexander Residence** is architecturally significant as a variation on the Craftsman bungalow and for

its association to the original owner, Ethel Maria Alexander (née Bennett, 1876–1971) and Arthur Harold Alexander, who married in 1913. Ethel was a postmistress, and Harold owned E. Bennett & Co., a general store. Originally set on a terraced site set back from St. Johns Street, the **Alexander Residence** reflects the massing and style of many homes that were being built in Port Moody at this time, featuring hand-crafted elements and oversized proportions. The residence displays elements of the Craftsman movement popularized through countless periodicals and plan books, expressing both the traditional aspects of the Arts and Crafts movement as well as modern domestic lifestyles. Efficient, rational floor plans combined with a modest design are reflected in the shallow-pitched cross-gabled roof with wide overhanging eaves and triangular brackets. ✦

Character-Defining Elements

Key elements that define the heritage character of the **Alexander Residence** include:

- prominent location at St. Johns Street and Douglas Street, across the street from St. John the Apostle Anglican Church in the Moody Centre neighbourhood
- residential form, scale and massing as expressed by its one and one-half storey with full basement height, and cross-gabled roof with overhanging eaves
- wood frame construction with remnants of original siding including narrow lapped wooden siding on main floor and stucco cladding at the front gable peak
- Craftsman influences such as original full width front verandah, now partially enclosed, with tapered columns and piers and triangular brackets at the gable peak
- additional elements such as an external red brick chimney
- associated landscape features such as a terraced site and mature coniferous trees

Date 1914

Municipally designated heritage site & heritage revitalization agreement, with Judd Residence

Brelsford Residence

2713 Jane Street

Description of Historic Place

The **Brelsford Residence** is a modest, one and one-half storey plus basement wood-frame dwelling with Craftsman-inspired detail. It is located within a low-density residential context overlooking downtown Port Moody and Burrard Inlet.



Heritage Value of Historic Place

Built circa 1913, the **Brelsford Residence** is a good example of the type of housing constructed prior to the First World War for the working class population of Port Moody. At the time of the house's construction, Rowland Brelsford (1885 – 1960) was a millworker; the local mills were the primary employers in Port Moody. Brelsford later worked as a personnel manager at the Imperial Oil refinery until his retirement.

Indicative of the city's early residential development patterns, this house sits at the edge of the buildable slope directly south of the downtown area, the original limit of expansion. The City of Port Moody is naturally constrained by water and steeply-sloping topography, and as it grew, it expanded southwards up the Chines as far as houses could easily be constructed.

Character-Defining Elements

Key elements that define the heritage character of the **Brelsford Residence** include:

- location on a south-facing slope with views to the north overlooking the downtown
- residential form, scale and massing as exemplified by its one and one-half storey plus basement height and rectangular plan
- front gabled roof with double slope
- Craftsman influence, as expressed by its cedar shingle siding, decorative bargeboards and triangular eave brackets with diamond point ends
- full width open front verandah with irregularly spaced square columns, closed balustrades and drainage scuppers
- fenestration, including double-hung 1-over-1 wooden-sash windows on ground and upper floor, some in double-assembly, and top hung, 4-pane wooden-sash windows in the basement
- internal brick chimney.

- The **Brelsford Residence** is additionally
- significant for its typical Edwardian
- era architecture, that features
- Craftsman-inspired detail applied
- to a modest, vernacular cottage
- form. An indication of its mill town
- origins, it was entirely clad with cedar
- shingles. Although the house has
- been altered over time to incorporate
- an additional residential unit in the
- basement, it remains in well-maintained
- condition and features many of its
- original elements. 🏠

Barnum Residence

2625 St. George Street

Description of Historic Place

Located south of Port Moody's historic downtown core, in the residential area of Moody Centre, the **Barnum Residence** is a one and one-half storey, Edwardian-era, wood-frame house distinguished by its ground floor wraparound verandah and shed-roofed second-storey sleeping porch. The large corner property also includes an early wood-frame carriage barn and small, square shed.



Heritage Value of Historic Place

Built circa 1903 – 1904, this modest dwelling is valued as one of the earliest surviving residences in Port Moody. It was built by lumber mill worker, William Ernest Barnum (1868 – 1933), and the simple and unpretentious design reflects the vernacular nature of working class housing in Port Moody. This house illustrates the importance of the lumber mills in the city's growth and economic development, as they provided employment for many of its residents as well as the milled wood products used in the construction of local buildings.

The property is unique for the survival of its early outbuildings, including a small shed and carriage (or livery) barn. At the time the property was established, the horse and carriage were the primary means of transportation and outbuildings were required for the

Character-Defining Elements

Key elements that define the heritage character of the **Barnum Residence** include:

- corner location at Grant and St. George Streets, on a large, flat lot
- residential form, scale and massing as expressed by its one and one-half storey plus basement height and irregular, rectangular plan
- side-gabled roof with dual pitch roof on rear extension, and shed roof over front second-storey sleeping porch
- wood-frame construction and board-formed concrete foundation, clad with wooden drop siding with cornerboards, and shingles in the gable peaks
- exterior features such as: wraparound ground floor open verandah, with square, banded columns and tongue-and-groove soffits; open, second-storey sleeping porch with shed roof; and exterior door to basement
- double-hung 1-over-1 wooden-sash windows in single and double-assembly
- interior features that date to the original construction, including fir floors
- associated early wood-frame outbuildings including: a rectangular, gabled roof carriage barn of heavy timber framing with lapped wooden siding, multi-paned wooden-sash windows and two double-door entries; and a small square shed with gabled roof and wooden drop siding
- associated landscape elements including a mature horse chestnut tree and other mature plantings

storage of equipment, implements and food. There was also a fish-bearing stream that flowed through the property.

The house is also significant for its associations with the Barnum family, early Port Moody settlers. W.E. Barnum, his wife and his four sons lived here until 1924. Barnum was well-known locally for his automotive inventions, and later used the carriage barn as his workshop. His most significant invention was a gas economizer, which he patented in Canada and the United States.

The **Barnum Residence** sits near the edge of the slope directly south of the downtown area—the original limit of residential expansion—following the city's early development pattern. The City of Port Moody is naturally constrained by water and steeply sloping topography, and as it grew it expanded southwards up the Chines as far as houses could be easily constructed. ✚

Judd Residence

2628 St. George Street ★ Heritage Designated Property

Description of Historic Place

The residence at 2628 St. George Street is a modest one and one-half storey, wood frame bungalow, situated prominently on the northeast corner of St. George and Grant Streets in Moody Centre. It has expansive views of Burrard Inlet and the North Shore mountains. It has been altered through the application of later sidings and replacement windows.



Heritage Value of Historic Place

This residence is significant for its location within the Moody Centre residential area, and is representative of typical wood-frame bungalows built during the interwar period. The home's simplicity illustrates a shift to traditional domestic styles, reflecting the social and economic consciousness of the interwar period. At the time, houses were expected to display some sort of historical reference in order to demonstrate the owner's good taste. An efficient and rational floor plan, including rooms closely arranged around a central hallway, reflected the reality that most families could no longer afford domestic help. This house sits at the edge of the buildable slope north of the downtown area, an indication of the original edge of the city's expansion to the south. The city is naturally constrained by

water and steeply-sloping topography, and as it grew, the residential area, adjacent to the downtown area, expanded up the Chines as far up as houses could easily be constructed. ✚

Character-Defining Elements

Key elements that define the heritage character of the residence at 2628 St. George Street include:

- prominent location at the northwest corner of St. George and Grant Streets in Moody Centre, set on a large north-sloping lot with expansive views of Burrard Inlet and the North Shore mountains
- residential form, scale and massing as expressed by its one and one-half storey height, full basement, side-gabled roof with front-gabled dormer, and slightly-offset, projecting front-gabled entry porch
- original wooden siding (6" horizontal lapped siding)
- internal red-brick chimney with corbelled cap

Municipally designated heritage site and heritage revitalization agreement, with Alexander Residence.



Griffin Residence

2714 Henry Street

Description of Historic Place

The **Griffin Residence** is a one and one-half storey, front-gabled Arts and Crafts bungalow. This house features a full-width open front verandah with a hipped roof and a shed-roofed dormer on the west elevation. It is situated on the north side of Henry Street in Port Moody.



Heritage Value of Historic Place

The **Griffin Residence** is significant for its location within the Moody Centre residential area, and is associated with the City's continuing early twentieth-century growth and economic development, and the outward expansion that occurred as prosperity returned after the end of World War One. This house sits at the edge of the buildable slope directly south of the downtown area, an indication of the original edge of the city's expansion to the south. The city is naturally constrained by water and steeply-sloping topography, and as it grew, the residential area, adjacent to the downtown area, expanded up the Chines as far up as houses could easily be constructed. Indicative of early residential development patterns, the houses at the top of the Chines illustrate the city's original limit of expansion.

Character-Defining Elements

Key elements that define the heritage character of the **Griffin Residence** include:

- location on Henry Street, set amongst houses of similar age, style and scale in Port Moody
- residential form, scale and massing as expressed by its one and one-half storey height, front-gabled roof with shed dormer on east elevation; projecting square bay on east elevation; and hipped roof above full-width open verandah
- wood frame construction
- external red-brick chimney with chimney pots
- windows such as 3-over-1 casement windows in double assembly and 1-over-1 wooden sash windows
- associated landscape features such as mature coniferous trees

- Constructed in 1923, the **Griffin Residence** is additionally significant for its modest architectural expression, that features Arts and Crafts-inspired detail applied to a vernacular cottage form. It reflects the type of residence typically built for Port Moody's working class in the 1920s; an indication of its mill town origins, it was clad with cedar shingles. The first owner, Emily Hilda Griffin (1890 – 1964), was a housewife originally from Scotland; she was married to Thomas Edward Griffin. 🇨🇦

Date 1923

Thurston Residence

140 Moody Street

Description of Historic Place

The **Thurston Residence** is a large Arts and Crafts-style residence, set back from Moody Street, just south of St. George Street in the Moody Centre neighbourhood in Port Moody. The house features exaggerated and overstated Arts and Crafts details including prominent bargeboards, oversized triangular brackets and a full width verandah with unique honeycomb detailing and massive columns and piers. The house is now used as a rectory by the adjacent church.



Heritage Value of Historic Place

Built in 1912, at the height of the economic boom in the Lower Mainland, the Thurston Residence is valued as an impressive example of boom time architecture and the growth of the Port Moody community at the time. The development boom was centred on St. Johns Street and Clarke Street, near the industrial waterfront, including successful mills and timber companies. This residence, original owned by Ontario-born Robert Jabez Thurston (1867 – 1929), partner in the successful Thurston-Flavelle Lumber Company, headquartered in Port Moody and one of the region’s largest saw mills. Thurston later served as an Alderman in Port Moody. His wife, Elizabeth Lillian Thurston, was a homemaker. Built to showcase some of the finer products of the lumber company, the house was

Character-Defining Elements

Key elements that define the heritage character of the **Thurston Residence** include:

- location, set back on the east side of Moody Street in the Moody Centre neighbourhood
- residential form, scale and massing as expressed by its two and one-half-storey height, and front gabled roof with front-gabled dormers on each side of the house
- wood-frame construction with lapped wooden siding on the main level and cedar shingle siding at the gable peaks
- Arts and Crafts features such as: wide overhanging eaves with bargeboards; exposed and notched rafters; massive triangular brackets at the overhanging gable peak with modillions below; full width front verandah with heavy timber columns and shingled piers; heavy timber frieze with honeycomb patterning; partial width porch at rear of house; and square bays with windows
- additional features such as an external red brick chimney
- original windows such as 1-over-1 double-hung ribbon windows at gable peak
- mature coniferous and deciduous trees on property

Date 1912

- one of the most costly and impressive houses in the town at the time.
- Thurston and his partner, Arid Flavelle, arrived in B.C. in 1911 and acquired the lease of the Emerson Lumber Company, changing the name to Thurston-Flavelle Mill.
- The Thurston Residence is significant as a community landmark, and as a record of the early years of the development of Port Moody. Thurston played a pivotal role in the early development of the city, and his social prominence and aspirations are demonstrated by the size and scale of his residence. At the time of construction, this was one of the grandest, most expensive houses in the city. Both the house and its setting demonstrate the social, cultural, and aesthetic values of a wealthy businessman and his family in the

Continued on next page.

Thurston Residence *continued*

140 Moody Street

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early twentieth century—values such as appreciation of architectural elegance, scenic views, and detailing and finishes of the highest quality.

The **Thurston Residence** is also valued for its exquisite craftsmanship and detailing, exemplifying fine Arts and Crafts architecture, and considered as prestige housing in the community. The detailing is precise and exaggerated, showcasing features such as the imposing front gable with its wide overhang and exposed and notched rafters, wide timber bargeboards and modillions, and an elegant full width front verandah with overhanging shed roof. ✚



Hull Residence

2518 St. George Street

Description of Historic Place

The **Hull Residence**, located on the north side of St. George Street, is a one and one-half storey, Edwardian era wood-frame house with a full basement, a front-gabled roof, enclosed sleeping porch and an offset entry. It is situated within the low-density residential neighbourhood of Moody Centre, Port Moody.



Heritage Value of Historic Place

Built in 1912, the **Hull Residence** is a fine example of the type of housing constructed for the working class of Port Moody. The house dates from the Edwardian era, when the prosperous local economy was driven by industrial activity. The local growth of the lumber industry had increased job opportunities in the city, leading to a steady influx of residents during the boom years that followed the turn of the twentieth century. The **Hull Residence** is located within the residential neighbourhood of Moody Centre, which is associated with the continuing early twentieth-century economic and population growth of Port Moody. As Port Moody grew, the residential area, adjacent to the downtown area, expanded upslope to the Chineside escarpment.

The **Hull Residence** is additionally significant for its

association with first owner John Victor Hull (1885 – 1957) and his wife Annie Catherine (1885 – 1975). Hull was employed in the lumber industry while Annie tended to the home. True to its mill town origins, the **Hull Residence** was constructed in wood-frame construction and clad entirely in wood. Typical of working class homes of the Edwardian era, the residence displays elements of the Arts and Crafts style, evident through the use of triangular eave brackets and exposed rafter tails. 📌

Character-Defining Elements

Key elements that define the heritage character of the **Hull Residence** include:

- location on a sloping site that drops to the north and east
- residential form, scale and massing as exemplified by its one and one-half storey height, symmetrical rectangular plan, offset entry, shed-roofed porch over entry, upper floor sleeping porch (now enclosed) and saddlebag shed dormers
- wood-frame construction including lapped wooden siding and shingles at the foundation level
- Arts and Crafts influences features such triangular eave brackets and exposed rafter tails
- variety of wooden sash windows including 1-over-1 double-hung windows and casement windows
- associated landscape setting with mature holly and coniferous trees

Carr Residence

2605 St. George Street

Description of Historic Place

The **Carr Residence** is a two and one-half storey wood frame Edwardian-era dwelling situated on the south side of St. George Street in the Moody Centre neighbourhood of Port Moody. Notable features of this historic residence include a steeply pitched front-gabled roof, whalebone bargeboards, and a full width open verandah.



Heritage Value of Historic Place

The **Carr Residence**, built circa 1913, is valued as a reflection of the pre-First World War development boom in Port Moody occurring at the time of civic incorporation. Industrial development was centred on St. Johns Street and Clarke Street, near the working waterfront, and as the city grew, the residential area expanded to the south, up the Chines as far up as houses could easily be constructed. Although burdened by the general economic slump in 1913, Port Moody continued to grow with the development of the loco Townsite on the north side of Burrard Inlet beginning in 1914. This residence is reflective of the strength of the community in Moody Centre at the time, with its continuing economic and population growth and is valued as a reflection of Port Moody's early development patterns.

Character-Defining Elements

Key elements that define the heritage character of the **Carr Residence** include:

- location, with a standard residential setback, on the south side of St. George Street in the Moody Centre neighbourhood
- residential form, scale and massing as expressed by its two and one-half storey height, front-gabled roof with a gabled dormer on the east elevation, and full-width open front verandah with a hipped roof
- wood-frame construction with lapped wooden siding, cornerboards and dimensional trim
- elements typical of Edwardian-era design such as closed soffits, window crowns and whalebone bargeboards
- original windows, such as 1-over-1 double-hung wooden sash windows in single and double assembly
- original glazed, wood panelled front door with carved detailing
- associated landscape features such as mature coniferous and deciduous trees

- The **Carr Residence** is additionally significant as a modest representation of a vernacular Edwardian-era house and for its association with the Carr family. It was first owned by William Carr (1857 – 1936), a foreman at the Thurston-Flavelle mill. The house was later acquired by William's son, Daniel Carr, who was employed as a teamster. This residence is typical of the working-class housing built in Port Moody during this era and reflects the utilitarian style and massing of typical wood-frame construction. A full width open verandah adorns the front of the house, while the front gable is accentuated with whalebone bargeboards. ✚

Smith Residence

2710 Henry Street

Description of Historic Place

The **Smith Residence** is a one and one-half storey wood-frame Craftsman style house located at 2710 Henry Street in the City of Port Moody. Characterized by its side-gabled roof with partial width front porch, the Smith Residence is part of a grouping of historic houses along Henry Street.



Heritage Value of Historic Place

The **Smith Residence** is significant for its association with the interwar development of Port Moody, following the 1929 stock market crash, and for its modest Craftsman style architecture. Port Moody began to develop in the late 1800s, when it was originally selected as the western terminus for the Canadian Pacific Railway. When Vancouver was instead chosen as the terminus, Port Moody lost many of its investors and residents. The area recovered after a number of sawmills were established along Burrard Inlet in the early 1900s. Concurrently, several oil refineries opened in the area, followed in 1915 by the large Imperial Oil Company development just outside the Port Moody boundary. Through the 1920s, local industries excelled, providing much needed materials to the

growing cities of the Lower Mainland.

Though the stock market crash of 1929 and the subsequent Great Depression halted the vast majority of new construction in many municipalities, some savvy residents were able to take advantage of the cheap and plentiful materials and labour and construct new homes. Charles A. Smith, an oiler at the Thurston-Flavelle Sawmill, who likely had access to inexpensive construction materials, had his family home constructed along Henry Street in the early 1930s.

The Smith Residence expresses the late influence of the Craftsman style of architecture and is a good example of a wood-frame bungalow built during the interwar period. The Craftsman style was typified by rational space planning, the use of natural

Character-Defining Elements

The elements that define the heritage character of the **Smith Residence** are:

- location along Henry Street in Port Moody;
- residential form, scale and massing as expressed by its one and one-half storey height, full basement, side-gabled roof with central gabled-dormer, and partial-width front porch with gabled pediment;
- wood frame construction;
- Craftsman style detailing including its lapped wooden siding with cedar shingles in the gable ends, wooden cornerboards, knee brackets and pointed bargeboards;
- fenestration including: a tripartite wooden-sash and frame assembly on the front façade with a central fixed window with arched sash and two flanking narrow double-hung assemblies with leaded glass arched upper sashes; wooden sash and frame casement and double hung assemblies, some with arched sashes and leaded glass; and a variety of original window openings, some with wooden frames
- original wooden front door with inset glazing.

Circa 1932

Continued on next page.

Smith Residence *continued*

2710 Henry Street



materials and a mix of design elements inspired by the Arts and Crafts movement, such as sloping rooflines, knee brackets and a rich textural contrast of siding and shingles, all of which the Smith Residence displays. The Craftsman style was popularized through countless periodicals and plan books, expressing both the traditional aspects of the Arts and Crafts movement as well as modern lifestyles. The home's simplicity illustrates an adherence to conventional domestic styles, reflecting the social and economic consciousness of the interwar period. At the time, houses were expected to display historical references in order to demonstrate the owner's good taste. 🌱



Martha Johnston Residence

2131 St. Johns Street 🏠 Protected Heritage Property

Description of Historic Place

The **Martha Johnston Residence** is a two-storey, wood-frame Foursquare house with a hipped roof and a large wraparound verandah. The house is located on a prominent, terraced lot at the corner of St. Johns and Albert Streets, within the low-density neighbourhood of Moody Centre, with extensive views of Port Moody and the North Shore Mountains.



Heritage Value of Historic Place

The **Martha Johnston Residence** is valued as a good example of a Foursquare design, generally symmetrical in its detailing and massing. In keeping with Port Moody's mill town origins, the house is built entirely of wood-frame construction. Set on a prominent corner lot, it was one of the larger and more elaborate homes built in Port Moody during the Edwardian era. It was constructed circa 1908 for Martha Johnston, who owned the house until the mid-1920s, by which time she was listed as a 'housewife'. When the house was built, Port Moody's prosperous economy was driven by industrial activity. The local growth of the lumber industry had increased job opportunities in the city, leading to a steady influx of residents during the boom years that followed the turn of the twentieth century.

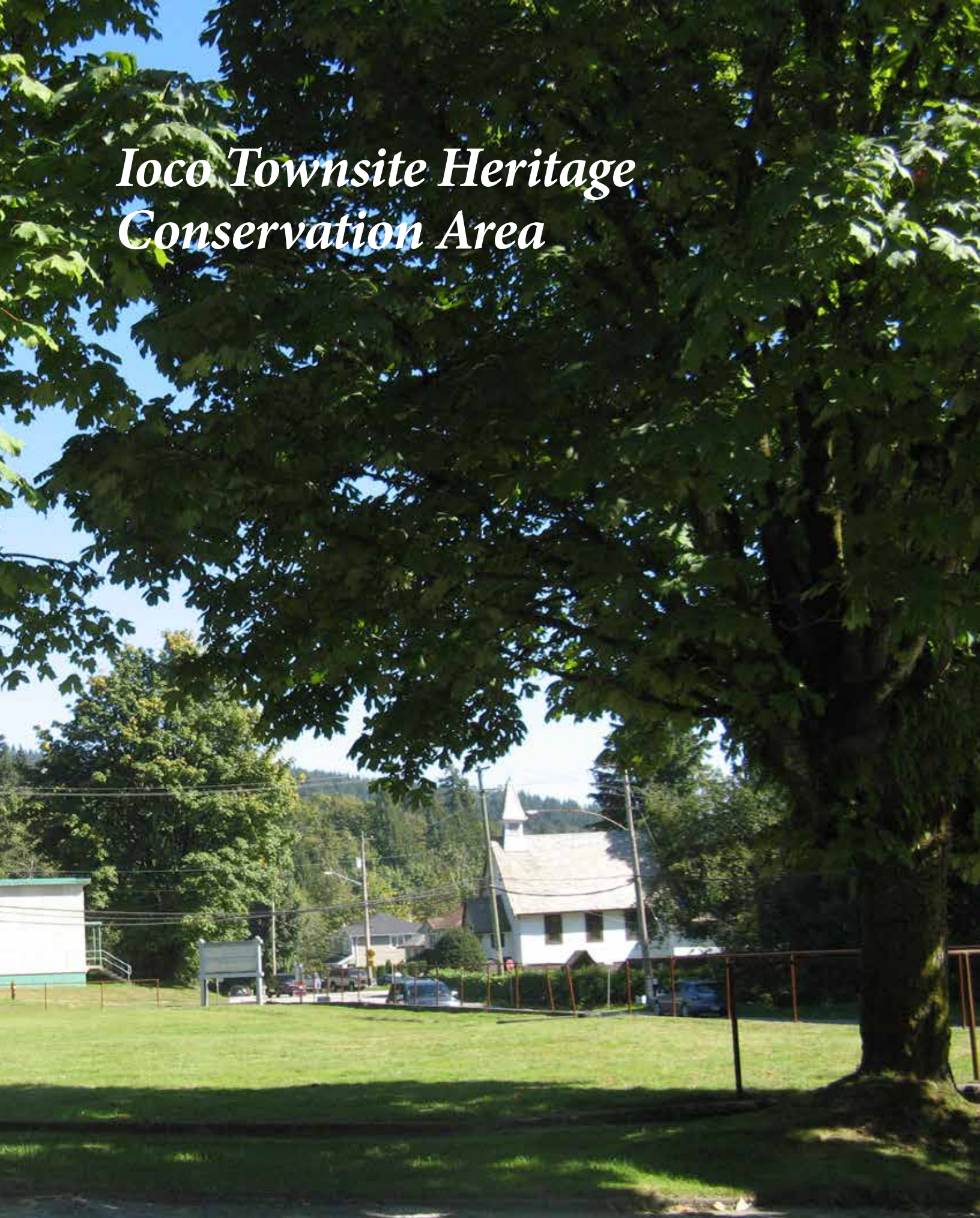
Character-Defining Elements

Key elements that define the heritage character of the **Martha Johnston Residence** include:

- sloping site that drops to the north, with views over Port Moody and Burrard Inlet
- corner lot location facing St. George and Albert Streets
- residential form, scale and massing as expressed by its two-storey height, hipped roof and wraparound verandah
- wood-frame construction with wooden drop siding and cornerboards
- Edwardian era detailing such as projecting side square bay with gabled roof, lathe-turned columns, and square balusters and verandah screen
- single, double and triple assembly windows
- mature deciduous and coniferous trees

- It is additionally significant for its
- location within the residential
- neighbourhood of Moody Centre,
- which is associated with the continuing
- early twentieth-century economic
- and population growth of Port Moody.
- Situated just north of the downtown
- area, it is valued for its association
- with Port Moody's early development
- patterns. Some of the City's most
- prominent homes were located on
- the lots closest to the downtown,
- while more modest houses were built
- further to the south. 🗺️

Ioco Townsite Heritage Conservation Area



Ioco School

101 First Avenue  Protected Heritage Property

Description of Historic Place

The **Ioco School** is a one-storey wood-frame building set on a full-height lower level, with a symmetrical plan, and a hipped roof with open gables. It is a landmark building, located on First Avenue on a large schoolyard, at the entry to the early Imperial Oil company town, Ioco.



Heritage Value of Historic Place

The **Ioco School** is valued as a reflection of the early development of Ioco, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. This was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area that lacked road access until 1925. In order to provide local housing for the workers, the land for a residential townsite was subdivided in 1921 and forty new worker's houses were constructed. Fifteen other houses, originally situated on the Ioco grounds, were also moved to the new townsite, creating an instant community. The rapid influx of population, including the families of the workers, necessitated the construction of this school, which opened

October 1, 1921. It had a capacity of 100 students, and offered Grades One through to university entry classes. Four classrooms on the upper level were used for academics, while the lower level housed manual training for boys and domestic science for girls. As all local children attended this school, it was a central focus of this tightly-knit community.

The **Ioco School** is additionally valued as a significant example of the work of architect Henry Whittaker (1886 – 1971). For over thirty years, Whittaker was employed as the Chief Architect for the Provincial Department of Public Works. During his tenure, Whittaker was responsible for the design and supervision of hundreds of buildings, and had a profound influence on the style and appearance of the province's public buildings. Ioco

Character-Defining Elements

Key elements that define the heritage character of the **Ioco School** include:

- location at the entry of the Ioco townsite, across from the Ioco Church, the Bowling Green and the CPR Railway track
- institutional form, scale and massing as expressed by its one-storey height, full height lower level, regular symmetrical plan, cross-hipped roof and gabled wall dormer
- wood-frame construction, with wooden lapped siding at the foundation level and cedar shingles above
- Arts and Crafts features such as half-timbering in the gable peak and triangular eave brackets
- variety of windows including banks of double-hung 4-over-1, 3-over-3, and 4-over-1 wooden sash windows and hopper windows
- interior room configuration with wide central hall and staircase
- interior features such as interior lath-and-plaster walls, wooden wainscoting, and wooden door and window trim
- large grassed schoolyard

Continued on next page.

Ioco School *continued*

101 First Avenue 🏠 Protected Heritage Property

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School demonstrates the provincial standards determined by the Department of Education, as reflected in the symmetrical rectangular plan, with a wide central hallway and banks of windows that allowed abundant natural light into the classrooms. The plans were completed by April of 1921 and construction was completed by Vancouver-based contractor Henry Penny Ramsay Leck (1864 – 1948) at a cost of \$16,135. The school remains in significantly intact condition. ✨



Medley Residence

200 Third Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Medley Residence** is a one-storey wood-frame Arts and Crafts bungalow, located on the west side of Third Avenue within loco, the early Imperial Oil company town. The house has views south to Burrard Inlet.



Heritage Value of Historic Place

Built in 1924, the **Medley Residence** is a significant example of the type of modest housing constructed for loco's working population in the 1920s. It reflects the ongoing development of the loco townsite, which was linked to the growth of the loco Refinery. By January 1914, Imperial Oil had selected a location for a refinery on the North Shore of Burrard Inlet. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. To house its workers, the Imperial Oil company contracted the Dominion Construction Company, one of Vancouver's most successful construction firms, to build forty houses on a site across from the refinery in 1921. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly.

Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. The surviving residences represent the birth of loco as a community company town, which included the addition of a community hall, grocery store, church and school in the 1920s.

The **Medley Residence** is significant for its modest Arts and Crafts details, and also for its association with its first owner, Frank Medley (1881 – 1933). Medley was originally from England, immigrated to British Columbia circa 1911, and was employed as a watchman by the Imperial Oil Company. 🏠

Character-Defining Elements

Key elements that define the heritage character of the **Medley Residence** include:

- location on Third Avenue within the historic loco townsite, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey plus basement height, rectangular plan with hipped roof, and two hipped-roof verandahs facing south and east
- wood-frame construction with cedar shingle siding
- Arts and Crafts details including exposed soffits and rafter tails and glazed front door
- internal and external red-brick chimneys
- variety of multi-paned windows including double-hung, 10-over-1 wooden sash windows

Date 1925

Chivers Residence

306 First Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Chivers Residence** is a modest one and one-half storey plus basement Arts and Crafts bungalow. It is located on a terraced site bordered by a coursed granite wall, on First Avenue in loco, an early Imperial Oil Company town in Port Moody. Similar in design to other houses in the Townsite, it features twin-coursed shingle siding, a low-pitched side gable roof with overhanging eaves, exposed rafters and prominent shed roof dormer. The **Chivers Residence** is

a protected heritage property within the loco Townsite Heritage Conservation Area.

Heritage Value of Historic Place

The **Chivers Residence** is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. In order to provide local housing for the workers, the land for a residential townsite was subdivided in 1921.

Forty new worker's houses designed by prominent North Shore architects Blackadder & Mackay were constructed by the Dominion Construction Company, one of Vancouver's most successful construction firms. Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent



Character-Defining Elements

Key elements that define the heritage character of the **Chivers Residence** include:

- location, on the west side of First Avenue within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey plus basement height, rectangular plan, side-gabled roof with overhanging eaves, and prominent shed roof dormer
- wood-frame construction, with twin-coursed cedar shingle siding
- Arts and Crafts details such as exposed rafters and purlins
- central red-brick chimney
- variety of windows including multi-paned casement windows in single and multiple assembly, now boarded over
- associated landscape features such as the terraced site with coursed-granite wall fronting First Avenue, and mature coniferous trees at rear of property

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1921

Continued on next page.

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the birth of loco as a community company town, which included the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

Built in 1921, the **Chivers Residence** is also significant for its modest Arts and Crafts detailing and for its association with first owner Charles George Chivers. He was born in Ontario in 1887, and lived in the house until his death in 1973. His wife, Patricia Chivers, née Bartie, was born in 1900 and passed away in 1977. Charles Chivers worked as a Treater at the Imperial Oil Refinery for 40 years, retiring in 1945. The residence displays elements of the Craftsman movement popularized through countless periodicals and plan books, expressing both the traditional aspects of the Arts and Crafts movement as well as modern domestic lifestyles. Efficient, rational floor plans combined with a modest design are reflected in the residence's simple rectangular plan, overhanging eaves with exposed rafters and purlins, and an inset verandah. 🏠



Tremaine Residence

205 Second Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Tremaine Residence** is a one-storey, front-gabled Craftsman bungalow with a complex multi-pitched roofline, a projecting rectangular front bay and a partial-width verandah. The house is distinctive for its decorative shingling in the gable peaks and tripled square verandah columns. The house is situated on a large lot on the east side of Second Avenue in loco, an early Imperial Oil Company town in Port Moody. The **Tremaine Residence** is a protected heritage property within the loco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

The **Tremaine Residence** is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. In order to provide local housing for the workers, the land for a residential townsite was subdivided in 1921. Forty new worker's houses designed by prominent North Shore architects Blackadder & Mackay

Character-Defining Elements

Key elements that define the heritage character of the **Tremaine Residence** include:

- location, on the east side of Second Avenue within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey plus basement height, complex multi-pitched roofline, rectangular plan, corner inset entry and partial-width verandah
- wood-frame construction, with cedar shingle siding and wooden detailing
- Craftsman bungalow form including the low-pitched roofline asymmetrical massing and the open front verandah with tripled columns
- external red-brick chimney with chimney pot
- variety of windows including multi-paned casement windows in single and multiple assembly, now boarded over
- mature informal associated landscape features including rock wall, hedgerow, and deciduous and coniferous trees

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1921

- were constructed by the Dominion Construction Company, one of Vancouver's most successful construction firms. Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent the birth of loco as a community

Continued on next page.

Tremaine Residence *continued*

205 Second Avenue 🏠 Protected Heritage Property



company town, which included the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

Built in 1921, the **Tremaine Residence** is additionally significant for its Craftsman bungalow form, and for its association with first owner, William A. Tremaine (1887–1974). Ontario-born Tremaine was employed as a Purchasing Agent at the Imperial Oil Company Refinery and later as a clerk. He was also active in loco’s community, and served as an employee representative for the loco Townsite Committee. This particular house features more refined Arts and Crafts details than other houses in loco, indicating that it was occupied by someone in a senior position with the company. 🏠



Belton Residence

300 Second Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Belton Residence** is a modest one-storey, side-gabled Arts and Crafts-style house with an inset corner verandah. The rear of the lot backs onto a wooded creek. It is situated on Second Avenue in loco, an early Imperial Oil Company town in Port Moody. The **Belton Residence** is a protected heritage property within the loco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

The **Belton Residence** is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. In order to provide local housing for the workers, the land for a residential townsite was subdivided in 1921. Forty new worker's houses designed by prominent North Shore architects Blackadder & Mackay were

Character-Defining Elements

Key elements that define the heritage character of the **Belton Residence** include:

- location, on Second Avenue, with lot backing onto a creek, within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey plus basement height, front-gabled roof, and rectangular plan with inset corner verandah
- wood-frame construction with cedar shingle siding
- additional exterior details such as an internal red-brick chimney
- variety of windows including 4-over-1, 6-over-1 and 8-over-1 double-hung wooden sash casement windows in single and double assembly and triple assembly, now boarded over
- mature informal landscape including deciduous and coniferous trees; wooded creek at rear

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1923

- constructed by the Dominion Construction Company, one of Vancouver's most successful construction firms. Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent the birth of loco as a community

Continued on next page.

Belton Residence *continued*

300 Second Avenue 🏠 Protected Heritage Property



company town, which included the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

Built in 1923, the **Belton Residence** is additionally significant for its modest Arts and Crafts styling and for its association with the Belton family, who occupied the house for years. Arthur Phillip Belton (1886 – 1963), who was originally from London, England, started working as a launch operator at the Imperial Oil Company Refinery. He was later promoted to the position of Purchaser. After marrying Nora Eileen (née Dockrill, 1893 – 1975) in 1921, the couple took up residence in this house. The modest detailing of this house reflects Belton’s status with the company, while expressing the traditional aspects of the Arts and Crafts movement as well as modern domestic lifestyles. Efficient, rational floor plans reflected the reality that most families, especially after the end of the First World War, could no longer afford domestic help. 🏠



MacDonald/Betterton Residence

304 Second Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **MacDonald/Betterton Residence** is a modest, one-storey Arts and Crafts bungalow with a hipped roof and projecting front verandah with closed balustrades. It is located on the west side of Second Avenue close to a central ravine at the back of the house in loco, an early Imperial Oil Company in Port Moody. The **MacDonald/Betterton Residence** is a protected heritage property within the loco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

The **MacDonald/Betterton Residence**, built in 1921, is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. In order to provide local housing for the workers, the land for a residential townsite was subdivided in 1921. Forty new worker's houses designed by prominent North Shore architects Blackadder & Mackay

Character-Defining Elements

Key elements that define the heritage character of the **MacDonald/Betterton Residence** include:

- location on a sloping site, on the west side of Second Avenue, with a lot backing onto a ravine, within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey plus basement height, and hipped roof with hipped roof projections to the south and east sides
- wood-frame construction, with cedar shingle siding
- Arts and Crafts details such as open soffits with exposed rafters, and partial width verandah with hipped roof, square columns and closed balustrades
- additional exterior details such as an external red-brick chimney
- variety of windows including 3-over-2 double-hung wooden sash casement windows in double and triple-assembly, now boarded over
- mature informal landscape including deciduous and coniferous trees and stone wall, with a ravine to the rear

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1921

- were constructed by the Dominion Construction Company, one of Vancouver's most successful construction firms. Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent the birth of loco as a community

Continued on next page.

MacDonald/Betterton Residence *continued*

304 Second Avenue 🏠 Protected Heritage Property



company town, which included the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

The **MacDonald/Betterton Residence** is further valued for its modest Arts and Crafts detailing and for its association with its first owners, Donald G. MacDonald (1898 – 1986) an oil worker for Imperial Oil, and Ida May Betterton (née MacDonald). At the age of 22, Ida May married Cherrill Roach Betterton, a twenty-four-year old from Seattle, who was killed in overseas service during the First World War. The residence was sold to William Benjamin Holgate Jr. (1877 – 1944) in 1923, a second generation Canadian born in 1877. His father, William Benjamin Holgate Sr., came to Canada in 1864 with the Shropshire Regiment to protect Canada from the Fenians who were raiding from the American side; he later worked for Imperial Oil in Ontario. Many of his children, including the younger William, moved to British Columbia, William Holgate Jr., who served in the First World War, married Marguerite (1884 – 1954; later known as Margaret) Barton in 1917. William worked as a machinist at Imperial Oil, then later as a police officer. The house's modest Arts and Crafts detailing is reflected in its low pitched hipped roof, with projections to the south and east sides. Efficient, rational floor plans reflected the reality that most families, especially after the end of the First World War, could no longer afford domestic help. 🏠



Davis Residence

306 Second Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Davis Residence** is a two-storey, wood-frame Edwardian-era residence at loco, an early Imperial Oil Company town in Port Moody. Designed in the Foursquare style, it is the only surviving house from the original loco settlement. It is situated on Second Avenue, and is notable for its square floor plan, pyramidal hip roof and projecting front verandah. The **Davis Residence** is a protected heritage property within the loco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

The **Davis Residence**, constructed in 1914, is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. In order to provide local housing for the workers, the land for a residential townsite was subdivided in 1921 and forty new worker's houses were constructed by the Dominion

Construction Company, one of Vancouver's most successful construction firms. Fifteen other houses—including this one—that were originally situated on the loco grounds were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent the birth of loco as a community

Character-Defining Elements

Key elements that define the heritage character of the **Davis Residence** include:

- location on Second Avenue, within the historic community of loco with views of Burrard Inlet
- residential form, scale and massing as expressed by its two-storey plus basement height, square plan, symmetrical massing, pyramidal roof, projecting front verandah with hipped roof, and rear verandah
- wood-frame construction, with original lapped wooden siding underneath the later asbestos siding
- elements of the Edwardian-era Foursquare style such as the overall symmetrical design with a vertical emphasis
- internal red-brick chimney
- variety of windows including 1-over-1 double-hung wooden sash windows in single assembly, now boarded over
- mature informal landscape including deciduous and coniferous trees, with a ravine to the rear

Date 1914

Continued on next page.

Davis Residence *continued*

306 Second Avenue 🏠 Protected Heritage Property



company town, which included the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

The **Davis Residence** is significant for dating to the earliest establishment of the townsite, and as loco's last remaining two-storey Edwardian-era residence. This house was among fourteen other houses, originally situated on the loco grounds, that were moved to the new townsite, creating an instant community. Foursquare in plan, this house is defined by its symmetrical massing, pyramidal roof and front projecting verandah. Its modest detailing and functionality reflects the needs of loco's working population. Further value is attained through the house's association with first owner, James Davis (1879 – 1928). English-born Davis was employed as a stillman at the Imperial Oil Company refinery. 🏠



Potter Residence

316 Second Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Potter Residence** is a modest one and one-half storey plus basement Arts and Crafts house, located on the west side at the north end of Second Avenue in loco, an early Imperial Oil Company town in Port Moody. The house is similar in design to others in the townsite and features a low-pitched, side gabled roof, shingle siding and a shed-roofed dormer. The residence is situated on a well landscaped lot with mature specimen plantings. The **Potter Residence** is a protected heritage property within the loco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

The **Potter Residence** is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. In order to provide local housing for the workers, the land for a residential townsite was subdivided in 1921. Forty new worker's houses designed by prominent North Shore

architects Blackadder & Mackay were constructed by the Dominion Construction Company, one of Vancouver's most successful construction firms. Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent

Character-Defining Elements

Key elements that define the heritage character of the **Potter Residence** include its:

- location at the north end of Second Avenue on the west side of the street, set back from the road, within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one and one-half storey plus basement height, side-gabled roof, rectangular plan and shed-roofed front dormer
- wood-frame construction, with cedar shingle siding, bellcast at watertable and foundation
- Arts and Crafts details such as open soffits with exposed rafters and purlins, gable screens, and projecting square bay at south side of house
- additional features such as an internal red-brick chimney
- variety of windows including multi-paned wooden-sash casement windows and double assembly, double-hung wooden-sash windows, now boarded over
- associated landscape features including mature holly, rhododendron and deciduous and coniferous trees

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1922

Continued on next page.

Potter Residence *continued*

316 Second Avenue 🏠 Protected Heritage Property



the birth of loco as a community company town, which included the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

Built in 1922, the **Potter Residence** is also significant for its modest Arts and Crafts detailing and for its association with first owner William Leslie Potter, born in Prince Edward County, Ontario in 1863, and who worked as a watchman and pumpman with the Imperial Oil Refinery for 16 years, retiring in 1932. He married Lella (née Ridley) May Potter, in 1917, a homemaker born in Guelph, Ontario. William died in 1945; Lella died in 1987, at the age of 101. The residence displays typical Arts and Crafts features popularized through countless periodicals and plan books, expressing both the traditional aspects of the Arts and Crafts movement as well as modern domestic lifestyles. Efficient, rational floor plans reflected a more modest design, as reflected in the residence's simple rectangular plan, overhanging eaves with exposed rafters with simple gable screen design at the gable peaks. 🌿



Clarke Residence

207 Second Street 🏠 Protected Heritage Property

Description of Historic Place

The **Clarke Residence** is a modest, one-storey Arts and Crafts bungalow with a hipped roof and projecting front verandah with closed balustrades. It is located in loco, an early Imperial Oil Company town in Port Moody. The residence is one of the few properties facing Burrard Inlet and is located on a landscaped and terraced lot on the north side of Second Avenue. The **Clarke Residence** is a protected heritage property within the loco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

The **Clarke Residence**, built in 1921, is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. In order to provide local housing for the workers, the land for a residential townsite was subdivided in 1921. Forty new worker's houses designed by prominent

North Shore architects Blackadder

& Mackay were constructed by the Dominion Construction

Company, one of Vancouver's most successful construction firms.

Fifteen other houses, originally situated on the loco grounds,

were also moved to the new townsite, creating an instant

community. Workers of loco were entitled to purchase the houses

at cost and then pay for them monthly. Houses were situated

strategically according to rank, and lower paid workers were

allocated to the western side of the townsite. As described in

Country Life in British Columbia, June 1923: "the homes have artistry

both of plan and setting. Each shingled bungalow expresses in

a peculiar way the personality of

Character-Defining Elements

Key elements that define the heritage character of the **Clarke Residence** include:

- location, on the north side of Second Street facing south, within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey plus basement height, and hipped roof with hipped roof projections to the side and front
- wood-frame construction, with cedar shingle siding
- Arts and Crafts details such as open soffits with exposed rafters, and partial width verandah with hipped roof, square columns and closed balustrades
- additional exterior details such as an external red-brick chimney
- variety of windows including 3-over-2 double-hung wooden sash casement windows in double and triple-assembly, now boarded over
- mature English inspired landscape on a terraced site, including deciduous and coniferous trees

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1921 – 1922

Continued on next page.

Clarke Residence *continued*

207 Second Street 🏠 Protected Heritage Property



the builders.” The surviving residences represent the birth of loco as a community company town, which included the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

The **Clarke Residence** is further valued for its modest Arts and Crafts detailing and for its association with first owner, William T. Clarke. The residence’s demure yet elegant Arts and Crafts detailing is reflected in its low pitched hipped roofs, exposed rafters, triangular brackets and projecting front verandah. The residence is set within an English-inspired garden and is of a standard, comfortable design that was targeted to a broad spectrum of the workers who lived and worked at Imperial Oil at the time. 🌿



Ioco Groceteria

Third Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Ioco Grocery Store** is a large two-storey Arts and Crafts commercial building with a broad hipped roof, lapped wooden siding at the ground floor level, and shingle siding at the second floor level. It is sited prominently on Third Avenue, near the entry to the Imperial Oil refinery, in Ioco, an early Company town in Port Moody. Adjacent and to the north is the Ioco Hall, another large early surviving landmark. The **Ioco Grocery Store** is a protected heritage property within the Ioco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

The **Ioco Grocery Store**, built in 1922, is a testament to the origins of Ioco as a community company town and is valued for its economic link to the community. It reflects the ongoing development of the Ioco townsite, which was linked to the growth of the Ioco Refinery. By January 1914, Imperial Oil had selected a location for a refinery on the North Shore of Burrard Inlet. Prior to the development of the Ioco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. To house its workers, the Imperial Oil Company contracted architects Blackadder & MacKay, and the Dominion Construction Company, one of Vancouver's most successful construction firms, to build forty houses on a site across from the refinery in 1921. The surviving buildings at Ioco represent the life of an early company town in the 1920s,

which originally included a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s. Self-sufficiency was paramount to attracting and retaining skilled workers in this remote townsite.

The **Ioco Grocery Store** is further valued for its modest Arts and Crafts styling. The consistent use of this domestic style for all of the town's buildings reinforced both the coherent nature of this tightly-knit, isolated community and the benevolent but paternalistic control exerted by Imperial Oil over every aspect of its existence. The Grocery Store is also significant for its association with its first owner, John P. Grant. In 1922, Grant acquired this property and constructed this store, which also had a residence located above. In 1924, Grant sold the store to Swan Goranson (born 1872) and R. Larson, who continued its commercial operations. 🗺️

Character-Defining Elements

Key elements that define the heritage character of the **Ioco Grocery Store** include:

- location, on Third Avenue, near the entrance to the Imperial Oil refinery in Ioco, the historic company town, with views of Burrard Inlet
- location adjacent to the Ioco Hall
- commercial form, scale and massing as expressed by its two-storey plus basement height, broad-hipped roof, rectangular plan, and symmetrical plan with central entry
- wood-frame construction, clad with lapped wooden siding with corner boards at the ground level, and cedar shingles with slight bellcast flare on the second floor level
- Arts and Crafts details such as open soffits and exposed rafter tails
- two internal red-brick chimneys
- variety of windows including multi-paned wooden sash casement windows in double-assembly, and 1-over-1 double-hung wooden sash windows, now boarded over
- mature informal landscape including deciduous and coniferous trees

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1922

Ioco Community Hall

Third Avenue 🏠 Protected Heritage Property

Description of Historic Place

Ioco Hall is a large one-storey, utilitarian wood-frame building located on the west side of Ioco, an early Imperial Oil Company town in Port Moody. Located on Third Avenue, Ioco Hall features a distinctive jerkin-headed roof, triangular brackets and shingle siding. Adjacent and to the south is the Ioco Grocery Store, another large early surviving landmark. **Ioco Hall** is a protected heritage property within the Ioco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

Built in 1921, and contemporaneous with other structures in the Ioco area, the **Ioco Hall** is a testament to the origins of Ioco as a community company town and is valued for its social links to the community. It reflects the ongoing development of the Ioco townsite, which was linked to the growth of the Ioco Refinery. By January 1914, Imperial Oil had selected a location for a refinery on the North Shore of Burrard Inlet. Prior to the development of the Ioco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. To house its workers, the Imperial Oil Company contracted architects Blackadder & MacKay, and the Dominion Construction Company, one of Vancouver's most successful construction firms, to build forty houses

Character-Defining Elements

Key elements that define the heritage character of the **Ioco Hall** include:

- location on the west side of Third Avenue, set close to the road, within the historic company town of Ioco, with views of Burrard Inlet
- location adjacent to the Ioco Grocery Store
- commercial form, scale and massing as expressed by its one-storey plus basement height, low-pitched front jerkin-headed roof, symmetrical massing, rectangular plan and central front entry
- wood-frame construction, with shingle siding on the main level, and lapped wooden siding at the lower level
- Arts and Crafts details such as half timbering and louvred vent at the gable peak, exposed rafters, and triangular brackets
- additional exterior details such as an external pressed-brick chimney
- variety of windows now boarded over

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1921

- on a site across from the refinery
- in 1921. The surviving buildings
- at Ioco represent the life of an
- early company town in the 1920s,
- which originally included this
- community hall, two grocery stores,
- a restaurant, a meat market,
- churches and a school in the 1920s.
- As the site was remote, its self-
- sufficiency was paramount to
- attracting and retaining skilled
- workers. As the townsite was
- remote, the provision of community
- amenities was paramount to
- attracting and retaining skilled
- workers. The Hall was an important
- part of the social life of the
- close-knit Ioco community.
- The **Ioco Community Hall** is
- additionally valued for its connection
- and contribution to the growth of
- the Ioco townsite and for its

Continued on next page.

Ioco Community Hall *continued*

Third Avenue 🏠 Protected Heritage Property



Arts and Crafts architecture. The rapid influx of Ioco’s population necessitated the construction of a community hall to serve the town’s social functions and recreational needs, and **Ioco Hall** is valued for its association with many of the early settlers of the area, acting as a prominent social hub. The scale of the Hall reflects the size of the early community, while its modest design and simple ornamentation demonstrate the constraints on construction in this isolated company town. 🏠



McFarlane Residence

206 Third Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **McFarlane Residence** is a modest one and one-half storey plus basement Arts and Crafts house, located on the east side of Third Avenue in loco, an early Imperial Oil Company town in Port Moody. The house is similar in design to others in the townsite and features a low-pitched, side gabled roof, shingle siding, a modest entry porch and a shed-roofed dormer. The **McFarlane Residence** is a protected heritage property within the loco Heritage Townsite Conservation Area.



Heritage Value of Historic Place

Built in 1922, and contemporaneous with other houses in the loco area, the **McFarlane Residence** is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. Forty new worker's houses designed by prominent North Shore architects Blackadder & Mackay were constructed by the

Dominion Construction Company, one of Vancouver's most successful construction firms. Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent the birth of loco as a company town, which included

Character-Defining Elements

Key elements that define the heritage character of the **McFarlane Residence** include:

- location on the east side of Third Avenue, close to the road within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet.
- residential form, scale and massing as expressed by its one and one-half storey plus basement height, side-gabled roof, rectangular plan, modest projecting entry porch and shed-roofed front dormer
- wood-frame construction, with cedar shingle siding, bellcast at the watertable and foundation
- Arts and Crafts details such as open soffits with exposed rafters and purlins, and projecting square bay at side
- additional features such as an internal red-brick chimney
- variety of windows including 6-over-1 double-hung wooden sash casement windows in single and double assembly, now boarded over

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1922

Continued on next page.

McFarlane Residence *continued*

206 Third Avenue 🏠 Protected Heritage Property



the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

Also significant is the association with its first owner, Wesley McFarlane (1898 – 1962), a pumpman and engineer with Imperial Oil refinery. McFarlane purchased house from Imperial Oil in 1922. It is a modest example of Arts and Crafts architecture, popular in the 1920s. The simple detailing includes a low pitched side-gabled roof, a projecting square bay with windows on the south side, a simple projecting front porch and shingle siding. 🏠



Reynolds Residence

207 Third Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Reynolds Residence** is a modest one-storey Arts and Crafts bungalow with a front-gabled roof, an inset corner entry porch, triangular eave brackets, and open soffits. The house is situated on Third Avenue in loco, an early Imperial Oil Company town in Port Moody. The rear of the lot slopes down to a ravine that runs through the centre of the townsite. The **Reynolds Residence** is a protected heritage property within the loco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

The **Reynolds Residence**, built in 1922, is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. Forty new worker's houses designed by prominent North Shore architects Blackadder & Mackay were constructed by the Dominion Construction Company, one of Vancouver's most

successful construction firms.

- Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent the birth of loco as a community company town, which included the addition of a community hall,

Character-Defining Elements

Key elements that define the heritage character of the **Reynolds Residence** include:

- location, on Third Avenue, with the rear of the lot sloping down to a ravine, within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey plus basement height, front-gabled roof and inset front corner entry porch
- wood-frame construction, with cedar shingle siding
- Arts and Crafts details such as open soffits with exposed rafter ends, and triangular eave brackets
- additional exterior details such as an internal red-brick chimney with chimney pots
- variety of windows including 1-over-1 double-hung wooden sash casement windows in single and double-assembly, now boarded over
- mature informal landscape including deciduous and coniferous trees

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1922

Continued on next page.

Reynolds Residence *continued*

207 Third Avenue 🏠 Protected Heritage Property



two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

The **Reynolds Residence** is additionally valued for its modest Arts and Crafts details and for its association with its first owner, William John Reynolds (1872 – 1942). Employed as a still cleaner at the Imperial Oil Company Refinery, Ontario-born Reynolds occupied the house for many years. The house’s modest detailing reflects the status of its owner, while expressing the traditional aspects of the Arts and Crafts movement as well as modern domestic lifestyles. Efficient, rational floor plans reflected the reality that most families, especially after the end of the First World War, could no longer afford domestic help. 🏠



Runnels Residence

303 Third Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Runnels Residence** is a modest, one-storey side-gabled Arts and Crafts bungalow with a side-gabled roof, shed-roofed front dormer and an inset corner verandah. The house is situated on Third Avenue in loco, an early Imperial Oil Company town in Port Moody. It is concealed by a large hedge at the front, and the rear of the lot slopes down towards a creek. The **Runnels Residence** is a protected heritage property within the loco Townsite Heritage Conservation Area.



Heritage Value of Historic Place

The **Runnels Residence**, built in 1922, is valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. Forty new worker's houses designed by prominent North Shore architects Blackadder & Mackay were constructed by the Dominion Construction Company, one of Vancouver's most successful

construction firms. Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent the birth of loco as a community company town, which included the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

Character-Defining Elements

Key elements that define the heritage character of the **Runnels Residence** include:

- location, on Third Avenue, within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey plus basement height, side-gabled roof, rectangular plan, inset corner verandah and shed-roofed front dormer
- wood-frame construction with heavy timber verandah post, and original shingle siding covered by a later coat of stucco
- masonry construction as expressed by red brick at the foundation level
- Arts and Crafts details such as triangular eave brackets, and open soffits with exposed rafters tails
- variety of windows including 1-over-1 double-hung wooden sash windows in double-assembly, and 6-over-1 double-hung wooden sash windows in single assembly, now boarded over
- mature informal landscape, including deciduous and coniferous trees, large hedge at front, and slope at rear down towards a creek

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1922

Continued on next page.

Runnels Residence *continued*

303 Third Avenue 🏠 Protected Heritage Property

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The **Runnels Residence** is also valued for its modest Arts and Crafts detailing and for its association with its owners, Maxwell Dickson Runnels (1900 – 1975), a pumpman at Imperial Oil Company Refinery, and his wife Florence Sarah (née Hailey, 1894 – 1980). The Runnels were married in Port Moody in 1920. The house’s modest detailing reflects the status of its owners, while expressing the traditional aspects of the Arts and Crafts movement as well as modern domestic lifestyles. Efficient, rational floor plans reflected the reality that most families, especially after the end of the First World War, could no longer afford domestic help. 🏠



Horne Residence

307 Third Avenue

Description of Historic Place

The **Horne Residence** is a one-storey plus basement, Arts and Crafts bungalow with a jerkin-headed roof. It is located on the east side of Third Avenue, within loco, the early Imperial Oil company town. The house has views south to Burrard Inlet.



Heritage Value of Historic Place

Built in 1921, the **Horne Residence** is a significant example of the type of housing constructed for loco's working population in the 1920s. It reflects the ongoing development of the loco townsite, which was linked to the growth of the loco Refinery. By January 1914, Imperial Oil had selected a location for a refinery on the North Shore of Burrard Inlet. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. To house its workers, the Imperial Oil company contracted the Dominion Construction Company, one of Vancouver's most successful construction firms, to build forty houses on a site across from the refinery in 1921. Workers of loco were entitled to

purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have an artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent the birth of loco as a community company town, which included the addition 1920s with the addition of a community hall, grocery store, church and school in the 1920s.

The **Horne Residence** is additionally significant for its modest Arts and Crafts details and for its association with the Horne family, who occupied

Character-Defining Elements

Key elements that define the heritage character of the **Horne Residence** include:

- location within the historic company community of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey height plus basement, side jerkin-headed roof and rectangular plan with front projecting bay
- wood-frame construction, with lapped wooden siding at the foundation and cedar shingles above
- Arts and Crafts details such as triangular eave brackets and jerkin-headed roof
- additional exterior details such as an internal red-brick chimney
- variety of windows including double and triple-assembly, double-hung 6-over-1, 8-over-1 and 10-over-1 wooden sash windows
- mature informal landscape including deciduous and coniferous trees

Continued on next page.

Horne Residence *continued*

307 Third Avenue

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the house for decades. The first owner, Lewis George Popham (1885 – 1974) was originally from London, England, was a Justice of the Peace and was also employed as a clerk at the Imperial Oil Company Refinery and was later promoted to Assistant Chief Clerk. Popham lived in this house only briefly before moving to another house in loco. The second owners, Barnet Horne (1866 – 1942) and his wife, Betsy Ann, took possession in 1922. Barnet Horne worked at loco as a labourer from 1920 until his retirement in 1932. His son, Percy Horne, also lived in this house and worked at loco. 📍



Kilvert Residence

203 Fourth Avenue 🏠 Protected Heritage Property

Description of Historic Place

The **Kilvert Residence** is a modest one-storey, front-gabled Arts and Crafts bungalow with an inset corner porch, cedar shingle siding and triangular eave brackets. The house is adjacent to the loco Community Hall within loco, an early Imperial Oil Company town in Port Moody. This is the last remaining early residence on Fourth Avenue, and is situated on the east side of the street on the top edge of a steeply sloped site. The **Kilvert Residence** is a protected heritage property within the Townsite loco Heritage Conservation Area.



Heritage Value of Historic Place

The **Kilvert Residence** valued as a reflection of the early development of loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The site was selected by Imperial Oil in 1914 and was the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, that lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. Forty new worker's houses designed by prominent North Shore architects Blackadder & Mackay were constructed by the Dominion Construction Company, one of Vancouver's most successful construction firms.

Character-Defining Elements

Key elements that define the heritage character of the **Kilvert Residence** include:

- location, as the last remaining house on Fourth Avenue within the historic company town of loco, amongst other houses of similar form and scale, with views of Burrard Inlet
- residential form, scale and massing as expressed by its one-storey plus basement height, front-gabled roof, rectangular plan, corner inset porch and projecting shed roof over front window
- wood-frame construction, with shingle siding and heavy timber porch piers
- modest Arts and Crafts detailing such as triangular eave brackets, and open soffits with exposed rafter ends
- additional details such as an internal red-brick chimney
- variety of windows including 6-over-1 double-hung wooden sash casement windows in single and double-assembly, now boarded over
- mature informal landscape including deciduous and coniferous trees; slope down to ravine at the rear

Architects Blackadder & MacKay

Contractors Dominion Construction Company Limited

Date 1923

- Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community.
- Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar way the personality of the builders." The surviving residences represent the birth of loco as a community company town, which included the addition of a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

Continued on next page.

Kilvert Residence *continued*

203 Fourth Avenue 🏠 Protected Heritage Property

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Built in 1923, the **Kilvert Residence** is additionally significant for its modest Arts and Crafts details and for its association with the Kilvert family. John Archibald Kilvert (1898 – 1983), who was originally from Glasgow, Scotland, and his wife, Mabel Elizabeth (née Greenwood, born 1903) were the first owners of the house. John Kilvert was employed as an engineer at the Imperial Oil Company Refinery. The couple moved into this house shortly after their marriage in Vancouver in 1920. 🌱



Ioco United Church (St. Andrews Presbyterian Church)

1790 Ioco Road 🏠 Protected Heritage Property

Description of Historic Place

Set against the backdrop of Burrard Inlet, **Ioco United Church** is a one-storey structure with a full basement, a steeply pitched front-gabled roof and a belfry. It is located on Ioco Road, and marks the entry to Ioco townsite, the early Imperial Oil company town. The Church is located at the eastern entry point to the townsite, across from Ioco School and the Bowling Green.



Heritage Value of Historic Place

Ioco United Church is significant as a community institution that has served the religious needs of the Ioco community for many decades. Constructed in 1924, it was first built as St. Andrew's Presbyterian Church. The emigration of Presbyterians from Scotland and Ireland throughout central and western Canada resulted in the establishment of numerous Presbyterian churches. Church Union in 1925 created the United Church, the largest Protestant denomination in Canada. St. Andrew's Presbyterian joined the United Church of Canada in 1925 and is now known as the Ioco United Church.

Ioco United Church is additionally valued for its connection with the growth of the Ioco townsite, the company town developed by

Imperial Oil near its refinery on the north shore of Burrard Inlet. In 1921, Dominion Construction, one of Vancouver's most successful construction firms, subdivided and built the first new houses to be purchased by Imperial Oil company's employees. The rapid influx of Ioco's population necessitated the construction of a church to serve the community's spiritual needs. Donations from the Imperial Oil Company and the Missionary Society of the Church allowed for the construction of the St. Andrew's Presbyterian Church, which was built by volunteers under the leadership of Charles Allan (1908 – 1973) of Port Moody. Since that time the church has served the community, and is now the only remaining church in Ioco.

Character-Defining Elements

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

- prominent location at the eastern entrance of the Ioco townsite, across from Ioco School, the Bowling Green and the CPR Railway track
- ecclesiastical form, scale and massing as expressed by its one-storey height with full basement, rectangular plan with front-gabled roof, belfry and projecting front-gabled enclosed porch
- wood-frame construction with cedar shingle siding
- Arts and Crafts elements such as triangular eave brackets, scrollcut rafters and wrought iron strap hinges on the front door
- wooden-sash casement windows with transoms
- interior features such as wooden tongue-and-groove ceiling
- landscape features including mature deciduous trees

Date 1924

Continued on next page.

Ioco United Church (St. Andrews Presbyterian Church) *continued*

1790 Ioco Road 🏠 Protected Heritage Property

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Ioco United Church displays the vernacular influence of the Arts and Crafts movement, as seen in the shingle cladding, triangular brackets, scrollcut rafters and handcrafted elements such as the wrought iron strap hinges on the front door. The use of a style consistent with the townsite's housing stock demonstrates the remarkable stylistic consistency that was achieved in this isolated company town. 🏠



Moody Centre



CPR Railway Station

2734 Murray Street ★ Heritage Designated Property

Description of Historic Place

The **CPR Railway Station**, which has been relocated to its current site near Rocky Point Park on the Port Moody waterfront, is a standardized wooden station design with a partial second storey that has now been adapted for use as a community museum. Railway tracks have been laid down to recreate the spatial relationship between the building and its original function. A vegetable/flower garden representing the customary appearance of early CPR railway stations



has been established on the grounds. A restored 1921 'Glen' style CPR rail car has been placed south of the station. The building has been accurately restored to its original appearance and contains a significant artifact collection.

Heritage Value of Historic Place

The value of the **CPR Railway Station** lies in its association with the Canadian Pacific Railway, which generated the original settlement of Port Moody. Chosen as the Western Terminus of the long awaited transcontinental railway, for a brief period Port Moody was the scene of intense speculation, which subsided when the rail line was extended to Vancouver. This circa 1907 station, which replaced the original 1882 Western Terminus station, represents the importance of the CPR railway to the building of a nation, as well

as a local community. From 1907 to 1971, it was also the main entry point for many people beginning a new life in Port Moody.

The Station is also significant as an example of the standardized station designs developed by the CPR during the Edwardian era to facilitate their ongoing expansion in western Canada. Built according to the Company's standard station plan #9, it is a typical example of the railway stations that dotted the country in the heyday of the railroads. It is believed to be one of only three #9 stations surviving in Canada.

The heritage value of the Station also lies in its interpretive value. It represents an important cultural feature for the interpretation of Port Moody's history. In 1945, the CPR

Character-Defining Elements

Key elements that define the heritage character of the **CPR Station** include:

- spatial relationship to railway tracks
- low narrow form, situated parallel to the tracks
- standardized, utilitarian form, style and use of materials
- projecting ticket office bay on side facing away from tracks, with banked windows with transoms
- 'live-in' design with residential area on second floor that accommodated the Station Master
- original exterior features such as the wooden siding, cornerboards and trim, prominent eave brackets, broad overhanging eaves, wooden doors
- double-hung wooden-sash windows, with multi-paned upper sash (4-over-1 and 6-over-1 configuration)
- original interior layout with original finishing such as wooden trim, wood floors, interior doors, etc.
- the 1921 CPR rail car (the Venosta).

Protected by municipal designation.

Continued on next page.

CPR Railway Station *continued*

2734 Murray Street ★ Heritage Designated Property

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moved the station even closer to downtown Port Moody by sliding it along the tracks to the foot of Queens Street, where it was used for passenger service until 1971. In 1978 it was purchased by the Port Moody Heritage Society and moved again, by truck, to its current location on Murray Street, where it was placed on a new foundation with a full basement. The station building became a museum in 1983 and contains a significant artifact collection that fulfills a strong educational and community-building role.

The building's historic and aesthetic value to the community was recognized when it was one of the first three buildings in Port Moody that were designated as municipal heritage sites in 1978, demonstrating an early commitment to heritage conservation. 🌱



Nielsen Residence

112 Moray Street

Description of Historic Place

The **Nielsen Residence** is a one-storey, wood-frame cottage situated on the east side of Moray Street, east of the historic core of Port Moody, in the residential neighbourhood of Moody Centre. This modest dwelling is notable for its front-gabled roof and partial-width front porch.



Heritage Value of Historic Place

Built circa 1933, the **Nielsen Residence** is a good example of the type of housing constructed in the interwar era for Port Moody's working population. The house reflects the ongoing development of Moody Centre, the residential neighbourhood situated north of the historic area of commercial and institutional buildings located at the junction of the railway and the working waterfront. The house on which this property sits was one of a series of five-acre lots originally owned by Port Moody Steel Works Limited that was repossessed by the City of Port Moody for non-payment of taxes during the Depression. In 1933, the lot was subdivided, and part was sold to Axel Nielsen (1901 – 1971), who was employed by the Flavelle Cedar Mills, one of the major local saw mills in the area. Nielsen constructed

this modest house in stages, as his resources allowed. His connection with the mill demonstrates the importance that local resource industries played in the growth and economic development of Port Moody.

The construction of this house during the early 1930s is a representation of renewed confidence in the continued growth of trade and commerce in the area, and there are vernacular references to the traditional Period Revival motifs that were popular during that era. The house is of modest vernacular form, with basic massing and floor plan. True to its mill town origins, it was built of wood-frame construction and clad in wood. 🌳

Character-Defining Elements

Key elements that define the heritage character of the **Nielsen Residence** include:

- location at the corner of Moray Street and St. Johns Street in Moody Centre
- vernacular residential form, scale and massing as expressed by its one-storey height with full basement, rectangular plan with front-gabled roof and partial-width verandah
- wood-frame construction with corner boards, lapped wooden siding at the foundation level, shingle siding on the main body of the house, and a wood-shingled roof
- windows such as its multi-paned casement windows and 1-over-1 double-hung wooden sash windows with horns
- internal red-brick chimney
- associated landscape features such as coniferous and deciduous trees

Siddall Residence

2901 St. Johns Street

Description of Historic Place

The **Siddall Residence** is a one and one-half storey Craftsman bungalow with a full basement and a front-gabled roof. The house sits on a prominent corner lot at the intersection of St. Johns and Hugh Streets.



Heritage Value of Historic Place

Constructed in 1922, the **Siddall Residence** is a well-maintained example of a bungalow that demonstrates the late persistence of the influence of the Craftsman style. The modest detailing reflects the type of residence typically built for the working class in the 1920s. The first owner, James Pridham Siddall (1883 – 1965), was employed as a saw mill engineer, and was originally from Port Phillips, Nova Scotia. In 1910, he married Helen Mae Walden (1887 – 1959), and the Siddall's lived in this house until the time of her death.

The **Siddall Residence** is additionally significant for its prominent location within the Moody Centre residential area, and is associated with the continuing early twentieth-century growth and economic development of Port Moody. Situated

just to the east of the downtown area, it demonstrates the city's early development patterns, and the outward expansion that occurred as prosperity returned after the end of World War One. 📍

Character-Defining Elements

Key elements that define the heritage character of the **Siddall Residence** include:

- corner lot location at St. Johns and Hugh Streets
- residential form, scale and massing as expressed by its one and one-half storey height, full basement, simple rectangular plan and front-gabled roof with saddlebag dormers
- construction materials such as lapped wooden siding and cedar shingles in the gable ends and at the foundation level
- Craftsman style details such as triangular eave brackets, exposed soffits, and full width open verandah with tapered columns
- internal red-brick chimney
- variety of windows including double assembly, double-hung 1-over-1 wooden sash windows, casement windows and a diamond-lead window
- mature deciduous trees

PleasantSide



Old Orchard Park Caretaker's Residence

644 Bentley Road

Description of Historic Place

The **Old Orchard Park Caretaker's Residence** is a modest one-storey, front-gabled Arts and Crafts-style house with an inset corner verandah. It is situated on Old Orchard Park Road near the north shore of Burrard Inlet.



Heritage Value of Historic Place

The **Old Orchard Park Caretaker's Residence** was relocated to this site from loco and is valued as a reflection of the early development of the loco townsite, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. The loco townsite site was founded by Imperial Oil in 1914 and was part of the first major development in Port Moody that occurred outside of the immediate vicinity of Moody Centre. The refinery was located in an isolated area, which lacked road access until 1925. Prior to the development of the loco townsite, most of the refinery workers either lived in shacks or commuted by ferry from Port Moody. In order to provide local housing for the workers, the land for a residential townsite was subdivided in

Character-Defining Elements

Key elements that define the heritage character of the **Old Orchard Park Caretaker's Residence** include:

- residential form, scale and massing as expressed by its one-storey height, full basement, front-gabled roof, rectangular plan with square projecting bay on the north, and inset corner verandah
- wood-frame construction with wooden lapped siding at the foundation level and cedar shingle siding above
- Arts and Crafts details such as triangular eave brackets and exposed rafter tails
- variety of windows including 6-over-1 and 1-over-1 double-hung wooden sash windows

- 1921. Forty new worker's houses, designed by prominent North Shore architects Blackadder & Mackay, were constructed by the Dominion Construction Company, one of Vancouver's most successful construction firms. Fifteen other houses, originally situated on the loco grounds, were also moved to the new townsite, creating an instant community. Workers of loco were entitled to purchase the houses at cost and then pay for them monthly. Houses were situated strategically according to rank, and lower paid workers were allocated to the western side of the townsite. As described in *Country Life in British Columbia*, June 1923: "the homes have artistry both of plan and setting. Each shingled bungalow expresses in a peculiar

Continued on next page.

Old Orchard Park Caretaker's Residence *continued*

644 Bentley Road



way the personality of the builders." This residence is linked with the birth of loco as a community company town, which included a community hall, two grocery stores, a restaurant, a meat market, churches and a school in the 1920s.

Built circa 1921, this historic residence is additionally significant for its modest Arts and Crafts styling. Although modest, this residence expresses the traditional aspects of the Arts and Crafts movement as well as modern domestic lifestyles. Efficient, rational floor plans reflected the reality that most families, especially after the end of the First World War, could no longer afford domestic help. Since its relocation, it has been used as the residence for the Old Orchard Park caretaker. ✦



Gilfillan Residence

2 Dowding Road

Description of Historic Place

Set against a sloping backdrop of dense mature coniferous trees, the **Gilfillan Residence** is a modest, one and one-half storey wood-frame Craftsman-influenced bungalow, set on a ground-level basement. It is located within the low-density residential Pleasantside neighbourhood of Port Moody, adjacent to the road to loco, the early Imperial Oil company town.



Heritage Value of Historic Place

The **Gilfillan Residence** is valued as a reflection of the early development of the Port Moody outside of the immediate vicinity of Moody Centre. This house reflects the growth of loco, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. After Loco Road was opened in 1925, new residents—many of whom were loco employees—settled in the Pleasantside neighbourhood, and this house is one of the earliest surviving houses in the area.

Built in 1932 for James B. Gilfillan and Mrs. I. Gilfillan, this house is valued as a typical example of working class housing from the Depression era. James Gilfillan was a millworker at the McNair Shingle Mill and the proprietor of the Old Orchard Picnic Grounds. Modest in scale and character,

this house demonstrates the late persistence of the influence of the Craftsman style on local residential architecture. 🏠

Character-Defining Elements

Key elements that define the heritage character of **Gilfillan Residence** include:

- prominent location, highly visible from Loco Road
- substantial setback from the street on a large lot
- residential form, scale and massing as exemplified by its modest one and one-half storey plus basement height, rectangular plan and front verandah
- front gabled roof with side shed dormer, clad with cedar shingles
- Craftsman features such as open eaves, triangular eave brackets at the front gable and cedar shingle siding in the gable ends
- ground-level basement with exterior access door
- panelled front door with 8-pane window
- fenestration, including double hung 1-over-1 wooden-sash windows, most in double assembly, and the projecting window bay on the east elevation
- original interior features, such as wooden trim and floors, fireplace, light fixtures and claw-foot tub

Hutchinson Residence

359 loco Road

Description of Historic Place

The **Hutchinson Residence** is a one-storey, wood-frame Storybook Cottage situated at the corner of loco Road and Avalon Drive in Port Moody. Notable features of this residence include a tapered rubble-stone chimney at the front of the house, round-arched windows and front door, and rustic shingle siding.



Heritage Value of Historic Place

The **Hutchinson Residence**, built in 1932, is significant as an example of a Storybook Cottage and illustrates a conscious shift to traditional domestic styles, reflecting the social and economic consciousness of the interwar period. At the time, houses were expected to display some sort of historical reference in order to demonstrate the owner's good taste. Noteworthy design features that reflect this historicist trend include the gabled roofline and round-arched windows. An efficient and rational floor plan, including rooms closely arranged around a central hallway, reflected the reality that most families could no longer afford domestic help. A more romantic "Storybook Cottage" influence is evident in the rubble-stone chimney, bellcast roof and eyebrow hood over

the front entry. This originally tiny residence has had several sympathetic additions over time.

Further, the Hutchinson Residence is valued for its association with first owners and residents Cecil Hutchinson (born 1908) and his wife, Grace (born 1911). Cecil Hutchinson originally owned all of Block 50, and in 1932 he subdivided this larger lot and built this house as his own residence. Hutchinson was employed with the McNair Shingle Company. His connection with the shingle company is a reflection of the importance that resource industries played in the growth and economic development of Port Moody during the interwar period. 🏠

Character-Defining Elements

Key elements that define the heritage character of the **Hutchinson Residence** include:

- location at the corner of loco Road and Avalon Drive
- residential form, scale and massing as expressed by its one-storey height, gabled roofline with bellcast flare, and eyebrow hood over doorway
- wood-frame construction with rustic shingle siding and cedar shingle roof
- "Storybook Cottage" details including: tapered rubble-stone chimney; curvilinear features such as the eyebrow hood over the front door and round-arched windows; original round-arched panelled front door; built-in flower boxes; and triangular eave brackets
- windows such as multi-paned wooden sash casement windows and hopper wooden windows
- associated landscape features such as the landscaped garden and mature trees

Pleasantside Grocery

631 loco Road

Description of Historic Place

The **Pleasantside Grocery** is a two-and-one-half storey wood-frame commercial structure that sits at a prominent location on the road to loco, the Imperial Oil company town.



Heritage Value of Historic Place

The **Pleasantside Grocery** is of value as a prominent community landmark along loco Road, and as evidence of the early development of the community outside of Moody Centre.

Built for Leander Philip Peltier in 1928 at a time of increasing local prosperity, the location of the store reflects the continued growth of loco, the company town developed by Imperial Oil near its refinery on the north shore of Burrard Inlet. loco Road was the only road access to this remote location, and over time, new residents settled in the area adjacent to the road. This store was built to provide groceries and general merchandise to surrounding residents, but for decades was also a local gathering place and community landmark. Its location on the north side of the road

allowed a south-facing exposure,

- and a pleasant aspect to the front
- verandah. By 1934, the store had
- been acquired by Attilio Ronco, who
- owned it for a number of years. The
- store was purchased by the current
- owners in the 1960s.

The building is also valued for its rustic character and as typifying a traditional country store. Two and one-half storeys in height, its apparent scale is increased by its proximity to the street, the full open front verandah, paired bay windows on the second floor and a prominent front gable that faces the street. ✪

Character-Defining Elements

Key elements that define the heritage character of the **Pleasantside Grocery** include:

- prominent location along loco Road
- prominent two-and one-half storey scale among smaller residential buildings
- post-and-beam interior structure
- symmetrical form and massing
- mixed use configuration, with commercial space on lower floor and residential use above
- original storefront configuration with central inset entry, flanking display windows and offset entry to upper floor
- full open front verandah
- paired projecting bays on the second floor front facade
- original exterior features such as lapped wooden siding, cornerboards and trim
- double-hung wooden-sash 1-over-1 windows
- original interior features such as wooden wall and ceiling cladding in store
- simple landscape setting with adjacent parking and treed background, including orchard remnants

Miller Residence

641 loco Road

Description of Historic Place

The **Miller Residence** is a one and one-half storey wood-frame Craftsman bungalow, situated on a south facing slope with a ground level basement. It is located on a corner lot within the residential Pleasantside neighbourhood of Port Moody, on the road to loco, the early Imperial Oil company town, and commands a view overlooking Burrard Inlet. This house is one of the earliest surviving houses in Pleasantside.



Heritage Value of Historic Place

The **Miller Residence** reflects the early residential growth that occurred on the north shore of Burrard Inlet, spurred in the 1920s by the development of the Imperial Oil refinery and its adjacent company town, loco. Access was limited until loco Road was opened in 1925, after which new residents—many of whom were refinery employees—settled in the Pleasantside neighbourhood. This house was built at a time when the area was subdivided into acreage and its character was still semi-rural. The lot is part of a large farm property that originally extended to Jacobs Road.

The **Miller Residence** is additionally significant as a fine example of a late Craftsman bungalow that reflects the type of residence built by the working class of the period, and its evolution over

Character-Defining Elements

Key elements that define the heritage character of the **Miller Residence** include:

- location on a corner lot on loco Road, on a south-facing slope with views to Burrard Inlet
- residential form, scale and massing as exemplified by its one and one-half storey height, above-ground basement and rectangular plan
- front gabled roof with cedar shingle cladding
- Craftsman style design features, such as cedar shingle siding, notched bargeboards and deep open eaves with exposed rafters and purlins
- continuous belt course between foundation and main floor cladding
- second floor sleeping porch facing south
- fishscale shingle detailing in upper portion of sleeping porch gable
- exterior wall colour, continuously red since its construction
- double-hung 6-over-1 wooden-sash windows, double assembly on the main floor
- internal and external brick chimneys
- interior features dating to the original construction, such as interior doors, wooden window and door trim and kitchen wainscoting
- complimentary shingle-clad garage built in the late 1950s
- mature, informal, picturesque landscape with a creek running through the property, surrounded with a manicured laurel hedge (planted in the 1960s) and a Holly and apple tree (pre 1950), nestled within a moderately dense setting of coniferous trees

time. Constructed in 1926 for Edgar (Ted) John Miller, a steam engineer employed by Imperial Oil, and his wife Elizabeth Jane, it is a charming cottage-style residence enhanced with mature and picturesque but informal landscaping, which contributes to the property's semi-rural setting. It was built by local contractor Henry Owens Sparks, who built other houses in the area as well as the Pleasantside Store. A 1962 renovation enclosed the front porch, utilizing cedar from the Flavelle Mill, and a brick fireplace was added to the west facade, made from bricks recycled from McNair's Mill. The house has been painted red continuously since its construction. 🏠



*Belcarra
Regional Park*

Bole Residence

Belcarra Regional Park

Description of Historic Place

The **Bole House** is a two-storey mid-twentieth century country retreat house situated at the end of an access road in a remote park setting, on a heavily treed waterfront site facing Indian Arm, now located within the boundaries of Belcarra Regional Park.



Heritage Value of Historic Place

The **Bole House** is valued for its association with a local family and as a surviving example of the original resort character of this once remote community. John Percy Hampton Bole (1882 – 1966), was a war veteran and lawyer, and in the 1930s retired with his wife, Norah Kathleen, to this property. The Bole's original small cottage was expanded to this larger structure, which is set on a rocky site that slopes down to the water and faces views of Indian Arm and the North Shore mountains. Percy and Kathleen Bole lived here for many years without road access, running water or electricity. J.P.H. Bole was the son of Judge William Norman Bole, who was instrumental in the original development of the Belcarra Peninsula as a 'summer cottage colony' for the residents of the Lower Mainland.

Character-Defining Elements

Key elements that define the heritage character of the **Bole House** include:

- waterfront setting on a heavily-treed site with numerous mature landscape features
- irregular form and massing, demonstrating an additive form of construction over time
- irregular picturesque roof form punctuated by tall vertical chimneys
- exterior features such as cedar shingle siding and wooden trim
- multi-paned wooden-sash casement windows
- rustic country cottage allusions including the use of the shingle siding and casement windows

- The house is also of value as
- a representation of country life
- in a remote area of the Lower
- Mainland of British Columbia in
- the mid-twentieth century. Access
- to the Belcarra area was mainly by
- boat prior to the 1950's. Vernacular
- in style and construction, the
- **Bole House** reflects a leisurely
- lifestyle from an era when there
- were still large tracts of waterfront
- land available within easy reach
- of Vancouver.
- The **Bole House** is now in public
- ownership, and signifies an ongoing
- stewardship of heritage properties,
- within park settings, by the Greater
- Vancouver Regional District. 🏠

Belcarra South Cottages

Belcarra and Port Moody, BC ★ Heritage Designated Property

Description of the Historic Place

The **Belcarra South Cottages** property is situated along the eastern shoreline of Indian Arm, south of the Belcarra Peninsula near Burrard Inlet. Facing Boulder Island and Dollarton along the North Shore, it is located within two jurisdictions, the Village of Belcarra and the City of Port Moody, with the border dividing the first and second cottage on its northern boundary. The property is currently owned by Metro Vancouver and is part of Belcarra Regional Park.



The property comprises a narrow tract of land, approximately one to two hectares, with 250 – 300 metres of forested shoreline that includes two small pocket beaches separated by a low-rising rock outcrop. A gravel access road defining its northeastern border meanders parallel to the shoreline. The property, formerly known as the ‘Bole Estate’, includes the historic Bole House and seven waterfront cottages (cabins) of varying style and scale, built from the early twentieth century through the 1930s. Today, all seven cabins are occupied by members of the Belcarra South Preservation Society.

Heritage Value of the Historic Place

The **Belcarra South Cottages** property is significant for its historic and cultural values, including its association with the influential Bole family and

Character Defining Elements

The key elements that define the heritage character of the **Belcarra South Cottages** are:

- Location in a mature second growth forest along the eastern shoreline of Indian Arm, south of the Belcarra Peninsula
- Continuous occupation since the early twentieth century
- Connection to the historic Bole family and the Bole House and property
- Arrangement of seven single-story cottages
- Original form, scale and massing of each cottage
- Utilitarian, wood-frame, single story design, built on wood block supports without foundations and composed of materials transported to the site by small boats
- Front porches facing the water
- Original wood-frame windows, including double-hung, two-over-six, six-over-one and two-over-two assemblies
- Original solid wood doors, some with glass
- Original tongue and groove fir flooring on all but Cabin #4
- Original siding types including: sawn cedar shingles, wooden drop siding, and tongue and groove fir board and baton siding
- Timber frame structure of two cabins
- Annex building of Cabin #2
- Overall expression of a ‘family cottage’, with simple alterations over time

continuing through the mid-twentieth century as a summer destination for the urban middle-class of the Lower Mainland. The Cottages property is also valued for its surrounding natural splendor and for its longstanding preservation by the Belcarra South Preservation Society.

Solicitor William Norman Bole, known locally as Judge Bole, was a noteworthy figure in Belcarra’s history, having at one time owned the southern portion of Belcarra Peninsula and lands including the Belcarra Picnic Area. He was also responsible for naming ‘Belcarra’ after Belcarra, County Mayo in his native Ireland. Bole was an active British Columbian, known for his excellent marksmanship and yachting skills as well as for his service in a variety of organizations, including

Continued on next page.

Belcarra South Cottages *continued*

Belcarra and Port Moody, BC ★ Heritage Designated Property

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acting as: Captain of No. 1 Battery, B.C.; Bencher of the Law Society; Chairman of the Dominion License Commissioners; and president of the Board of Trade, the Royal Columbian Hospital, and the Hastings Sawmill Company. Judge Bole passed away in New Westminster in 1923.

The Bole family began acquiring property in Belcarra in 1883. In 1907, the family purchased the parcel where the seven **Belcarra South Cottages** would later be constructed. Judge Bole's son, lawyer John Percy Hampton Bole purchased a second parcel of land in the area in 1914. This is the property on which John Bole's permanent residence, the Bole House, now stands and where he and his wife, Kathleen, lived from 1934 – 1962, raising one daughter.

Likely, the Bole family began constructing the small cottages on the property over the years as their family grew and as the area became a popular location for summer gatherings and getaways. The seven single-storey cabins lining the waterfront were constructed at different times, beginning in the early twentieth century and continuing through the 1930s. The cottages, which were used as summer homes until the early 1970s, represent a cultural tradition once common to urban middle-class families and are an important aspect of the social history of Metro Vancouver. Without road access, telephone service or electricity until 1959, refuge in Belcarra South provided a sense of adventure, freedom, privacy and tranquility. Summer 'cottagers' enjoyed typical seasonal activities such as fishing, swimming, crabbing, sun bathing, beach combing, boating, and water skiing. Significant to the values of the era, the cabins have names: La Soledad, Los Lobos, Mayo Point Lodge, Bay, Skeleton, Wellwood

and the Wee cottage. From 1956 to 1974, an annual regatta was held at Bay cottage, with guests arriving by boat and in costume.

Located along the picturesque shoreline of Indian Arm, the forested area surrounding the cottages is home to a variety of flora including: salmonberry, salal, huckleberry, sword ferns, vine maple and native blackberry that grow beneath the mature second growth forest. The area is also home to a number of local wildlife species, including: river otters,



Cabin 1 – Bay Cottage and Annex



Cabin 2 – Wellwood



Cabin 3 – Wee Cottage

Continued on next page.

Belcarra South Cottages *continued*

Belcarra and Port Moody, BC ★ Heritage Designated Property

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grey heron, loons, mergansers, buffleheads, seagulls, harbour seals, bald eagles, Douglas squirrel, deer, raccoon, lynx, owls, coyotes and the occasional cougar and black bear. An important part of the local ecosystem, the cottages exist in harmony with the natural environment, integrating both the human and natural aspects that constitute Belcarra Regional Park.

Today, the Belcarra South cabin community is the only surviving example of the numerous cottages that lined the shores of Burrard Inlet. The Port Moody area of Burrard Inlet was home to cottages beginning in the 1890s in locations such as Pleasantside and Sunnyside. The Belcarra South community has survived because of the efforts of the Belcarra South Preservation Society (BSPS), which was formed in 1976 in order to prevent their demolition after Metro Vancouver had acquired the property in 1971. The continuous care and full-time occupation by the BSPS has preserved the seven simply-designed cabins and their representation of one of the Lower Mainland's historic summertime destinations. 🌿



Cabin 6 – Los Lobos



Cabin 4 – The Skeleton



Cabin 5 – La Soledad

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Evolution Of The Heritage Register

2003/2004 Additions:

- Roe Residence 2227 St. Johns Street (*Designated*)
- CPR Railway Station 2734 Murray Street (*Designated*)
- McLean Residence 2224 Clarke Street (*Designated*)
- CP Lumber and Co. Residence 2226 Murray Street (*Designated*)
- Old City Hall 2425 St. Johns Street (*Designated*)
- P. Burns and Co. Butcher Shop 2419 Clarke Street
- Appleyard Residence 2717 Clarke Street (*Designated*)
- Bole House Belcarra Park
- Pleasantside Grocery 631 loco Road

2004/2005 Additions:

- Royal Bank 2346 Clarke Street
- John's Barber Shop 2337 Clarke Street
- Etter's Beauty Salon 2335 Clarke Street
- BC Telephone Exchange 2317 Clarke Street
- Hotel Burrard 2414 St. Johns Street
- Gilfillan Residence 2 Dowding Road
- Miller Residence 641 loco Road
- Dr. Cartwright Residence 2214 St. Johns Street
- Brelsford Residence 2713 Jane Street

2005/2006 Additions:

- Vaughan Residence 125 Elgin Street
- Williams Residence 2214 Clarke Street
- Elsdon Residence 2225 St. George Street
- Barnum Residence 2625 St. George Street
- Moody Centre Commercial Area
- Moody Centre Residential Area

2006/2007 Additions:

- McNeice Residence 2201 St. Georges Street
- Joseph Cote Residence 2310 Clarke Street
- Residence 2329 Clarke Street
- Roe and Abernethy House 2330 Clarke Street (*Demolished 2007*)
- Commercial Building 2341 – 2345 Clarke Street
- Roe and Abernethy Grocery Store 2408 – 2409 Clarke Street
- Commercial Building 2320 Clarke Street (*Designated – HRA*)
- Residence 2322 Clarke Street
- Residence 2326 Clarke Street
- Residence 2209 St. Georges Street
- Campbell/Elsdon Residence 2221 St. Georges Street
- Johnston Residence 2131 St. Johns Street
- St. John the Apostle Anglican Church 2208 St. Johns Street

2006/2007 Additions (continued):

- White Residence 2329 St. Johns Street
- Siddall Residence 2901 St. Johns Street
- loco School First Avenue
- Medley Residence 200 Third Avenue
- Horne Residence 307 Third Avenue
- St. Andrews Presbyterian Church (loco United) 1790 loco Road

2007/2008 Additions:

- 203 First Avenue
- Chivers Residence 306 First Avenue
- Tremaine Residence 205 Second Avenue
- Belton Residence 300 Second Avenue
- MacDonald/Betterton Residence 304 Second Avenue
- loco Company/Davis Residence 306 Second Avenue
- Potter Residence 316 Second Avenue
- Clarke Residence 207 Second Street
- loco Grocery Store Third Avenue
- loco Hall Third Avenue
- McFarlane Residence 206 Third Avenue
- Reynolds Residence 207 Third Avenue
- Runnels Residence 303 Third Avenue
- Kilvert Residence 203 Fourth Avenue
- Griffin Residence 2714 Henry Street
- Thurston Residence 140 Moody Street
- Alexander Residence 2209 St. Johns Street
- Symmes Residence 2222 St. Johns Street
- Moio Residence 2614 St. Johns Street

2008/2009 Additions:

- Hull Residence 2518 St. George Street
- Carr Residence 2605 St. George Street
- Residence 2628 St. George Street
- Nielsen Residence 112 Moray Street
- Old Orchard Caretakers Residence 644 Bentley Road
- Hutchinson Residence 359 loco Road

2012 Additions:

- Judd Residence 2628 St. George Street (*Designated – HRA*)
- Alexander Residence 125 Grant Street (*Designated – HRA*)

2014 Additions:

- Residence 2710 Henry Street
- Belcarra South Cottages Belcarra Regional Park



Record of Former Statements of Significance

Removed from Register

Residence

2330 Clarke Street (demolished – removed from Register in 2007)

Description of Historic Place

This is one of a series of one and one-half storey vernacular residences, with a central front entry, a front-gabled roof and an open front verandah, sited on the north side of Clarke Street and south of the Canadian Pacific Railway right-of-way. It is part of a grouping of similar buildings located directly west of the historic downtown core of Port Moody, in the commercial area of Moody Centre.



Heritage Value of Historic Place

This residence is associated with the early twentieth century development of downtown Port Moody, the historic area of commercial, institutional and residential buildings located near the conjunction of the railway and the working waterfront. This is a good example of housing constructed in the pre-First World War era for Port Moody's working population. It was built at a time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. Housing was developed in close proximity to the downtown and to the mill sites. It was built as workers' housing by Roe & Abernethy Ltd., one of the main mills in town at a time when Port Moody was developing rapidly as a mill town and Clarke Street was its commercial centre. This house illustrates the central role

the mill played in daily life. The mill supplied jobs, but also provided housing for its employees and owned a grocery store. Perry Douglas Roe and his brother-in-law, Robert Abernethy, were partners in the firm. Roe played a pivotal role in the early development of the city and served as the first mayor of Port Moody.

Built circa 1906, this residence is a good example of the type of housing constructed during the pre-World War One era for Port Moody's working class. It is of modest vernacular

form, with basic massing and floor plan. True to its mill town origins, the house was constructed in wood-frame construction and clad in wood. This residence remains an important component of the Clarke Street historic grouping, and is similar in style to a number of other historic structures along the street. 🗺

Character-Defining Elements

Key elements that define the heritage character of the residence at 2330 Clarke Street include:

- prominent location adjacent to the historic commercial core on Clarke Street and south of the CPR right-of-way, set among other structures of similar form and scale
- minimal setback from the street on a north sloping site
- vernacular residential form, scale and massing as expressed by its one and one-half storey height with full basement, simple rectangular plan with projecting bay on the west side elevation, and front-gabled roof
- wood-frame construction with original lapped siding under later duroid cladding
- additional exterior details such as its open front verandah and red-brick chimney
- 1-over-1 double-hung wooden sash windows, some in double-assembly