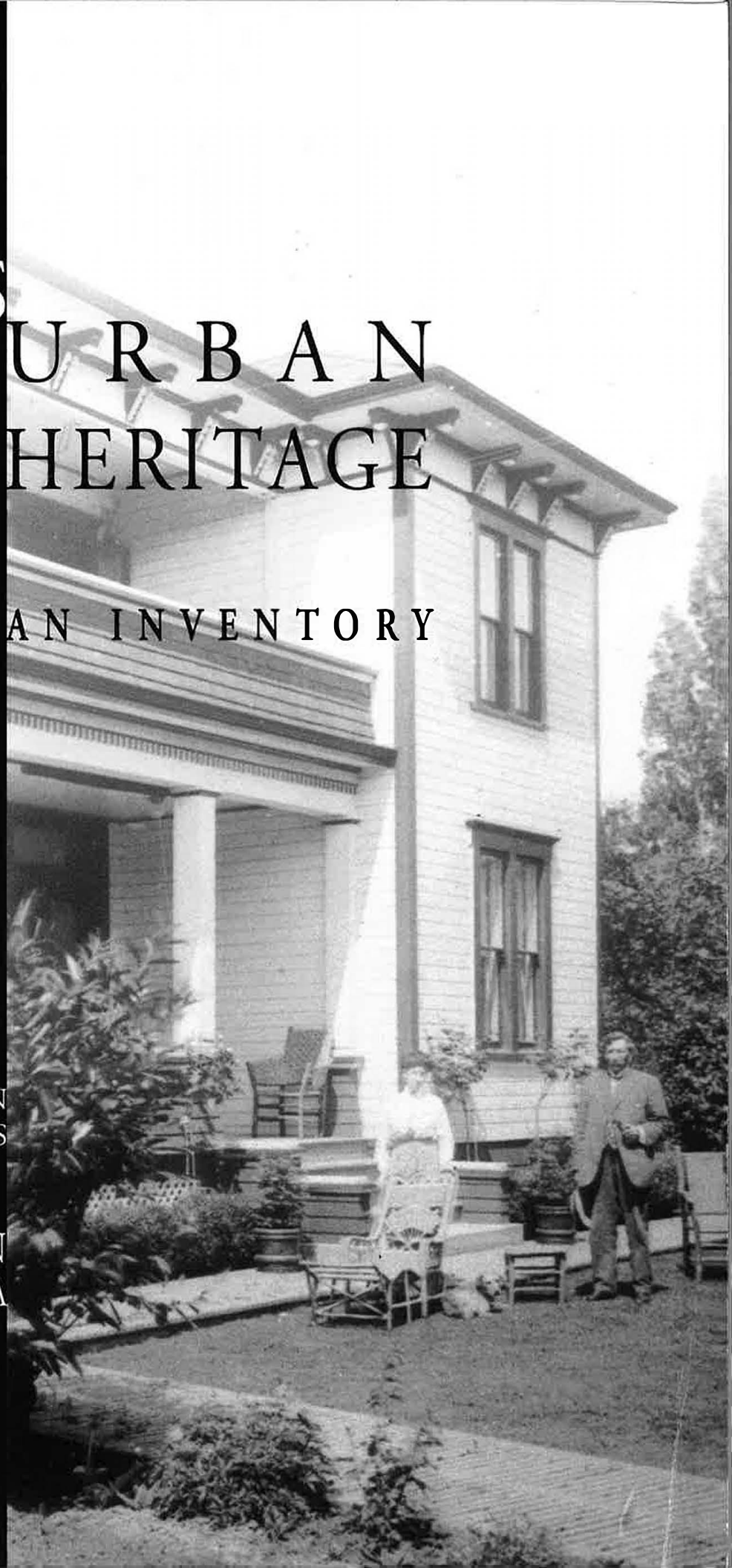


DELTA'S URBAN HERITAGE

AN INVENTORY

DONALD LUXTON
& ASSOCIATES

CORPORATION
OF DELTA



DELTA'S

U R B A N
HERITAGE

AN INVENTORY



Donald Luxton & Associates
primary research by Gwen Szychter
for the Corporation of Delta 2000

The British Columbia Heritage Trust has provided financial assistance to this project to support conservation of our heritage resources, gain further knowledge and increase public understanding of the complete history of British Columbia.



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Front Cover & Title Page: *Rosetta*, the McKee Residence,
Delta Museum & Archives 1981-36-34.
Rear Cover: Ladner Cenotaph

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I N T R O D U C T I O N

The goal of this project has been to identify the most significant historic resources within the urban areas of Delta, which is the second step in a five year strategy that will coordinate Delta's municipal heritage program. This is a companion volume to *Delta's Rural Heritage: An Inventory*, published in 1999.

This project builds on several previous inventories that date back over twenty years, expanding their scope, and adding new resources. A total of one hundred historic buildings and seven other historic resources have been identified in the urban areas of Delta. These are recommended for inclusion on the Community Heritage Register, as the basis for ongoing conservation efforts. Other historic features, such as cultural landscapes and more modern structures, have been identified, but are not recommended for inclusion on the Heritage Register, as other methods of commemoration and interpretation would be more appropriate.

The inventory methodology involved the following sequential steps:

Identification of Potential Sites

There were several available inventory lists, including field work undertaken in the 1970s for the Canadian Inventory of Historic Buildings, the Delta Heritage Report 1983 (which identified 231 commercial, residential and institutional sites), and the Delta Heritage Barns Report 1983 (Consolidated 1986; which identified 154 additional sites). Identified sites were consolidated, and other resources were added through broad-based research. A public nomination process was undertaken, whereby the community at large was invited to submit addresses and information for consideration. All these methods resulted in approximately five hundred sites being listed, for both the rural and the urban areas.

Broadly-Based Historical Research

Pertinent research sources were identified at this point. Existing historical information was surveyed for relevant data regarding settlement patterns and background on specific families and buildings. The general history of the urban areas was traced, and major transportation routes identified.

Field Survey

All of the identified sites were surveyed; to ensure that significant resources had not been missed, early transportation routes in all the areas were examined. Many of the previously-identified resources were found to be altered or demolished. Those resources chosen for further study were photographed, and an inventory form was filled out that gave a physical, structural and contextual description, and a visual survey of condition and integrity.

Focused Research

The resources identified in the field survey were then more fully researched, to identify their historical importance to the community. Municipal and archival records were examined, that allowed for consistent and accurate identification. The most useful records were those held in the collection of the Delta Museum & Archives, especially local newspapers; files from previous inventories; early Tax Assessment Rolls; archival photographs and maps; and other collected sources. Other research sources that were consulted included relevant B.C. Directories, and the collections of the B.C. Archives, the Vancouver Public Library, and the City of Vancouver Archives. All of the information from these listed sources was then combined to provide an historic profile for each chosen site. Much additional historical information of general interest was unearthed during this process, and other sites identified. A comprehensive picture of Delta's urban heritage was assembled.

Final Evaluation

The inventoried structures were then assessed as to their overall relative importance. Issues of architectural, historical and contextual merit were assessed for each site. A final evaluation was then undertaken, based on established evaluation criteria. Through this process one hundred significant buildings and seven other historic resources were identified, adding to the eighty-two buildings and eleven other resources identified as part of the Rural Heritage inventory.

Construction dates given in this inventory are considered known if they are accurate to within one year; other dates are listed as circa. Names given to buildings are generally the earliest one that can be determined, or in the case of most residences, the name of the first owner.

It is hoped that the owners of these buildings will find this historical information to be a source of pride, and help them in the process of the preservation and restoration of these important structures. We wish everyone concerned the best of luck in the future stages that will follow this inventory. Throughout this project, respect was shown for the rights of individual property owners. Anyone wishing to view these buildings should be conscious of each owner's privacy, and should not cross the bounds of private property.

Background image: (*Delta Museum & Archives 1980-52-96*)

EVALUATION CRITERIA

In order to determine the most significant historic resources of urban Delta, each site chosen for study was consistently evaluated according to a set of ranking criteria. These criteria allowed the relative scoring of each site based on architectural, historical and contextual significance, and the degree to which it had retained its original integrity. The following is a general explanation of the evaluation criteria. The McKee Residence at 4705 Arthur Drive has been chosen as an example, to illustrate the ways in which the criteria were objectively applied.

ARCHITECTURAL HISTORY

These criteria assess the styles, types and designs representative of the District's significant development periods; in this case the McKee Residence is an outstanding example of a Late Victorian house, enlarged and remodelled in 1912. The building's construction system (wood frame) is considered typical of the period, and the architect and builder are unknown. Overall the McKee Residence scores the maximum in this category.



CULTURAL HISTORY

These criteria assess the building's direct association with a person, group, institution, event or activity that is of historical significance, and its association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes, ecological or geographic change, significant landforms, or social, political or economic trends. This site is important both for its connections with the original owner, Thomas Kerr, one of the partners in the Grant & Kerr Sawmill, and the McKee family, pioneers and community leaders, and scores almost the maximum in these categories. The portrait at the right is of Margaret and John McKee, Sr. taken about 1890.



(Delta Museum & Archives 1982-70-37)



CONTEXT

These criteria assess the historical landscape or landscape features associated with an existing building; or a notable historical relationship between a building's site and its immediate environment. The building's surroundings and importance as a landmark structure, or its symbolic value to the District, are also evaluated. The McKee Residence, given its intact urban setting, its prominence (extremely visible and a local area landmark), as a contributing resource within a heritage area, scores the maximum in this category.



(Delta Museum & Archives 1981-36-34)

INTEGRITY

This is a measure of the impact of changes to the building on the appreciation of its style, design, construction or character. Over time we often see alterations to a building - invariably the roofing material wears out and is replaced (often with new asphalt shingles); often the corbelled chimney tops deteriorate and are replaced by flues; staircases wear out and need to be replaced - these are considered to be minor changes to the building's character. A far more serious change occurs when original windows or siding are altered, or when insensitive additions are made. Comparison with archival photographs (such as at the left) confirms that the McKee Residence remains in virtually original condition, and therefore it loses no points in this category.

Overall the McKee Residence scores consistently high in every evaluation category. This leaves no question as to its heritage value to the community. Indeed, the house has already received municipal heritage site designation, and together with its adjacent stand of mixed mature trees has been included on Delta's Heritage Register. The other sites included in this report have been evaluated using the same criteria, which are further explained on pages 108-111.

HISTORICAL BACKGROUND

The heritage resources of Delta are a valuable legacy of its pioneering origins, and remain a vital part of the community's pride, identity, local economy, and tourist potential. Early rural and industrial development has left a significant legacy of historic buildings and sites that reveals the prominent roles that farming, fishing and salmon canning played in the lives of early residents. These resources are diverse in age, style and condition, but they contribute to a sense of continuing community traditions.

For many thousands of years Delta was home to aboriginal peoples who established summer fishing camps on the banks of the Fraser River. Much of the area was inhospitable marshland subject to tidal flooding, but Natives settled the upland areas in Tsawwassen and North Delta, and the municipality's archaeological sites are among the oldest known in the province. The mouth of the Fraser was one of the first areas in British Columbia to be explored by Europeans looking for the North West Passage.

The flat fertile land of the river delta proved irresistible to early settlers, and agriculture developed as one of Delta's first industries. Rich alluvial soil and a temperate climate led to the establishment of productive local farms. Although most settlers started with subsistence farming, agriculture grew in importance as the land became easier to cultivate (through a series of dyking initiatives) and through improved transportation. Many early farm houses and agricultural structures remain in relatively original configuration, and have been continuously used for generations.

The other important early industry was fishing. The abundant salmon runs on the Fraser River led to the early development of salmon salteries and canneries. In 1870 the first commercial cannery on the B.C. coast was established at Anniesville. In a relatively short time many other canneries were built and by 1890 one-third of British Columbia's canning production came from Delta. The industry was largely responsible for Delta's ethnic diversity, with the canneries providing a source of employment for mainly Chinese and Native workers, but also drawing Japanese, Norwegians, Greeks, Croatians and other settlers. Fishing continued to be of great importance until just before the First World War, when a number of factors conspired to end Delta's pre-eminence in the field, and the canneries began to shut down.

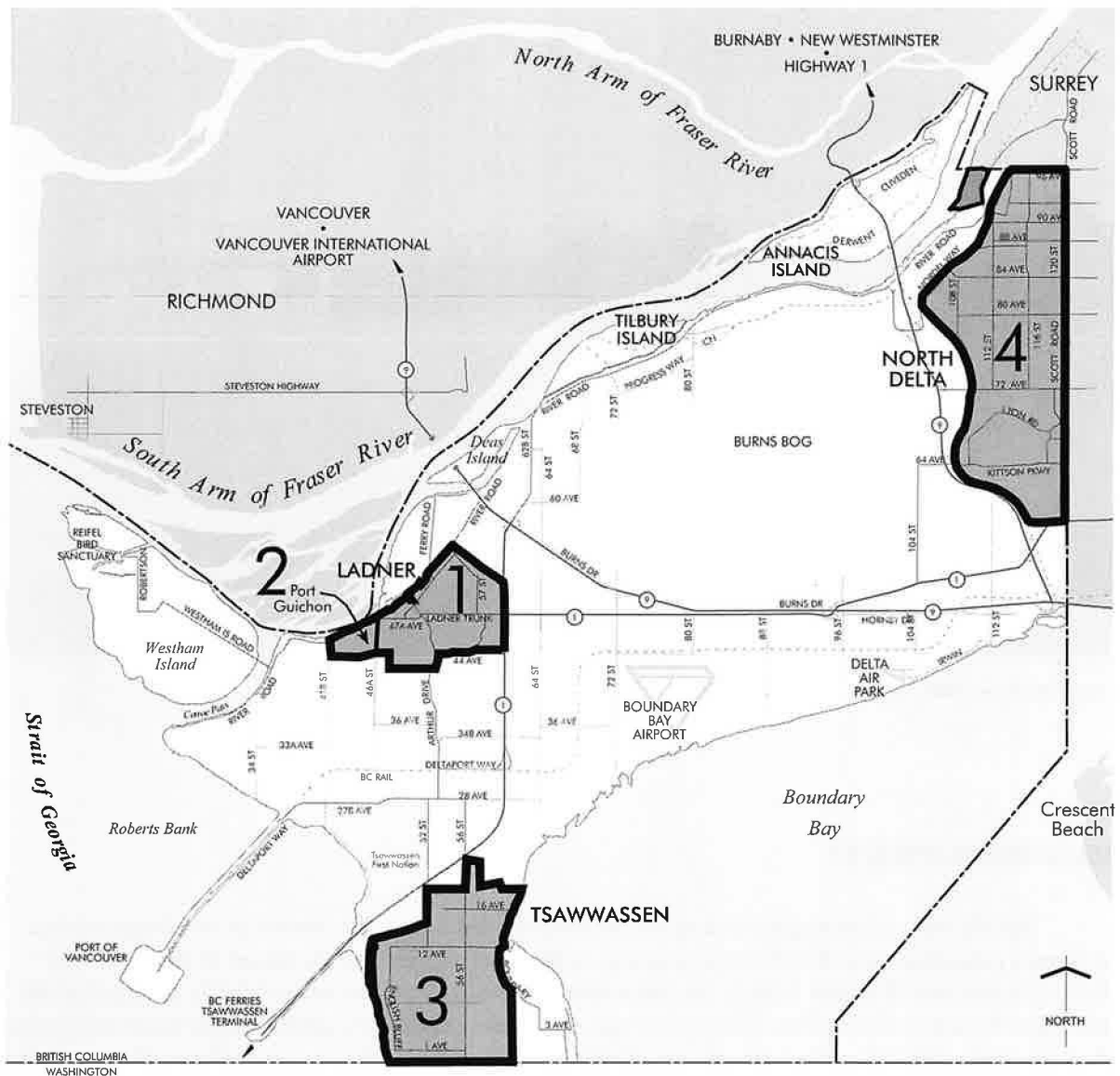
The river was originally the primary means of transportation until the road system became functional. Much of the municipality was still marshland and subject to frequent flooding. As early as 1890 the basic road pattern had been established, but was not completely reliable until the dyking system provided full flood protection. By the late 1890s most roads had been planked, and after 1900 many of them were upgraded to gravel.

As the population continued to grow the Fraser River, once the prime link to other centres, was now seen as a barrier. Access to the rest of the lower mainland became a serious economic issue, as Delta still had no connection to the regional road network. This isolation kept growth in the municipality relatively stagnant, but also preserved an essentially rural way of life for many decades.

Although local residents lobbied for a bridge to cross the Fraser River near Ladner, road access to Vancouver was not provided until the opening of the Massey Tunnel in 1959. This supplied the impetus for rapid suburban growth.

Today Delta is a vibrant community within the lower mainland, and is connected by road, rail and water to the rest of the region. Delta continues to display a balance between urban and rural activities, and despite many changes, there remain tangible links to the past that help explain its pioneer origins and remind us of the vision of its settlers.

Areas of Delta included in Urban Heritage Inventory



Areas in Urban Heritage Inventory

- 1 Ladner
- 2 Port Guichon and River Road West
- 3 Tsawwassen
- 4 North Delta

Note: The boundary between Port Guichon and Ladner is 46A St

----- Delta Boundary

Note: In addition to the above areas, the Urban Inventory includes a few rural or riverfront heritage properties which were recently identified. The remaining rural heritage properties are identified in "Delta's Rural Heritage - An Inventory", which was published in 1999.

CHRONOLOGY OF HISTORIC EVENTS



Ladner Waterfront 1881. (B.C. Archives C-03827)

"DELTA MUNICIPALITY"

"Not the least interesting portion of the Westminster District is that known as the Delta country. This district consists of some 40,000 acres situated, as the name suggests, at the mouth of the river, and includes Crescent and Westham Islands, the latter being separated from the main delta by a branch of the Fraser River known as Canoe Pass. Thirty years ago or so these islands were great swampy tracts overgrown with coarse grass and rushes, the happy haunt of wildfowl of every description, but useless as they stood for the purposes of man. Today, 20 miles of dikes, erected at a cost of \$115,000, keep the sea in check, and the farmer holds possession of what was once a deserted region."

"The cosmopolitan character of the inhabitants forms an interesting feature of the Delta district. Chinese, Japanese, Indian and white children attend school together, whilst on the shores of Canoe Pass, Austrian children may be seen assisting their parents to haul the fishing boats up on the beach. It may be added that Westham Island is the home of several canning industries largely under the charge of Swedish foremen and managers."

Henry J. Boam, *British Columbia: Its History, People, Commerce, Industries and Resources*, 1912, page 276.

Archaeological time

Tsawwassen band of Coast Salish Natives occupies the Tsawwassen uplands and the beach area between Roberts Bank and the Ferry causeway, now the Tsawwassen Indian Reserve. Archaeological evidence of another Native settlement site has been found up the Fraser River in North Delta.

1792

Spanish seamen Galiano and Valdez chart Boundary Bay and other local coastlines.

1822

Employees of the Hudson's Bay Company explore the Fraser River delta prior to the founding of Fort Langley in 1827.

1846

The 49th parallel west to the Pacific Ocean is confirmed as the boundary between British and American territories.

1857

Patrick O'Brien Murphy occupies land on Annacis Island, which was known as Murphy's Island for some time after his 1861 murder.

1858

Brothers William and Thomas Ladner view delta lands on their way upriver to the Cariboo gold rush.

1859

James Kennedy settles land in the North Delta uplands, opposite New Westminster.

1860

Governor Sir James Douglas institutes Pre-Emption Act regulating purchase of unclaimed land in British Columbia. This precedes a large number of pre-emptions in the delta area through the 1860s, of which some are settled and some are abandoned.

1862

A granite obelisk marker is placed on the Canada United States border between Point Roberts and Delta; this marker had been fabricated in Scotland the previous year. Survey work proceeds east from this point.



T.E. Ladner.



W.H. Ladner.

Portraits from
Howay & Schofield

1864

Salmon saltery established on the River near present-day Annieville.

1868

The Ladner brothers return and pre-empt land on either side of Chilukthan Slough, and establish family farms. The spot soon becomes known as Ladner's Landing.



T.E. Ladner's third farm house.
(Delta Museum & Archives 1980-52-265)

1870

There were 27 pre-emptions in the delta area during this year. All the land from the river mouth to the west end of Crescent Slough has now been claimed. First commercial cannery on the B.C. coast (Loggie & Co.) is built along the river at Brownsville, near the spot now known as Gunderson Slough.

1871

British Columbia enters Confederation, and the promise of a transcontinental railway encourages settlement in the Lower Mainland.

1873

Government Wharf built at the mouth of Chilukthan Slough in Ladner's Landing, facilitating the stopover of the Victoria to New Westminster ferries and delivery of mail and goods, and the shipping of produce. Deas Island Cannery put into operation.

1874

Early road building begins in the delta area in the 1870s, including Ladner Trunk Road, built by John Kirkland in 1874, and Scott Road. Tenant School, first in district, built at Trunk Road and 57th Street.

1877

By this time most of the lowlands of the delta area have been claimed, as this land has the easiest access to transportation (still largely water-based at this point), it requires the least clearing before it can be farmed, and its soil is particularly fertile.

1878

Delta Cannery (in present-day Ladner) put into operation; Deas Island Cannery closes. A 600 acre reserve is established for the remaining aboriginal population, which had been depleted by smallpox in the 1840s.

1879

Municipal incorporation of Delta; William Ladner elected first Warden.

1882

The first hotel and general store are built in Ladner's Landing.

1883

Laurent Guichon settles in what would become known as Port Guichon. Delta's Chinatown begins developing beside Ladner townsite. The Chinese and Natives supply labour for the canneries and other industries.

1884

Three new canneries built in the past three years.

1885

A sawmill is established at about this time in Ladner. The town's population is about 300.

1888

The townsite of Ladner is laid out, on a piece of land formerly owned by William Ladner. The Delta Agricultural Society is formed.

1889

Bridges connect Lulu and Sea Islands to Vancouver.

1890

Delta's present-day road pattern established by about this time. Seven salmon canneries are in operation and one-third of B.C.'s production comes from Delta.

1891

The Great Northern Railway is constructed, linking New Westminster, Brownsville, Port Kells, Cloverdale and Blaine.



(B.C. Packers)

1893

The Fraser River Fishermen's Benevolent Association is formed.

1894

Great flood of the Fraser River. Some of the delta, especially Crescent Island, lies under three feet of water.

1895

The Municipality takes over responsibility for the dyking system. The system is built in 1895-96, and Chilukthan Slough is cut off from the River by the dyking. This was reputedly the best year ever for Fraser River salmon canning.

1897

Steveston begins to eclipse Delta as the most important Fraser River canning centre.

1900

Japanese Fishermen's Benevolent Society is incorporated. Fishermen strike in the south Fraser area, although most of the job action is in Steveston. Greek immigrant fishing families begin to live along shore of Deas Island about this time. Population of Ladner is about 2,100. The steamer from Victoria stops daily in Ladner by this time.

1901

At least twelve salmon canneries in operation in Delta.

1902

B.C. Packers, a salmon canning consortium, is formed and purchases at least nine of the Delta canneries, several of which are subsequently closed. Delta *News*, the area's first newspaper, begins publication.

1903

The G.N.R. line from Cloverdale arrives in Port Guichon. Delta Times, the area's second newspaper, begins publication.

1906

Delta Municipal School Board is established.

1908

The U.S. Government opens the Point Roberts Military Reserve to legal settlement.

1909

Westham Island Bridge over Canoe Pass is opened.

1910

Delta Farmers' Telephone Company is established.

1913

Woodward's Landing ferry begins operation. A rock slide caused by railroad construction in Hell's Gate, up the Fraser River, disrupts salmon spawning and initiates the slow demise of the local canning industry.

1914

World War I begins. Delta's most important agricultural output is dairy. A car ferry begins crossing the Fraser River at Ladner.

1917

The Fraser Valley Milk Producer's Association is formed.

1918

Delta resident John Oliver becomes Premier.

1922

The *Weekly Optimist* begins publication. A jitney service begins operation between Woodward's Landing and Vancouver.

1926

Thomas Ladner's 500 acre farm is subdivided to become Delta Manor.

1929

Reifel begins dyking Westham Island. Ladner's Chinatown burns down and most of its residents move to Vancouver.

1931

The Great Northern Railway line to Port Guichon is discontinued. Vancouver Airport is opened on Sea Island.

1937

Pattullo Bridge is opened between New Westminster and Surrey.

1939

World War II begins.

1941

An Air Training School is opened at the new Boundary Bay Airport. Population of Delta is 4,287.

1942

Removal of Japanese residents from the west coast as a war measure.

1948

Major flood of the Fraser River. Federal and Provincial governments become involved in the provision of dykes. Lower Fraser River Crossing Improvement Association is formed to lobby for better connections to the north of Delta.

1950

New water system installed in Delta.

1956

Population of Delta is 8,752.

1957

Oak Street Bridge is opened connecting Vancouver and Richmond.

1959

Deas Island Tunnel opens making a land connection from Delta to Richmond and Vancouver via the Oak Street Bridge. The ferry to Woodward's Landing is discontinued the same day.

1960

The B.C. Ferries terminal and causeway are completed in Tsawwassen.

1964

The tunnel is renamed the George Massey Tunnel, and tolls are removed from it and the Oak Street Bridge.

1968

Provincial government begins to appropriate farmlands as backup lands for the future expansion of the Superport facilities that are currently under construction.

1970

The Delta Superport is opened.

1973

Thomas Ladner home demolished.

1980

William Ladner home demolished.

1981

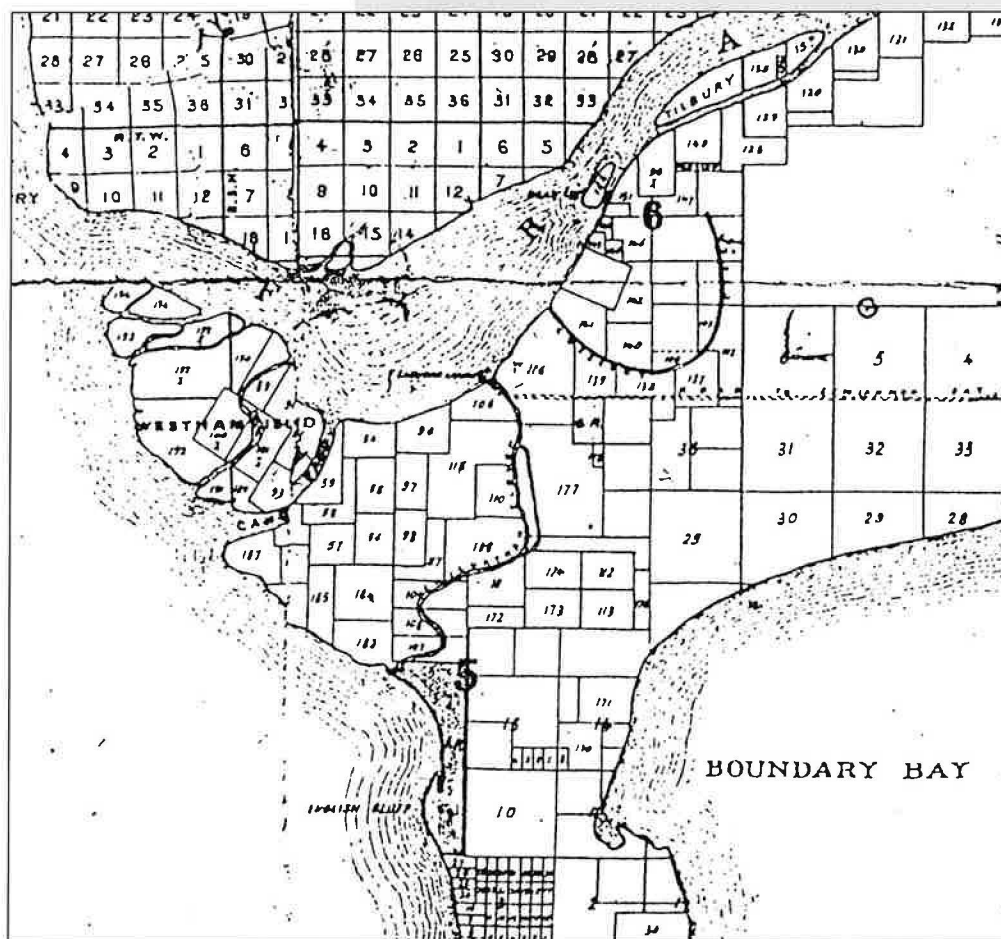
Burrville is designated under the Heritage Conservation Act.

1982

Inverholme Schoolhouse and *Burrville* are moved to Deas Island and restored.

1983

McKee House, the Paterson House, the Museum Building and Inverholme Schoolhouse are designated under the Heritage Conservation Act.



"DELTA MUNICIPALITY"

"This highly important agricultural and pastoral section of the district of New Westminster occupies that portion of the South Arm of the Fraser River that extends from the municipality of Surrey on the east to the Gulf of Georgia on the west, embracing within its borders some of the finest land on the Pacific coast, the section being noted for the remarkable fertility of its soil. The settlement comprises about 40,000 acres of rich delta land of deep black earth with a clay bottom, yielding surprising crops of timothy hay, oats, barley, wheat and fruit; also dairy produce in abundance."

"The main outlet of the settlement is Ladner's Landing. This place, as is usual with country sites, contains a church, post office, general store &c.; also the extensive cannery of the Delta Fishing Co. There is a free wharf for the accommodation of the settlers, at which regular mail steamers from New Westminster and Victoria call twice a week. To one seeking a home with land of exceeding richness no more inviting spot can be found than the Delta of the Fraser."

Williams B.C. Directory, 1885, page 180

HISTORIC BUILDINGS IN LADNER

- *Lindseth Residence, 4449 Arthur Drive*
- *Follis Residence, 4452 Arthur Drive*
- *'Westholme' - David McKee Residence, 4501 Arthur Drive*
- *Fawcett Residence, 4532 Arthur Drive*
- *Bell House, 4551 Arthur Drive*
- *Dobbins Residence, 4569 Arthur Drive*
- *Forrer Residence, 4580 Arthur Drive*
- *Wilson Residence, 4585 Arthur Drive*
- *Ottewell Residence, 4605 Arthur Drive*
- *Frederick Residence, 4633 Arthur Drive*
- *Mowat Residence, 4636 Arthur Drive*
- *Lambert Residence, 4671 Arthur Drive*
- *'Rosetta' - John McKee Residence, 4705 Arthur Drive*
- *All Saints' Anglican Church, 4755 Arthur Drive*
- *Kyte Residence, 4907 Central Avenue*
- *Gazely Residence, 5188 Central Avenue*
- *Brackman-Ker Warehouse, 4857 Chisholm Street*
- *Brackman-Ker Graneries, 4860 Chisholm Street*
- *Lanning, Fawcett & Wilson, Ltd., 4907 Chisholm Street*
- *Massey's Machine Shop, 4915 Chisholm Street*
- *Erickson Residence, 5438 Crescent Drive*
- *Delta Municipal Hall, 4858 Delta Street*
- *Commercial Building, 4868 Delta Street*
- *Odd Fellow's Lodge, 4873 Delta Street*
- *Pat McCrea's Pool Hall, 4876-4880 Delta Street*
- *Bank of Montreal, 4896 Delta Street*
- *Maternity Home, 4916 Elliot Street*
- *Jordan's Stables, 4930 Elliot Street*
- *Clausen Residence, 4827 Georgia Street*
- *Lord Residence, 4837 Georgia Street*
- *Moffit/Leary Residence, 4847 Georgia Street*
- *Anderson/Letheren Residence, 4859/61 Georgia Street*
- *East Residence, 5570 Grove Avenue*
- *Wallace Residence, 5606 Grove Avenue*
- *Draney Residence, 5454 Ladner Trunk Road*

- *McCallan Residence, 6100 Ladner Trunk Road*
- *McPhayden Residence, 4967 Trenant Street*
- *Bingham Residence, 5410 Westminster Avenue*
- *McKenzie Residence, 4994 45 Avenue*
- *McDonald/McDiarmid Residence, 4944 47A Avenue*
- *Gillespie Residence, 4964 47A Avenue*
- *Ladner Baptist Church, 5008 47A Avenue*
- *Manual Training School, 5018 47A Avenue*
- *Handford Residence, 5038 47A Avenue*
- *Thirkle Residence, 5048 47A Avenue*
- *Fawcett Residence, 5058 47A Avenue*
- *Todd Residence, 4806 48 Avenue*
- *Williamson House, 4820 48 Avenue*
- *Ellis Residence, 4826 48 Avenue*
- *Wilson Residence, 4829 48 Avenue*
- *Niemetz Residence, 4840 48 Avenue*
- *'Roycrest' - Grant Residence, 4856 48 Avenue*
- *Charles Lord Residence, 4880 48 Avenue*
- *Baker Residence, 4919 48 Avenue*
- *St. Andrew's Presbyterian Church, 4962 48 Avenue*
- *Post Office, 5010 48 Avenue*
- *Scott Residence, 4644 51 Street*
- *Percival Residence, 4661 52A Street*
- *Dadson Residence, 4926 53 Street*
- *Davidson Residence, 4705 54A Street*
- *Clark Residence, 5264 57 Street*
- *Henderson Residence, 4884 62 Street*

OTHER HISTORIC RESOURCES IN LADNER

- *Ladner Cenotaph, 47 Avenue*
- *Ladner Clock Tower, 4858 Delta Street*
- *Totem Pole, 4858 Delta Street*

CHAPTER 1 L A D N E R

In 1858 William and Thomas Ladner saw the delta lands of the Fraser River on their way upriver to the Cariboo gold fields; they later returned to homestead the fertile lands here. Their pre-emption of land at the head of Chilukthan Slough marked the first permanent settlement in the area. William Ladner sold an eight acre portion of his land to Donald Chisholm in 1882, which was laid out as the site of a settlement that became known as Ladner's Landing. This developed as the main population centre of the municipality, and eventually grew into the Ladner town centre that we know today.

The Fraser River was the main transportation route at the time, and settlement generally preceded the construction of roads. By 1870 the land along the river and the Chilukthan and Crescent Island Sloughs was completely taken up, and by 1873 a government wharf was constructed at Ladner as a stop for the river-steamers that travelled up and down the Fraser River. Ladner developed as the administrative and commercial centre of Delta, and continued to expand over time. As the area prospered some grand homes were built, including a number to the south of the village along Slough Road, now known as Arthur Drive. This became the most prestigious residential area in town, and a concentration of stately houses that line much of the street has survived.

When Thomas Ladner died in 1922, his land holdings to the east of Chilukthan Slough passed to his heirs. In 1926, the Delta Land Company, in which Thomas's son, Leon, was a silent partner, subdivided the land into smaller plots, and began to promote it as ideal for people wanting to get started in poultry raising. About one hundred families, many from the Prairies, Ontario and Vancouver, were persuaded to settle in Delta Manor, but poultry and egg production did not turn out to be the hoped-for boon, and the lean years of the Depression bankrupted many of these would-be farmers. Some survived the lean times and became permanent settlers. Ultimately the farms were subdivided for residential development, and little trace remains of Delta Manor other than some isolated buildings scattered throughout Ladner.

Despite its later growth and development, Ladner retains many significant early buildings, some of which are over a century old but still in active use today.



Stanley Street, now 47A Avenue (*Delta Museum & Archives* 1984-168-13)



LINDSETH RESIDENCE

4449 Arthur Drive

1912

This Craftsman bungalow was built for Anton Lindseth and his family. Lindseth was formerly a shoemaker, and emigrated to British Columbia in 1889 from Norway. He had married a widow, Mathilda Schelin, that year, and they commenced farming in Aldergrove. Sometime after 1901 they moved to a farm on the G.B. Main Road, now 41B Street, and later moved to this home on Arthur Drive. The youngest Lindseth daughter, Esther, married into the pioneer Kirkland family in 1917, the wedding being held in this house. The Lindseths lived here until 1937, when the house was sold to Dr. Gerald Dunn.

The house is very horizontal in its proportions. The broad hipped roof is capped by symmetrical hip dormers. In the 1940s the appearance of the house was altered when the open verandah, that extended across the front of the house, was enclosed. The original cladding has been covered with aluminum siding, and some of the windows have been replaced, but the form of the house remains intact. There is an original projecting bay, with a stained glass panel, to the north side.



FOLLIS RESIDENCE

4452 Arthur Drive

1929

This handsome Craftsman bungalow retains many of its original details, including its multi-paned, double-hung windows. It has been impeccably maintained. There is an early garage at the rear of the house, and a mature mountain ash in the corner of the front yard.

The house was built for Mr. and Mrs. James Follis, who only lived here for two years before moving to a farm in Chilliwack. It was then acquired by David and Ethel Deane; Mrs. Deane was the daughter of Charles and Elizabeth Green, a pioneering family of Crescent Island. It was then purchased by the Robertson family after Mrs. Deane died in 1960. Violet Robertson lived here with her mother, Florence, after the family retired from farming on Westham Island. After Violet's death in 1992, the lot was subdivided, but the house preserved in situ.

"Local and Personal Items

Mr. and Mrs. James Follis' new residence [on] Slough road is rapidly being rushed to completion and completes that side of the road as a residential street."

Weekly Optimist, August 22, 1929, page 4.



WESTHOLME
THE DAVID McKEE RESIDENCE

4501 Arthur Drive
1905-1906

This grand Tudor Revival home is located at the corner where 45th Avenue meets Arthur Drive. Westholme was built for David Alexander McKee, the son of John McKee Senior, who lived further north on Arthur Drive. David McKee purchased the property from William Ladner in 1904. The McKees lived here until 1925, when they moved to Vancouver. The house was purchased by Oliver A. Murphy of Ladner Lumber Ltd., and was occupied for many years by Oliver and Katherine Murphy. The property changed hands several times, and since 1964 Westholme has been used as a personal care home, now known as Delta Lodge.

Solid and square, this large house is capped by a pyramidal hip roof. It has numerous decorative features, including stained and leaded glass windows, projecting bays, and half-timbering on the second floor. A number of original features have also survived in the interior, including more stained glass panels, and elaborate woodwork. Although much of the house has survived intact, it has suffered several unsympathetic changes, including a later coat of stucco on the ground floor, and alterations to the front porch and the south-facing sunroom. The perimeter of the large lot has been heavily planted, and an enormous Chilean Pine, also known as a Monkey Puzzle Tree, still stands in the front yard adjacent to the house. These trees were popular souvenirs for those who travelled around Cape Horn, in the years before the opening of the Panama Canal.



FAWCETT RESIDENCE

4532 Arthur Drive

1920-1921

This beautifully maintained home was the residence of Arthur Thompson Fawcett for 25 years. It was built by J.B. Elliot, well-known local builder and designer, who built many of the finest homes along Arthur Drive. Arthur Fawcett, born in Scarborough, Ontario in 1871, was a partner in Lanning, Fawcett & Wilson, Ltd., known as 'The Big Store' in Ladner village. Fawcett's wife, Marjorie, died in 1927; Arthur lived here until his death in 1945, after which the house was purchased by Leonard Kirkland.

It was reported at the time construction started on the house that many fine trees had been already been planted on the lot, which is still heavily treed, including a fine Sitka Spruce and a landmark Tulip Tree at the front property line. Imposing and formal, the house displays the influence of the Craftsman style. Clad in lapped siding, with twin coursed shingles on the second floor, it has survived in virtually intact condition. The side gable roof is punctuated with two front projecting gable dormers, with their original casement windows and transoms. The symmetry of the house is broken by the gabled projection on the front verandah, that marks the location of the entry door. Triple columns support the verandah's shed roof. Decorative features include stained glass panels on the sides of the house.



BELL HOUSE
4551 Arthur Drive
 1929

This fine home was the residence of Edith and Edward Bell. Edith was the daughter of pioneer Ladner businessman Harry Nelson Rich. In 1917 Edith travelled to England to be married, and the Bells lived there until after the end of the War. They moved first to Vancouver, then to Ladner, where they had this home built in 1929. The Bell

Residence is a fine example of the Dutch Colonial Revival style that was becoming popular at the time. The central front entry with Classical detailing (pilasters and the suggestion of a pediment), symmetrical fenestration with shutters, side gambrel roof, and white siding are all hallmarks of the style. An additional feature is a sheltered sun porch to the south side. The Bells raised their three children here, then moved to a smaller house in 1965. The current owners have maintained the house in pristine original condition. The mature landscaping provides a beautiful and appropriate setting



DOBBINS RESIDENCE
4569 Arthur Drive
 1920

In 1918 Charles Dobbins and his wife Eva moved to Ladner so that Charles could take up the position of Principal at King George V High School. They built this modest Craftsman bungalow with shed dormer and broad verandah in 1920, but only lived here three years, when Charles accepted a position at T.J. Trapp Technical School in New Westminster. Although the family moved out in 1923,

Charles Dobbins owned the house and rented it out until his death in 1940. The house has been neglected and there is general deterioration evident. Despite a lack of maintenance the house appears to be structurally sound. The original siding, windows and details are intact, including the square tapered verandah columns. The large lot is heavily landscaped, with a mature Horse Chestnut and Black Locust Trees. There is also an early garage at the front of the lot.



FORRER RESIDENCE

4580 Arthur Drive

circa 1890

The original part of this house is a charming Victorian cottage built about 1890 by A.E. Forrer. Twin projecting semi-octagonal bays flank a central entry, typical of the smaller houses of the Late Victorian era. The house, and its hip roof, were extended to the north with another projecting bay in 1920, and in the 1980s a large but sympathetic addition was built to the east. It has been well maintained, and is currently under restoration. Chilukthan Slough runs directly behind the property.

Forrer was a farmer and later a salmon packer. He moved to Vancouver in 1899, and the house was acquired by M.N. Reid, Municipal Clerk. It was sold to Mrs. John Kirkland, who then sold it in 1909 to David Ellis, who had married her granddaughter, Florence. After the Ellises moved to Westham Island, the house was sold to Herbert J. Kirkland, Florence's father. In 1943 it was bought by Elizabeth and Smith Wright, after they retired from their farm on 56th Street, and in 1961 it was sold to William and Elizabeth Alcroft who ran Berney's Confectionary. The landscaping is complemented by several mature pine trees at the front, and the native plantings that line the Slough.

"Delta Doings

Mr. A. E. Forrer is building a very nice cottage on his lot near here which will be a credit to the settlement."

Vancouver Daily World, September 10, 1890, page 1.



WILSON RESIDENCE

4585 Arthur Drive
1915

This beautifully preserved home was built in 1915 for William Hilton Wilson, a partner in Lanning, Fawcett & Wilson, Ltd., and stayed in the Wilson family until 1965. The contract was let to John B. Elliot, builder of many of the finest homes in Ladner. The design is an unusual variation on the Craftsman style, with a side gable roof surmounted by a

large front gable dormer, that caps two smaller dormer extensions. Another gable marks the location of the front entry. An open front verandah, with tapered square columns, graces the front of the house. Many of the interior features have also been preserved. The only apparent change to the exterior of the house is a two storey addition to the north, that includes a garage at ground level.

Over the years the landscaping has matured to provide a beautiful setting for the house. Specimen trees on the lot include a large Monkey Puzzle Tree, Horse Chestnut and Cut-leaf Birches. The design of the Wilson House was copied in 1918-1919 by A.J. Parmiter when he built his new house at 5331 34B Avenue. Both houses survive today in excellent condition.

"Ladner News

*Haley Wilson, of Lanning, Fawcett & Wilson, is now occupying his
new house
on the Slough road, Ladner estate."*

The British Columbian, November 18, 1915, page 8.

"Delta News

*Mr. J. Mills has just completed a lawn for W. H. Wilson which only needs growing weather
to make it a success."*

The British Columbian, 15 May 1916, page 5.

**OTTEWELL
RESIDENCE**
4605 Arthur Drive
1915

This imposing house was built in the same year as the adjacent Wilson Residence. There was a surprising amount of construction locally, which is unusual considering that it was during the time of the First World War. Frederick Ottewell was an early veterinarian in the Delta area. He moved his family from

Ontario in 1912 to set up his practice, and had this home built shortly afterwards. The Ottewells lived here until 1938. In 1945, after Dr. Ottewell's death, it was sold to Egidius Wientjes, who operated a barber shop in the front room for two decades. The house is virtually in original condition, except for a partial enclosure of the front porch. Tall and stately, the house features half-timbering in the front gable, and decorative stained and leaded glass panels. There is also an early garage at the side. The typical English landscaping is beautifully mature, with Maples and Holly, and a large specimen Catalpa, also known as an Indian Bean Tree, to the south side.



**FREDERICK
RESIDENCE**
4633 Arthur Drive
1920

This superbly detailed bungalow was built as a retirement home for W. J. Frederick and his wife Sarah. It was built by well-known contractor John B. Elliot. The house is a wonderful example of what is referred to as a 'California Bungalow,' a variation of the Craftsman style, typified by low gable roofs, broad eaves and generous front verandahs. Tapered clinker brick columns carry the triple verandah columns. There are handsome decorative features, including stained and leaded glass panels. Much of the original interior, including wood panelling, has also survived. There are three mature Oaks at the front perimeter, and many other mature landscape features. The Frederick Residence has been beautifully maintained by its current owners.





MOWAT RESIDENCE

4636 Arthur Drive

1935

The Mowat Residence is a well-preserved example of the modest Craftsman-inspired dwellings typical of the mid-1930s. It was built for Sidney and Ethel Mowat in 1935. The house was framed and roofed by Sid Berry, Ethel's brother, and completed by Jim Brunton and his father Jim Brunton Sr. It features symmetrical massing, a central entry, and

a central front gable wall dormer. The house has retained its original wooden-sash windows, each with a decorative mullion pattern in the upper sash. Ethel Mowat lived here until her death in 1990.

The lots on the east side of Arthur Drive are very shallow here, as Chilukthan Slough runs directly behind. There are mature natural plantings behind that border the Slough.



LAMBERT RESIDENCE

4671 Arthur Drive

1915-1916

This handsome house was built for Cecil Overton Lambert and Sylvia Field Lambert by contractor James Leonard. It was begun in late 1915, but not completed until the following year due to wartime shortages of labour and material.

Lambert had emigrated from England in 1908, and by the following year, along with

his partner George Clement, had purchased the hardware business of Latimer & Elliott on Westham Street. In 1910 Lambert married Sylvia Field. After his wife died Lambert continued to live here, until after his daughter's marriage in 1941. The Lambert Residence has retained many original interior features. The main exterior alteration has been the replacement of the original wooden windows with modern metal sash. This house is a virtual duplicate of the Handford Residence, 5038 47A Avenue and the Guichon Sisters' Residence, 4240 River Road West, but has survived in more intact condition. The landscaping includes a mature Black Locust in the front yard.

ROSETTA
THE JOHN McKEE
RESIDENCE

4705 Arthur Drive

1895

☛ Designated Municipal
Heritage Site

The original portion of this house was built in 1895 for Thomas Kerr, one of the partners in the Grant & Kerr Sawmill, which stood on the western side of Chilukthan Slough. When the mill had to be moved to Port Guichon, Kerr built a new home there, which still stands at 4604 River Road West, and sold this house to John McKee, Senior and his wife Margaret in about 1898. John Sr. died in 1900, and his son, John McKee Jr. lived here, bringing his bride Margaret Lilla McNeill here in 1903; at the time the house was known as Rosetta. McKee Jr. enlarged and remodelled the house in 1912.

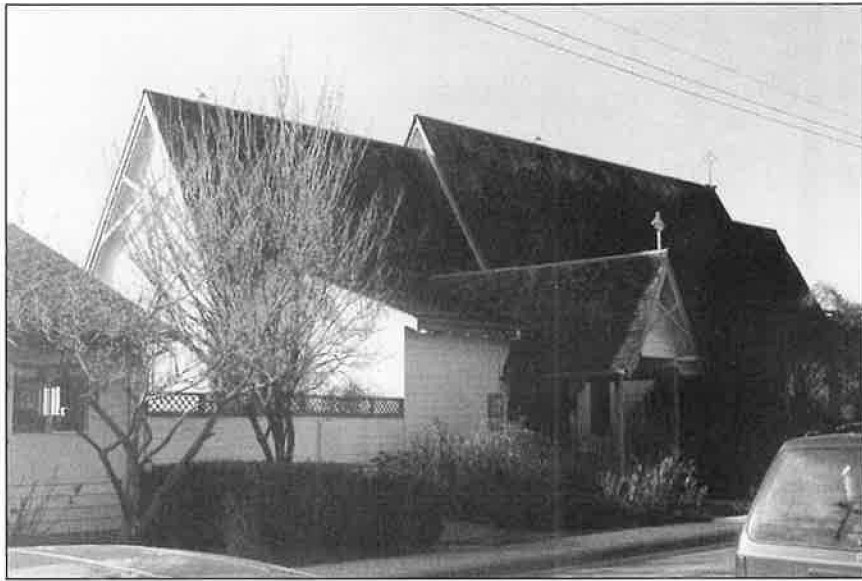
The McKees died childless, and the house was inherited in 1959 by Lilla's nephew, Judge J.D. McNeill. In 1975 the house and property were acquired by the Corporation of Delta and designated as a heritage site. It is currently used as a seniors' centre. The trees associated with the McKee house have been placed on Delta's Heritage Register.



John McKee Sr. and Margaret
Portrait from Howay and Schofield



John McKee Family in front of Rosetta, c. 1914
(Delta Museum & Archives 1981-36-34)



ALL SAINTS' ANGLICAN CHURCH

4755 Arthur Drive

*A.E. McCartney, Architect;
1881*

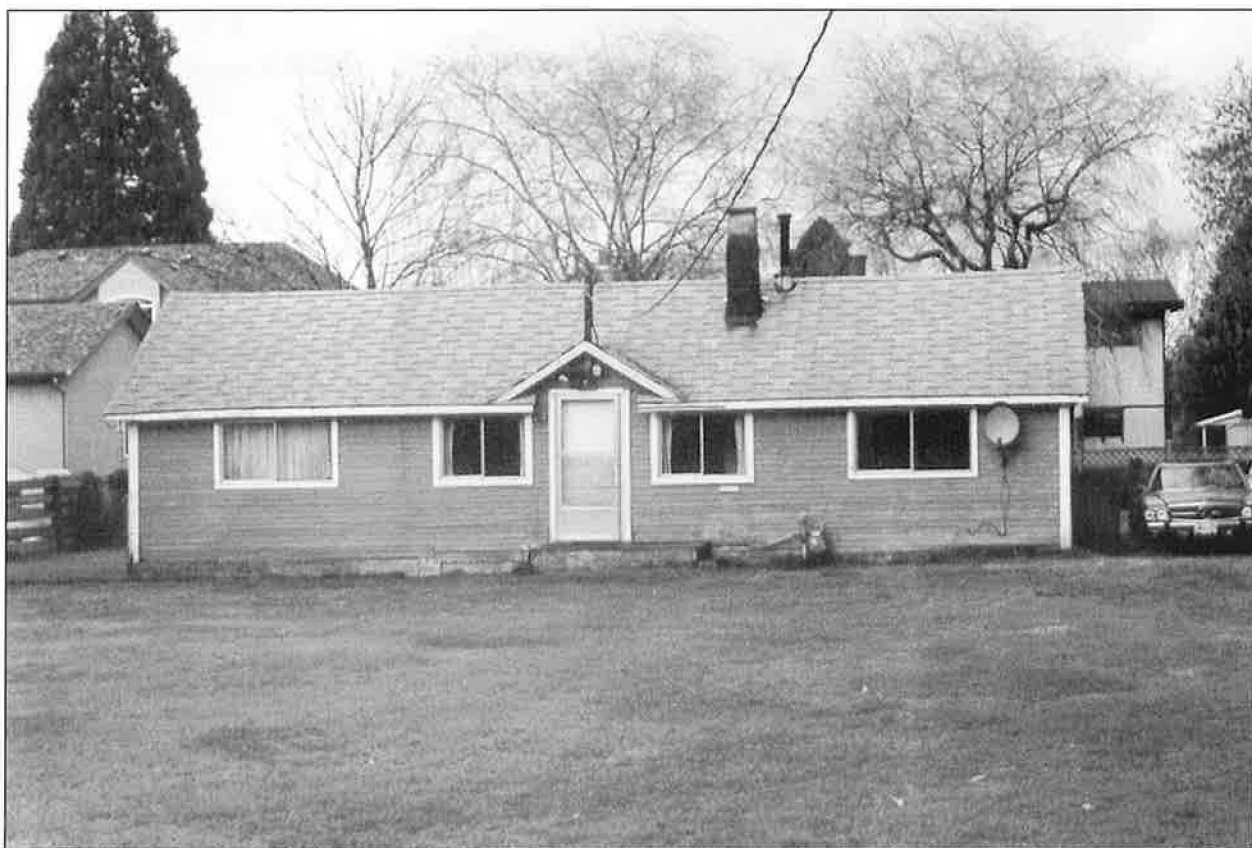
Rebuilt and Altered; 1985

Built in 1881 under Rev. W. Bell, this is the oldest surviving church in Delta. The contractor was W.L. Flood, and the architect was Alan E. McCartney, who designed the first hospital in Vancouver and carried out the original surveys of North Vancouver. Reportedly, the

builders balked at the prospect of finishing the steep roof, and W.H. Ladner, then district magistrate, sentenced a slate worker who came before him for some crime, to shingle the roof as his punishment. A parsonage was added in 1904, which was replaced in 1964. Due to road realignment the church was moved south in 1969. A decision was later made by the congregation to enlarge the existing structure, which was dismantled and reassembled as part of a new, enlarged building, which opened in 1985.



circa 1905 (Delta Museum & Archives 1971-26-2)



KYTE RESIDENCE

4907 Central Avenue

1927-1928

This unusual building is a poignant reminder of the agricultural endeavours of Delta Manor. It was originally built as a brooder house for chickens but was never used for that purpose. Newborn chicks were kept in incubators in brooder houses, as distinct from the chicken houses where hens were kept for the laying of eggs. The Kytes moved in, intending to live in it until they were ready to build a permanent house, but they didn't stay here very long. Harold Kyte, who had been a policeman for a number of years in Assiniboia, Saskatchewan, had received an appointment as Chief Constable in Port Alberni, and the family moved there in mid-1929.

"TEMPORARY HOME:

On the other hand, some families - Mr. and Mrs. Harold P. Kyte, for instance - are living in their brooder house until they are ready to build a home, and, incidentally, cooking their meals on an electric range."

Vancouver Sun, 17 November 1928.

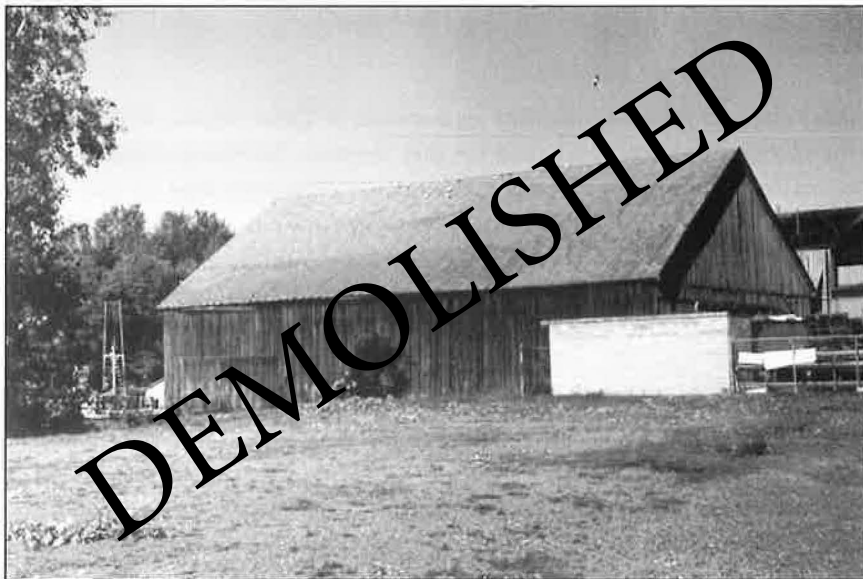


GAZELY RESIDENCE

5188 Central Avenue

1927

This small bungalow is located at a prominent corner location. It is typical of the modest vernacular homes built in Delta Manor, and displays the distinctive jerkin-headed roofs of the era. Hugh Gazely built the house for his family in 1927. His wife Mary died just three years later at the age of forty-seven.



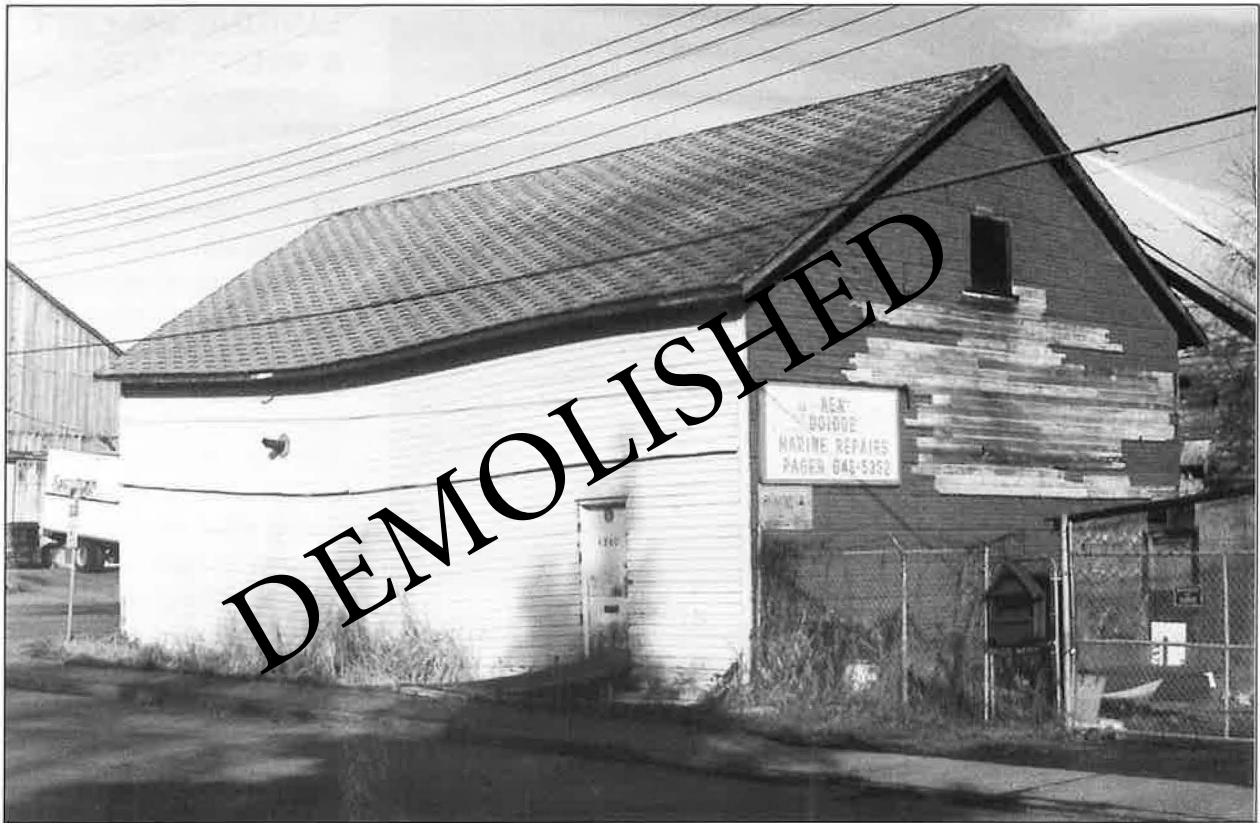
PATERSON & BENSON WAREHOUSE; LATER BRACKMAN- KER WAREHOUSE

4857 Chisholm Street

1892

This warehouse structure dates from 1892, and was originally built for J.A. Paterson and H.D. Benson. In 1904 they sold the wharf and this warehouse to the Brackman-Ker Company of Victoria, and it was subsequently sold to Buckerfield's

in 1966. The structure is built of heavy timber carefully fitted and braced to support heavy loads without any centre support posts, to create an open floor space without obstructions. This warehouse has survived in what appears to be very good condition. This is a freehold property and is privately owned.



BRACKMAN-KER GRANARIES

*4860 Chisholm Street
circa 1904*

This site, located at the corner of Chisholm and Georgia Streets, was purchased in 1904 by Brackman-Ker from Annie McNeely. Three granaries were built here, two of which are still standing. These buildings were sold to Buckerfield's. The smallest of the granaries contained office space, and was replaced in 1965 with the current structure facing Chisholm Street. The two early granaries are modest vernacular warehouse structures that provide a tangible link to Ladner's early industrial development. These buildings have been used as sports halls when empty.



**LANNING, FAWCETT
& WILSON, LTD.**
*4907 Chisholm Street
1907*

This commercial building, although altered from its original appearance, has been an important part of Ladner's community life. Piles were driven on the water side of Chisholm Street in 1906 for a new general store for Marshall Smith, who had purchased Thomas McNeely's stock in 1902 after his death. J.B.

Elliot was the contractor for this new, modern structure, considered as up-to-date as anything in the province. Before the fittings for the new store were installed, Smith hosted a Cinderella Ball in the cavernous, double-height interior. At the rear of the store a boat slip extended to the water, allowing for the easy hauling of goods. In 1909 Smith's business was purchased by Lanning, Fawcett & Wilson Ltd., who operated here until 1945, at which time they sold to McLennan, McFeely & Prior. For years this building was known simply as 'The Big Store.' Since 1963 it has been owned by Delta Foam Board.



MASSEY'S MARINE SHOP

*4915 Chisholm Street
circa 1937*

This small industrial structure was the machine shop owned by George Massey, a well known local resident, and MLA from 1956 to 1960. Massey is remembered as being instrumental in lobbying for a road connection between Richmond and Delta, and the tunnel that was eventually opened in

1959 was renamed in his honour in 1969. This was originally the site of the dock for the ferry that ran between Ladner and Woodward's Landing in Richmond. Silting of the harbour necessitated relocation of the ferry landing to Ferry Road in the early 1930s, leaving this waterfront site open for redevelopment.



ERICKSON RESIDENCE

*5438 Crescent Drive
circa 1932-1934*

This beautifully situated bungalow was built for Grover and Helen Erickson. One of the houses built as part of the Delta Manor development, it marks the visual terminus of Westminster Avenue. Typical of the California bungalow style are the tapered masonry piers and porch columns, triangular eave brackets and exposed rafter ends. River rock has been used for the foundations and chimneys. It was built by Erickson

and his father-in-law Harold Sutterfield.





LADNER MUNICIPAL HALL/NOW THE DELTA MUSEUM

4858 Delta Street

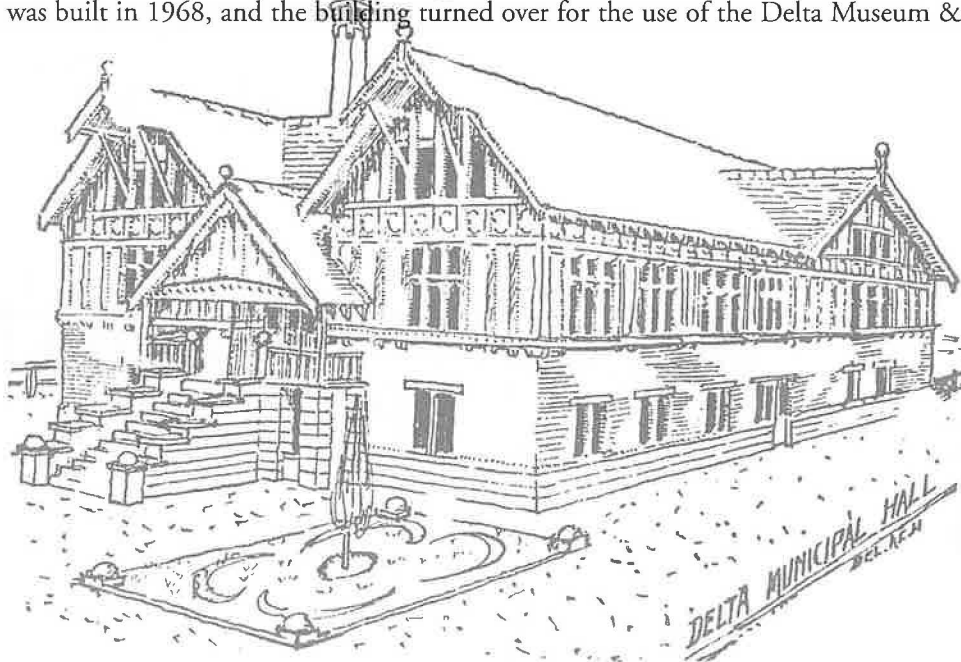
Archibald Campbell Hope,
Architect; 1912

☼ Designated Municipal
Heritage Site

The first public building serving the citizens of Delta was the town hall, constructed in 1885 and situated on Elliott Street approximately where Double R Rentals is presently located. The Municipal Council met

there, and it was also used for other public meetings and social gatherings. In 1894, Council commissioned John Elliot to build a structure on the wharf at Ladner harbour. Small by any standards, it would nevertheless qualify as Delta's first purpose-built Municipal Hall, where Council would meet and where the business of the Corporation of Delta was performed.

These first buildings were inadequate to handle the business of the growing community. In 1912, tenders were called for this handsome Tudor Revival structure, with symmetrical cross-gables framing a grand gabled entrance porch and stairs. The successful contractor was George Bowder, with a bid of just under \$11,000. The contract stipulated that the building had to be completed in four months, and the first meeting was held here November 29, 1912. The architect, A.C. Hope, was an early Vancouver resident, and is remembered for his designs of some of the city's grand institutional buildings, such as Postal Station "C" (now Heritage Hall) and the Vancouver Normal School. The hall was used by the municipality until a new structure was built in 1968, and the building turned over for the use of the Delta Museum & Archives.

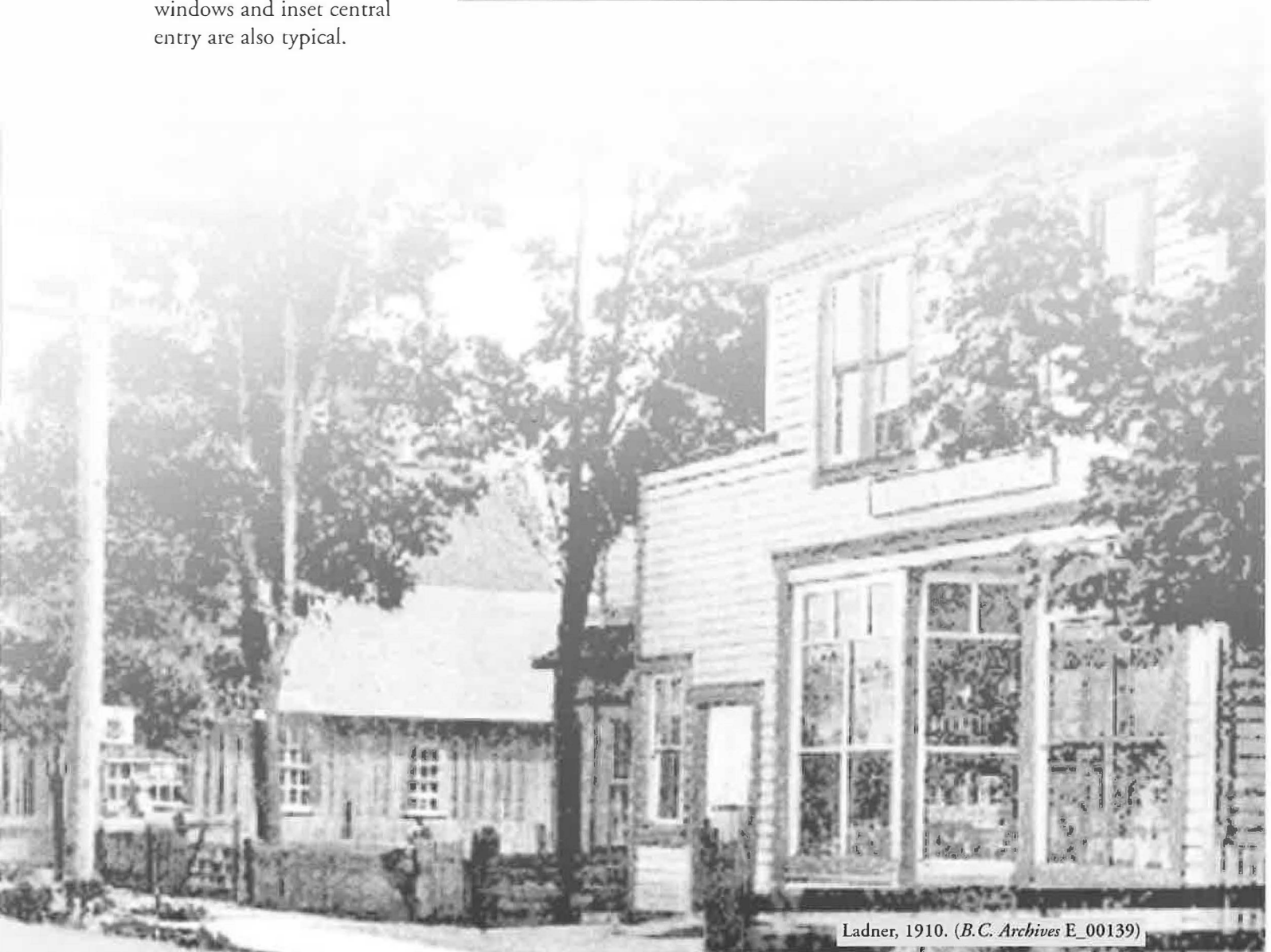
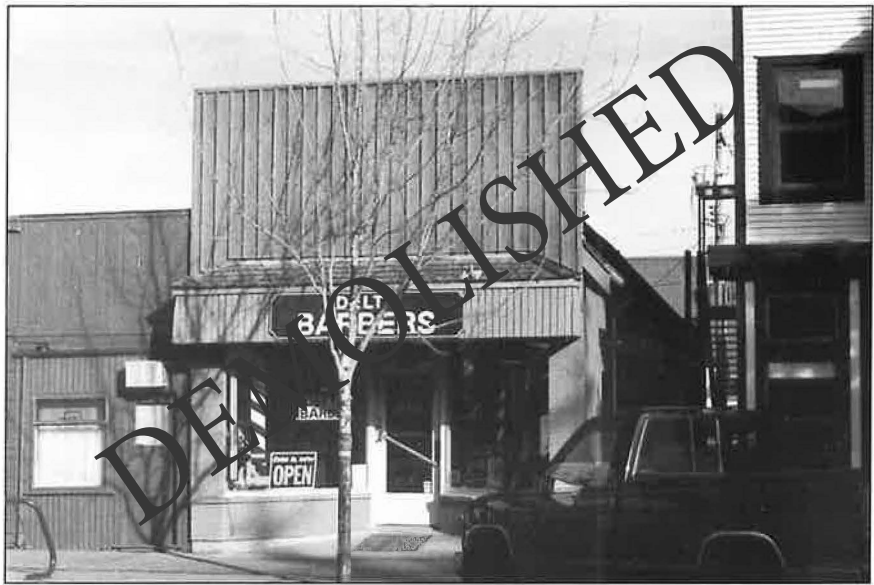


Rendering from *Prolific Delta*.

COMMERCIAL BUILDING

4868 Delta Street
circa 1918

Although altered with later sidings, this small commercial building is typical of a style once common in small town centres. The front gabled structure has a raised front parapet, which gives the building greater presence on the street and affords an opportunity for signage. The large plate glass windows and inset central entry are also typical.





ODD FELLOWS LODGE

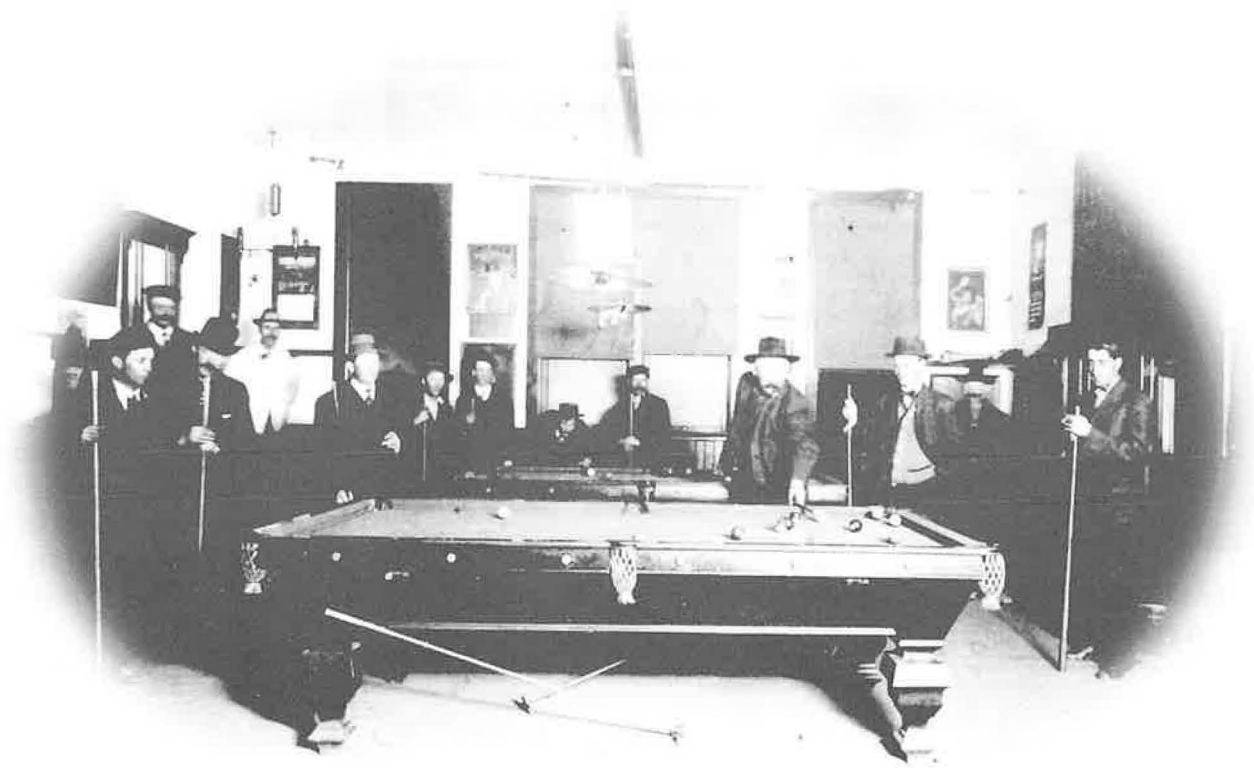
*4873 Delta Street
H.J. Cresswell, Architect
1904*

The local lodge of the Odd Fellows had been formed in 1892, and by 1904 they were able to construct this prominent building for their own use. The contractors were Thomas Patterson and Thomas Shortreed, and the design was supplied by local architect Henry Cresswell,

who designed a number of other buildings in Delta. The ground floor was rented out to the Royal Bank, which purchased the building in 1920. It was the scene of a large bank heist in 1922, when thieves made off with \$100,000 in bonds and securities. The building was sold to the Ancient Light Lodge No. 88 of the Masonic Order when the Royal Bank moved to new premises in 1965, and the ground floor has remained in commercial use since.



(Delta Museum & Archives 1985-062-16)

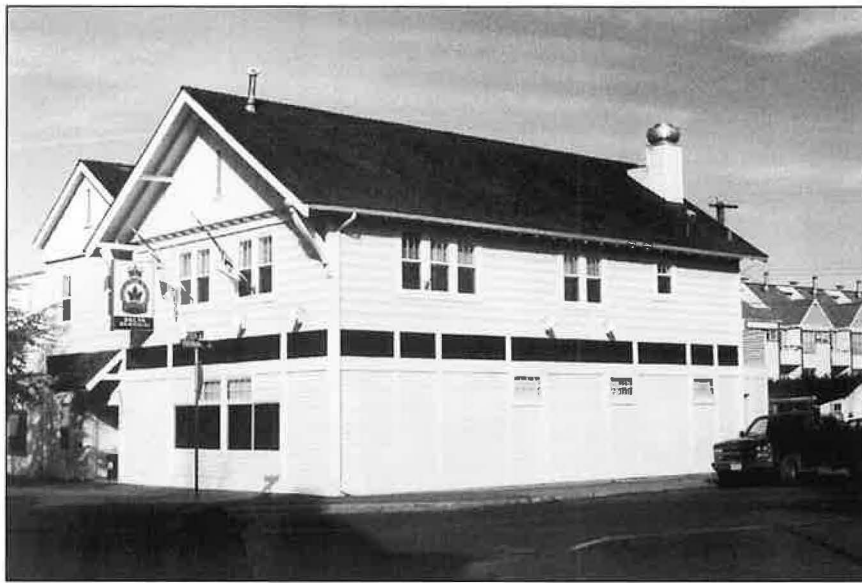


(Delta Museum & Archives 1970-1-492)

**PAT McCREA'S
POOL HALL**
*4876-4880 Delta Street
1912*

This intact early structure was built as a pool hall and tobacconist's store for Pat McCrea by contractor J.B. Elliot. It was owned and operated by members of the McCrea family for many years. The adjacent store was later the first liquor store in Ladner, then used as a restaurant.





BANK OF MONTREAL
4896 Delta Street
1919

This prominent structure has served a number of different uses. Originally built by the Bank of Montreal, it was acquired in 1926 by Charlie Herman, who leased the building to the Government Liquor Control Board in 1929. After the liquor store moved to the Ladner Shopping Centre, the Delta Branch of the Royal Canadian Legion

opened here in 1970. The ground floor exterior has been completely renovated, but the upper floor retains its original features and character.



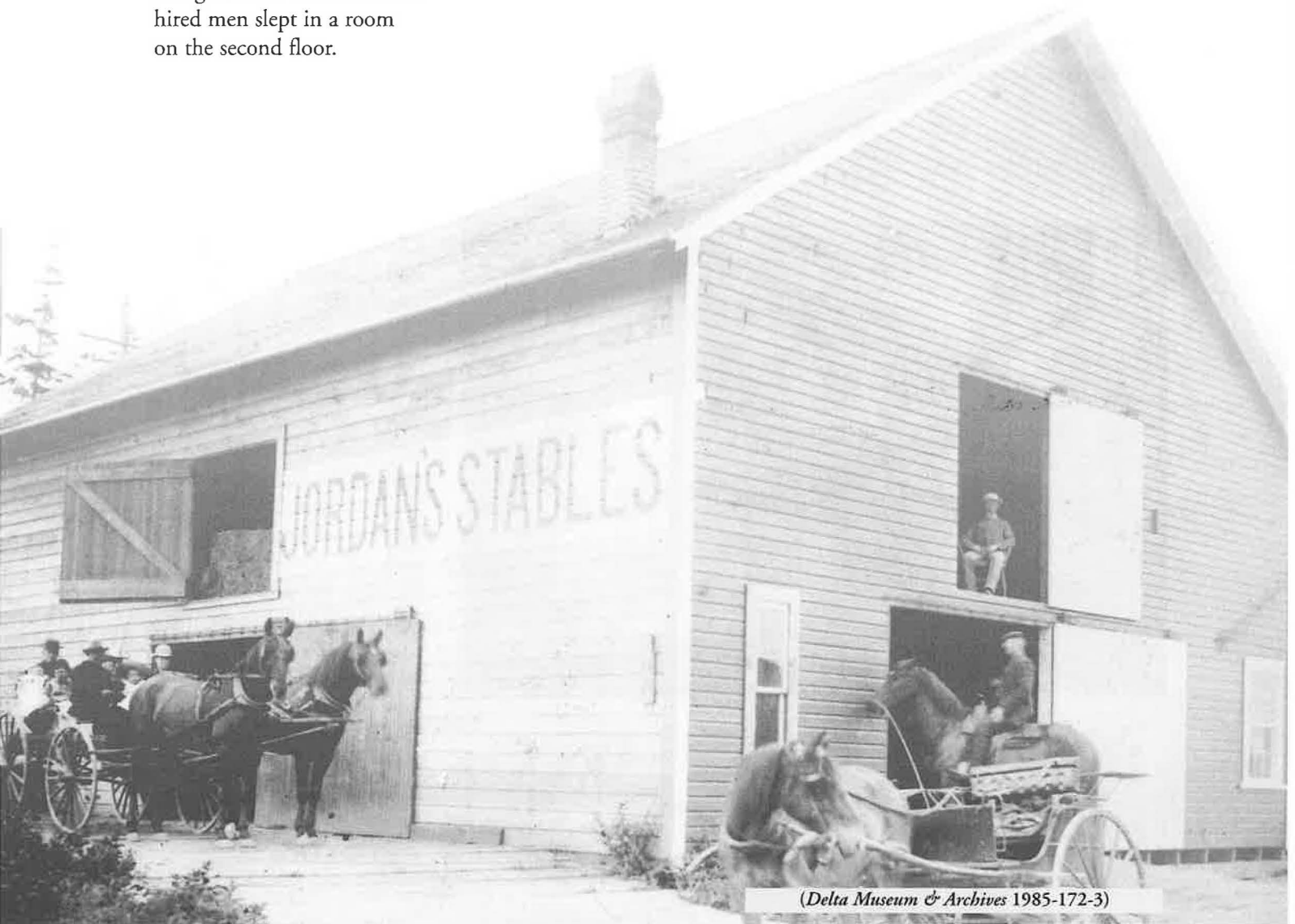
MATERNITY HOME
4916 Elliot Street
circa 1920s

Now used as a commercial property, this was used through the 1930s-1940s as a maternity home run by Elizabeth Schroyen for Delta women. It is a modest vernacular building with a central entry, a simple porch, and double-hung windows.

JORDAN'S STABLES

4930 Elliot Street
circa 1910

Joe Jordan was a Delta pioneer, and carried the first mails between Ladner and New Westminster. He homesteaded at Boundary Bay, and owned one of Ladner's livery stables. He later served as constable and deputy sheriff. This early structure, utilitarian in its expression, has a prominent corner location, and was the feed storage barn for the stable. The hired men slept in a room on the second floor.



(Delta Museum & Archives 1985-172-3)



CLAUSEN RESIDENCE

4827 Georgia Street

1890

This house was originally built for Charles Clausen, a shopkeeper. Ownership passed to A.A. McWhinnie, and then to Thomas McNeely. It was purchased from McNeely's estate in 1904 by George Baker. It was kept as a rental property after the Bakers moved to a larger house, and it was not sold until 1936, when it was purchased by

Fern Atkey, who lived here for many years. Several major alterations have been made to the house, including the removal of a full open front verandah and a later cladding of aluminum siding. The front dormer windows and the shutters were also added, giving the house the feel of the Colonial Revival style. The windows have been replaced with modern metal sash, except for one original window on the second floor.



LORD RESIDENCE

4837 Georgia Street

1945

This charming postwar bungalow was built for Daisy and Percy Lord, who had moved to Ladner in the mid-1930s. Percy Lord was the local agent for B.C. Electric, and later had his own electrical repair business. He died in 1948 after being hit by a car, but Daisy Lord continued to operate a variety store, and also took in female boarders. The house features a small entry porch with an arched opening, corner windows, a prominent cornice, and decorative brickwork.

MOFFIT/LEARY RESIDENCE

*4847 Georgia Street
1891-1892*

This is one of the oldest houses in the original Ladner townsite that has survived in original condition. It was built for Robert Moffit, a blacksmith, who arrived in Delta in 1891. Moffit married Margaret Ott in 1892, and they lived here with their family until they left for Chilliwack in 1905.

In 1910 the house was purchased from Moffit by David Leary, and the Leary family owned it until 1954. The house retains its ornate front verandah, festooned with scroll-cut ornamentation. The restoration of the house won a Heritage Merit Award from the Delta Heritage Society in 1982.



ANDERSON AND LEATHEREN RESIDENCES

*4859 Georgia Street, 1890
4861 Georgia Street, 1921*

This structure is the result of two older houses being joined together. The house to the left was the original one on the site. The house to the right was originally located across Georgia Street, but was relocated here in the 1970s and attached to the older structure.



The older house was built in 1890 for August Anderson, a farmer. It is a simple side-gable Frontier structure, which appears to be intact but has been reclad with asbestos siding. The later house is a small Craftsman bungalow that was built in 1921 for J.S. Letheren, who was an employee of Lanning, Fawcett & Wilson, Ltd. The Letherens left for Illinois two years later, but continued to own this house until 1942.



EAST RESIDENCE

5570 Grove Avenue

1931

John Howard and Emma East settled at Delta Manor in 1927, and built their chicken houses first which served as temporary accommodation, before building this permanent home a few years later. This property is located at the corner of 55B Street. The Easts were the first to settle on the north side of Trunk Road, before any services

were installed. This modest bungalow features a jerkin-headed roof, a projecting bay, and unusual shingling details at the foundation level.



WALLACE RESIDENCE

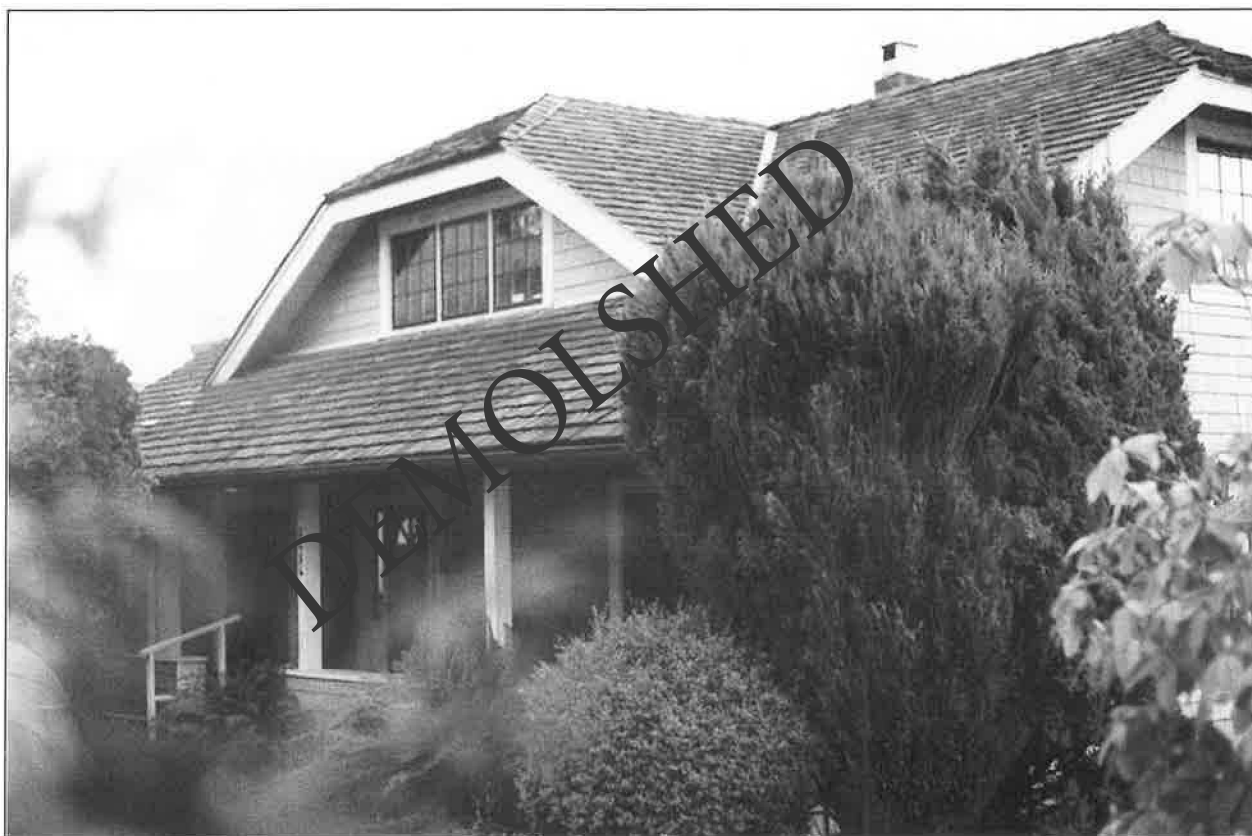
5606 Grove Avenue

1931

Similar to the East family across 55B Street, the Wallaces occupied their property in 1928, but waited several years before building their permanent home. Brothers George Parker Wallace and Herbert 'Bert' Wallace had moved from Ottawa to homestead at Hafford, Saskatchewan in 1906, moving to Vancouver in 1926. They decided to

move to Delta Manor, and George built this attractive bungalow. Bert lived in another house around the corner on 55B Street. George was well-known in the community, and served as head of the B.C. Egg Marketing Board, as well as other public committees. George Wallace died in 1983 at the age of ninety-four.

This house has been well maintained, and the landscaping provides an appropriate setting. Typical of the inter-war era are the jerkin-headed roof and multi-paned windows, reflecting an English Arts & Crafts influence.



DRANEY RESIDENCE

5454 Ladner Trunk Road

1927

Charles and Margaret Draney were among the first to settle in the Delta Manor development, and their property was prominently located at the corner of Trunk Road and 54 Street. Margaret Draney was well connected with the Conservative Party, and the Draneys were accepted immediately into the tight-knit local community. Active in the ongoing promotion of Delta Manor, Margaret became known as its 'mother hen.' Their bungalow is typical of the era, with its side jerkin-headed roof and full open front verandah, reflective of an English Cottage vernacular. Like many others, the Draneys were not very successful at their chicken raising venture and did not live here long. The house was then occupied by tenants, including the Mowat family, and by 1938 the property had been purchased by the Montizamberts.



McCALLAN RESIDENCE

6100 Ladner Trunk Road

1928

Prominently located facing Trunk Road, this Craftsman bungalow dates from the years between the two World Wars. It was home to the McCallan family for many years. Norman and Mary McCallan had grown up in Duncan, Ontario, and married in 1906. The following year they moved west; at about the same time Norman's four brothers moved to British Columbia, two to Delta and two to Richmond. Norman and Mary first rented Paul Ladner's home on 51st Street in Ladner. In 1910 they purchased Ellis Ladner's large farm east of what is now Highway 17, but did not move there until some time after 1913. Their first home was destroyed by fire in 1924, and the family moved to a rented house until this house was completed in 1928. The following year they sold all of the farm, except for five acres that they retained, and it was developed as the Delta Manor Extension. The McCallans were well known in the community; Norman had been a placing judge at all the harness race meets in Ladner, and Mary was a pioneer apiarist and took a leading role in organizing the province's beekeeping industry. Their house remains in substantially original condition, except for a later coat of stucco over the original siding, an alteration considered easily reversible. The landscaping provides an appropriate setting for the house, and includes mature maples, hollies and a rare Camperdown Elm.

**McPHADYEN
RESIDENCE**

*4967 Trenant Street
1928*

The three Smith brothers —George, a farmer, William, a butcher, and J. Percy— built this bungalow for their sister, Mrs. Edith McPhadyen, in 1928, whose husband had pre-deceased her the previous year. The lot was purchased from the McNeely estate, noted at the time as being "situated opposite Pat McCrea's chicken ranch."

Mrs. McPhadyen had been born in Ontario, and moved to Delta in 1919. Modest in scale and detail, the house features symmetrical massing and double-hung windows, and is clad with twin-coursed shingling. The most unusual aspect of the house is its survival within the context of the development of Ladner town centre.



**BINGHAM
RESIDENCE**

*5410 Westminster Avenue
1928-29*

In 1928 Mr. Sorenson started construction on this handsome bungalow for Clarence and Gladys Bingham. Typical of the Craftsman style, it displays decorative triangular eave brackets and pointed verge-boards. The north portion of the house is an addition, but the large windows on the front are surprisingly unchanged.

Mrs. Bingham was very active in the community, serving on numerous committees and with volunteer organizations. She was also remembered for the dance classes she gave, held in this house.





**McKENZIE
RESIDENCE**
4994 45 Avenue
1921

Mr. and Mrs. William H. McKenzie had first lived in Boston, Massachusetts where Mr. McKenzie took courses in optometry and watchmaking. They moved to the Gaspé Peninsula, then to Alix, Alberta in 1910. Settling in Ladner in 1918, they bought the local jewellery business, which Mr.

McKenzie ran until he sold out to Ralph M. Fraser in 1944. This Craftsman bungalow was the first house to be built on the south part of the subdivision of W.H. Ladner's farm. It is substantially intact but has received a later coat of stucco over the original siding.



**McDONALD/
McDIARMID
RESIDENCE**
4944 47A Avenue
1901

This house was originally built for Benson S. McDonald, principal of Ladner Public School. It was acquired the following year by Neil Angus McDiarmid, who had settled in Delta in 1893. McDiarmid served as Delta's Municipal Clerk from 1901 until 1927. The McDiarmid family retained

ownership until 1954, after which it was acquired by Ruby Turner and rented out. The house has been retained as part of a townhouse complex built 1996-1997. As part of the redevelopment the house was moved to the corner and rehabilitated, and three infill houses were also constructed on the lot. The project won the Delta Heritage Advisory Committee's 1998 Heritage Preservation Award.

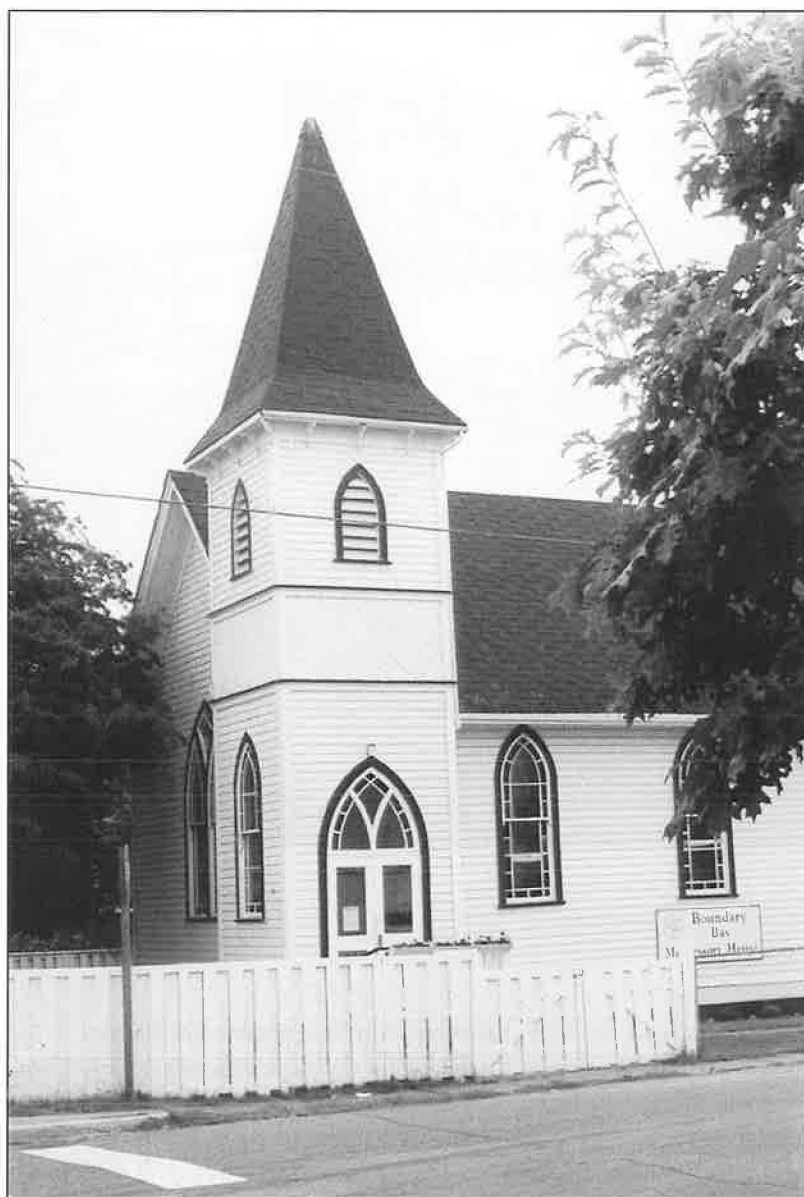


GILLESPIE RESIDENCE

4964 47A Avenue

1901

This charming turn-of-the-century cottage was built for R.H. Gillespie, who was engaged in the dry goods department of Marshall Smith's store. The house was purchased by the Bryom family in 1903 but they did not move to Ladner village until about 1908. The house displays the carpenter ornamentation favoured at the time, when steam-driven band saws facilitated the repetitive cutting of elaborate wood patterns. The porch details, balustrades and window trim demonstrate the pride that builders took even in the more modest houses of the era.



LADNER BAPTIST CHURCH

5008 47A Avenue

1902-1903

The first Baptist services in Ladner were held in the old Town Hall on Elliott Street starting in 1896; the parish was officially organized in 1899. In 1901 Reverend I.W. Williamson purchased this site from W.H. Ladner for \$300. Work commenced on this building the following year; William Black was in charge of the voluntary labour. The exterior was completed, and was dedicated in April, 1902, but the church was not fully completed until the following year. The building of the steeple commenced in November, 1912, and was completed the following June. Two rooms were added at the back at the same time as the steeple was built. In 1945 a small house was purchased and moved to the rear of the church as a parsonage. A new church was built on Ladner Trunk Road in 1969, and the old church was purchased by private owners, who now lease it out for educational purposes.

This Gothic Revival style structure is a landmark, and has survived in substantially original condition. The pointed arch windows have an unusual and highly attractive coloured glass flashing that runs around the perimeter of each window.

**MANUAL TRAINING
SCHOOL/
BRIDGEPORT
SCHOOL WEST
ANNEX**

*5018 47A Avenue
Provincial Department of
Public Works, Architects
1914*

This building was originally located in Richmond. It was the larger of the two annexes to Bridgeport School, located at 8700 Bridgeport Road. The main school had been built in 1908; the two annexes were built to house manual training and domestic science classes, and they exhibited the Craftsman bungalow aesthetic popular in domestic architecture at the time. Students came from other schools in Richmond for one-half day a week to take instruction; wood-working for boys and sewing for girls. The classes ceased in 1918, and for ten years the annexes were used as high school classrooms. Still later they were used for elementary classes, until 1984 when the main school was demolished. They sat empty and deteriorating. This building was relocated by the Liptons in August, 1992, and has been restored for use as their cabinet-making shop. The restored building was opened in 1993.



**HANDFORD
RESIDENCE**
*5038 47A Avenue
1912*

This handsome home was built by James Leonard, a prominent local contractor who built many of the finer homes in the area. When built it was virtually identical to the Lambert Residence, 4671 Arthur Drive and the Guichon Sisters' Residence, 4240 River Road West, but it has been somewhat altered through the application of a later coat of stucco, and through the replacement of many of its windows. Still visible are the triangular eave brackets, square verandah columns with diagonal braces, and the side gable wall dormers. After a brief use for commercial purposes, it is once again used as a private residence.





THIRKLE RESIDENCE

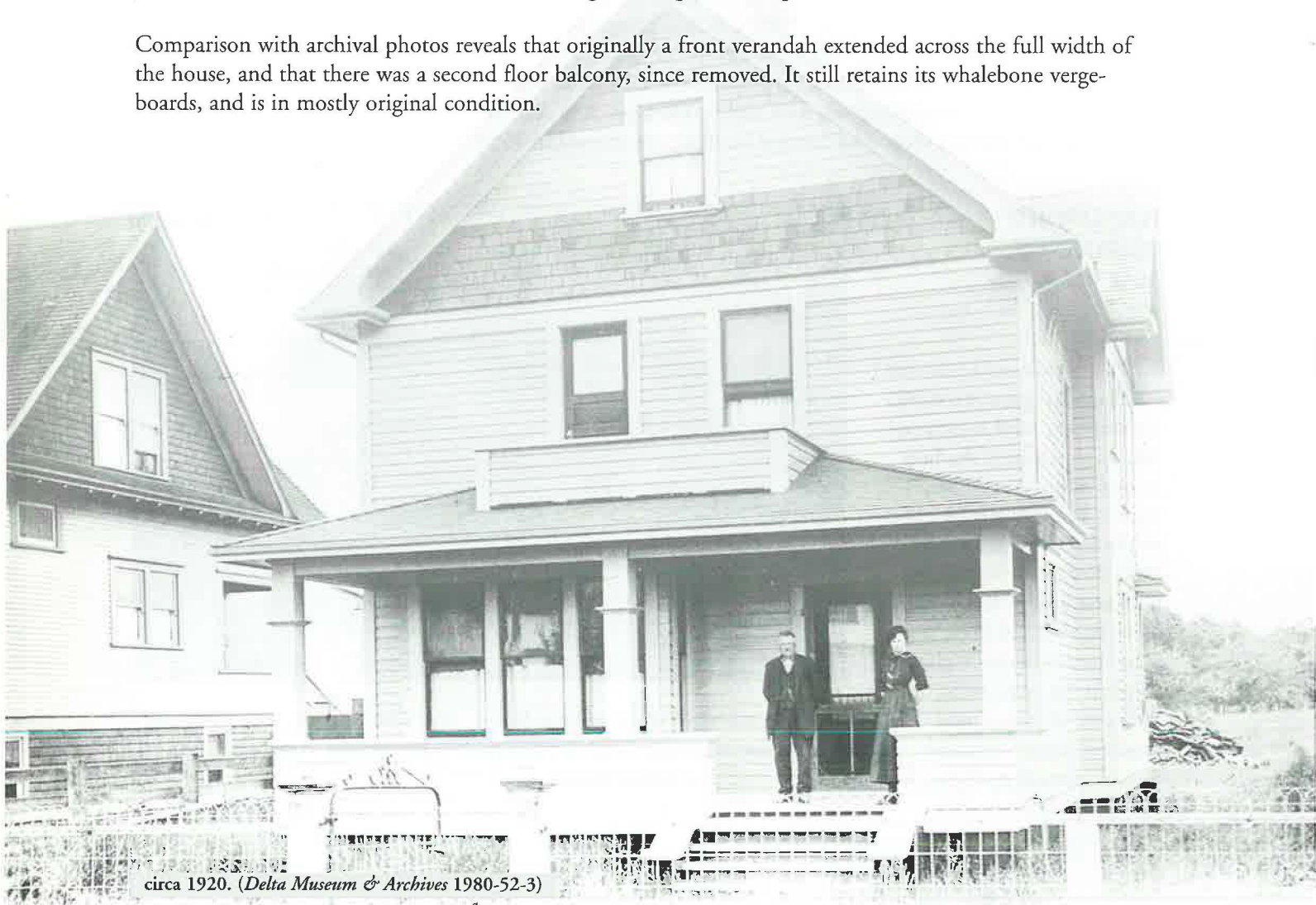
5048 47A Avenue

1912

Contractor James Leonard built this house in 1912 for Frank Millejoure, who disappeared in mysterious circumstances the following year. There had been some exchange of property with Thomas Thirkle, and the house reverted to his possession. It was the third house that Thirkle had lived in since his arrival in Ladner. The

house remained in the family until 1969, when it was purchased by Dr. Tecwyn Jones, who conducted his practice here until his retirement in 1992. It is again being used as a private residence.

Comparison with archival photos reveals that originally a front verandah extended across the full width of the house, and that there was a second floor balcony, since removed. It still retains its whalebone verge-boards, and is in mostly original condition.



circa 1920. (Delta Museum & Archives 1980-52-3)

FAWCETT RESIDENCE

5058 47A Avenue

1910

This was the first house built by Arthur Thompson Fawcett, who built a larger home on Arthur Drive in 1920. After the Fawcett family moved out, the house was purchased by the J.W. Atkey family. A succession of private owners lived here until the area was rezoned for commercial use in 1984. The house has survived in mostly original condition, and has been well maintained. It is a large cross-gable house, with Classical porch columns that were popular in the Edwardian period.



TODD RESIDENCE

4806 48 Avenue

(located in a Heritage
Conservation Area)

1894; Later Alterations

The original part of this house was a Late Victorian cottage, built in 1894 for Thomas Todd. Todd had been born in Ireland, and married there in 1881. The Todds emigrated to America in 1883, and settled in Delta two years later, where they remained for the rest of their lives.



Mrs. Todd died in 1921, and Thomas sold this house in 1928, after which he lived with relatives. He was very proud of his Northern Irish heritage, and on his death in 1936 was buried in the Orange Lodge regalia that he had obtained from his original lodge in the old country. The verandah has been removed and there have been additions at the rear, but the form of the original house is substantially intact.



WILLIAMSON RESIDENCE

4820 48 Avenue
(located in a Heritage
Conservation Area)
1892/1909

The original part of the house is at the rear of the building, and was built by Alfred DeRupe Taylor, the local veterinarian, in about 1892. Thomas R. Patterson acquired the property in 1903, and lived here with his wife Anna until 1907. The next owner was

John A. Williamson, who served as Reeve from 1920-1922. Williamson expanded the house in 1909, leaving the original portion intact but attaching a large new structure. This is the configuration that has survived today, with the later addition being far more prominent than the oldest part of the house, and with some later alterations. This house, and several of the adjacent houses to the east, are part of a designated Heritage Conservation Area.



circa 1910. (Delta Museum & Archives 1970-1-416)

ELLIS RESIDENCE

4826 48 Avenue
(located in a Heritage
Conservation Area)
1920

In 1920 this vacant lot was sold to John Ellis, a successful local farmer who decided to retire, sell his farm, and move into town. This substantial home was built in an Arts & Crafts style, and it was originally similar in appearance to some of the grand Arthur Drive houses. After Ellis died

in 1925, his wife Emily lived here until she died in 1940. Although the form of the house is intact, its appearance has been altered through the application of vinyl siding and the replacement of windows.

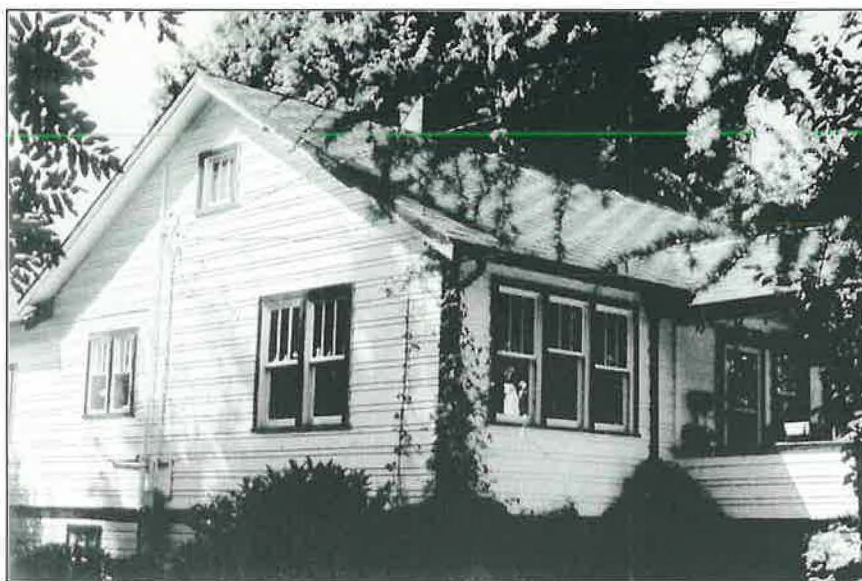


WILSON RESIDENCE

4829 48 Avenue
1904

This charming house, the first on the north side of this block, was built for Herbert Lyman and Susan Alice Wilson, who lived here until Herbert's death in 1942. The house once sat in 1.25 acres of cherry orchards. The house was raised onto a full basement sometime after the end of the Second World War, but the exterior of the house is otherwise substantially intact. The distinctive hip roof has twin front gables with decorative shingling.





NIEMETZ RESIDENCE

4840 48 Avenue
(located in a *Heritage
Conservation Area*)
1947

This was the location of the first Ladner public school, built in 1893 but destroyed by fire in 1944. The modest Craftsman bungalow that now occupies the site, although of a later date than some of the adjacent houses, helps maintain the area's character

through a consistent use of materials and details. Typical of the late Craftsman style, the siding above the foundation level consists of twin-coursed shingling. Other intact original features are the multi-paned wooden windows, and the projecting central front entry porch. The house was designed and built by Joseph Niemetz, previously a farmer in Alberta. Niemetz and his wife retired to Delta after the end of the Second World War. The house remains in the ownership of Niemetz's family.

Roycrest. (Delta Museum & Archives 1980-52-232)



**ROYCREST
GRANT RESIDENCE**

*4856 48 Avenue
(located in a Heritage
Conservation Area)
1904*

This handsome house was built for Duncan B. and Mary Grant. Duncan was a partner in Grant & Kerr Sawmill. The contractors were Thomas Shortreed and David Price. The scale and detail of the house are calculated to impress, displaying the prestige of its wealthy owners through its semi-octagonal, full-height corner bay, and a grand entrance porch that is surmounted by a flat-top Palladian window and a false dormer.

The Grants moved to Vancouver in 1920, after selling the house to John Dodds of Calgary. It was later acquired by the Brunton family, who rented it out until they moved in themselves in 1941. It was adapted for use as a restaurant in 1976, and has been known as *La Belle Auberge* since 1980.





**CHARLES LORD
RESIDENCE**
4880 48 Avenue
1889

This is one of the oldest surviving intact homes in Delta. Construction began in the fall of 1889, but a freak windstorm blew down the frame of the house, which was promptly rebuilt. Charles Lord was an American, involved in the fish cannery business. In 1884 he married Annie Parmiter, and they raised a

family of seven children. In 1911 Charles Lord accidentally shot himself, dying almost instantly, and the following year Annie moved the family to Victoria. The house deteriorated over time, but the current owners, who purchased the house in 1992, have undertaken a restoration process that has recaptured the house's Victorian charm and character. This house received the Delta Heritage Preservation Award for the year 2000.



BAKER RESIDENCE
4919 48 Avenue
1922

Originally located at 4883 48 Avenue, this substantial Craftsman bungalow was built for George and Ursula Baker and their children. George Thomas Baker settled in Ladner in 1897, and worked as a blacksmith and wheelwright, before going into the hardware business. He died in 1928, and two years later Mrs.

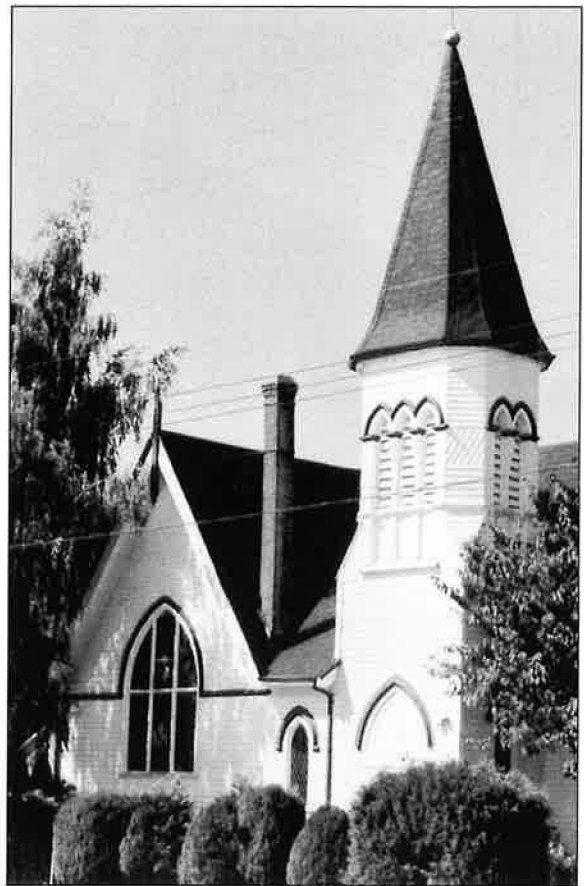
Baker moved to Vancouver to be with her family, and the house was sold in 1944. During the 1970s and 1980s it was used as Gateway House, a home for autistic children, and it was relocated in 1985 to allow construction of a larger new facility. The Baker Residence in its new location has now been adapted for use as a bed and breakfast, the 'Primrose Hill Guest House.'

ST. ANDREW'S PRESBYTERIAN CHURCH

4962 48 Avenue

1893

Originally built as a Presbyterian church, this prominent structure was opened in 1893. It is in the Gothic Revival style typical of nineteenth century church architecture, and its cross gable, corner tower, and variegated cladding combine for a picturesque effect. After unification in 1925 it became Ladner United Church. The structure was raised in the 1930s to allow for the construction of a basement, and a church hall was added in 1938. The church remains intact, and is a community landmark.



circa 1905 (Delta Museum & Archives 1970-1-129)



POST OFFICE

5010 48 Avenue

Federal Department of Public Works, Architects

1952

This was originally the site of the Methodist Church, completed in 1890. The land was sold to the Federal Government in 1948, and this new Post Office was officially opened on February 21, 1952 by Senator Tom Reid. Reflecting the sleek modernism of the time, it displays the clean lines and simple cubic massing of the International Style of architecture, with the added warmth of red brick cladding. The building has remained in substantially intact condition inside and out, including its horizontally-proportioned double-hung windows, aluminum storefront sections, and terrazzo flooring. Allan & Viner of Vancouver were the contractors.

SCOTT RESIDENCE

4644 51 Street

1925

This California bungalow was built by James Brunton, Sr. for Alex Scott, a Ladner grocer and pool hall owner. It was acquired by the Ferguson family in 1929, after the Scott family moved to Kitsilano. The house remains in substantially intact condition, including original details such as the triangular eave brackets, tapered porch piers and notched vergeboards typical of the Craftsman style. Its character is impaired by some unsympathetic window replacements, but it is otherwise well maintained.



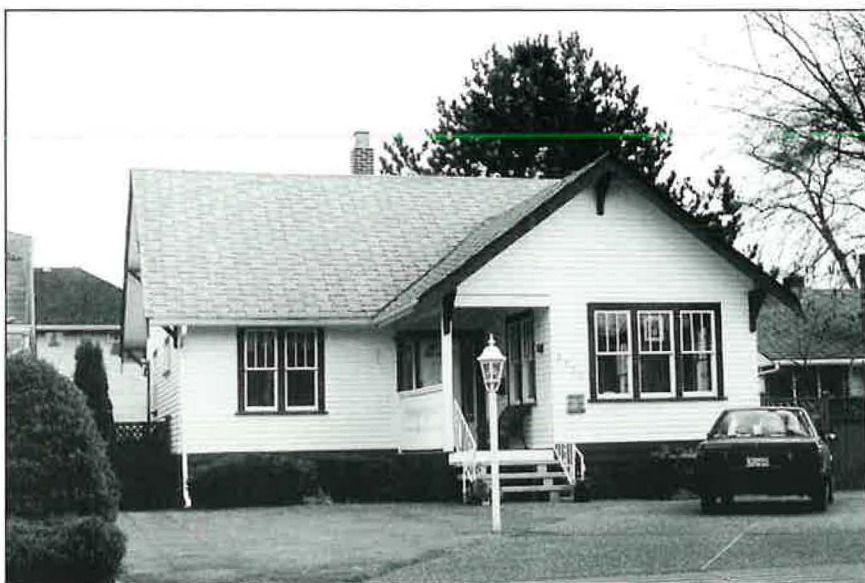
PERCIVAL RESIDENCE

4661 52A Street

1932

This property was acquired by P.H. Percival, his wife, and his father J.T. Percival who all moved from Alberta. They tore down the poultry buildings that were here and built this modest bungalow, remaining here until 1937 when they moved to Vancouver. They returned to this house from 1940 until 1946, then moved to Vancouver permanently. The house has remained in intact original condition, including its multi-paned windows.





DADSON RESIDENCE

4926 53 Street

1933

Mr. and Mrs. John H. Dadson, of Winnipeg, acquired this lot at Delta Manor several years before construction began on this, their retirement home, in 1933. John was a skilled carpenter who had worked in the CNR coach shops in Winnipeg, and perhaps built this house himself. After John died in 1949, his wife Clara had a new residence

built behind the United Church property, and sold this house to Mr. and Mrs. R.H. Bates. Designed in a simple Craftsman vernacular the house has been well maintained, and retains its original double-hung windows, with their vertically proportioned upper sash.



DAVIDSON RESIDENCE

4705 54A Street

1928

This attractive California bungalow was built by James Davidson in 1928. The Davidsons, originally from Scotland, had moved here to be part of the Delta Manor settlement. As with many others, chicken farming was not a great success for the Davidsons, and by 1932 James was advertising his skills as a

painter and paperhanger. The house remains virtually unaltered except for the glass enclosure of the front porch. The owners were awarded a Heritage Preservation Award in 1996 by the Delta Heritage Advisory Committee.

CLARK RESIDENCE

5264 57 Street

1914

Peter Clark purchased this lot from Robert Stokes, who owned the land from Trunk Road north to Green Slough. Clark had a colourful background, having arrived in British Columbia in 1898 to follow the Klondike Gold Rush. He reconsidered when he heard the stories of hardship from those who actually travelled north, and settled

instead in Vancouver. In 1901 he started a blacksmith's shop in Ladner, and in 1912 he accepted the job as Delta's first water superintendent. After the death of Clark's first wife, with whom he had five children, he married Barbara Reisch of Ladner, who passed away in 1932. Clark engaged Mary Busby as his housekeeper, a position she held for 28 years. After Clark died in 1958, Mary inherited the property. The house has been beautifully restored by its current owners, who run a bed and breakfast establishment here.



HENDERSON RESIDENCE

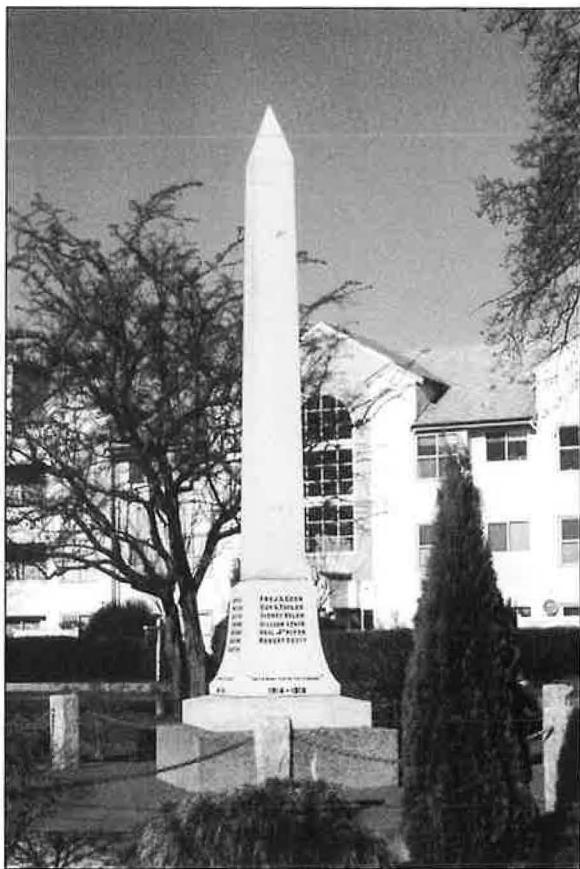
4884 62 Street

1935

This modest bungalow is located in the Delta Manor Extension. It was built for G. Henderson, who was involved in poultry farming. Typical of the inter-war years, it features a side jerkin-headed roof and vertically-proportioned upper sash. The triangular eave brackets show the late persistence of the Craftsman influence. The house is intact but a later aluminum siding has been installed over the original siding, an

alteration considered to be easily reversible.





CENOTAPH

47 Avenue

1921

By 1919 land had been set aside from the William H. Ladner estate for a Memorial Park, paid for by public subscription. Within two years a granite cenotaph was erected, dedicated to fallen Delta soldiers of the First World War. It was unveiled on Sunday, May 21, 1921 by H.N. Rich, who had lost his only son during the war. It has since been rededicated for both the Second World War and the Korean War.

LADNER CLOCK TOWER

4858 Delta Street

1932

This prominent granite memorial was erected in memory of William Henry Ladner, one of the pioneers of Delta, and the man after whom the village is named. He was also involved in the public life of the community, serving as Reeve almost continuously from 1880 to 1906, and as a Member of the Legislature from 1886 to 1890. Ladner died in 1907, and this clock tower was erected by his children in 1932.



TOTEM POLE

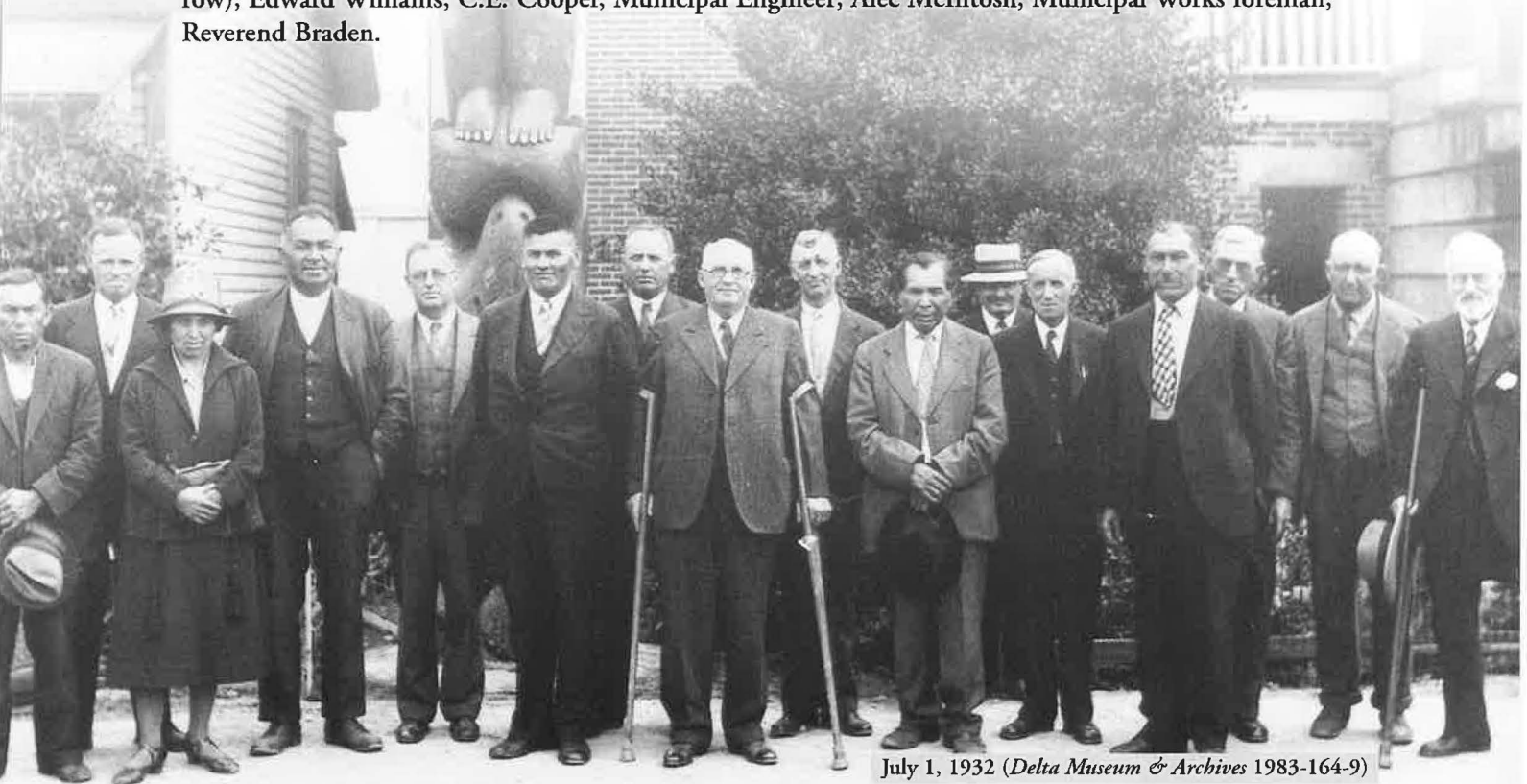
4858 Delta Street

1932

There are two totem poles mounted in front of the old Ladner Municipal Hall, now the Delta Museum. The taller pole was presented to Council on July 1, 1932, having been specially carved for Delta by Chief Wilkes James, one of only three totem carvers still alive at the time. It tells the story of the first settler in the district, and shows him making his journey from the hills overlooking Delta. It represents the eagle that was his guide, the bear and deer that supplied him with food and clothing, and the fish and birds that supplemented his larder.



Left to right: Alex Peter (Musqueam band); Tommy Robertson (east Delta farmer and councillor); Mrs. Wilkes James; Wilkes James (carver of the totem pole/Nanaimo band chief); Councillor John L. Guichon; unidentified; Councillor Francis Green; Reeve Paterson (on crutches); Councillor Rupert Fisher; Chief Harry Joe (Tsawwassen band); Tommy Hume (back row); Percy Smith (clerk of the Municipality/front row); Edward Williams; C.E. Cooper, Municipal Engineer; Alec McIntosh, Municipal Works foreman; Reverend Braden.



July 1, 1932 (Delta Museum & Archives 1983-164-9)

HISTORIC BUILDINGS IN PORT GUICHON AND RIVER ROAD WEST

- *Delta Camp Net Loft, 4089 River Road West/(4155 41B Street)*
- *Residence, 4126 River Road West*
- *Scoptonich Residence, 4170 River Road West*
- *Jordan/Plews Residence, 4190 River Road West*
- *Guichon Sisters' Residence, 4240 River Road West*
- *Guichon Residence, 4260 River Road West*
- *Net Shed, 4275 River Road West*
- *Ladner Camp Net Shed, 4457 River Road West*
- *Kerr Residence, 4604 River Road West*
- *Sherman Residence, 4395 Savoy Street*
- *Catholic Rectory, 4408 Savoy Street*
- *Dujmovich Residence, 4443 Savoy Street*
- *GNR Railway Terminal/ Fishermen's Hall, 4481 Savoy Street*
- *Strukoff Net Shed, 3350 Westham Island Road*
- *Fraser/Carter Duplex, 4465-67 41B Street*
- *Cooper Residence, 4459 46A Street*
- *Leonard/ Wellburn Residence, 4631 46A Street*

OTHER HISTORIC RESOURCES IN PORT GUICHON AND RIVER ROAD WEST

- *Stautlo Fisheries, End of Savage Road*

PREVIOUSLY INVENTORIED

- *Wilson Residence, 2928 River Road*
- *Barn, 3010 River Road*
- *Gilmour Residence & Outbuildings, 3194 River Road*
- *Vidulich Residence, 3410 River Road*
- *Remains Of Brunswick Cannery, 2600 River Road*



CHAPTER 2 P O R T G U I C H O N & R I V E R R O A D W E S T

Port Guichon developed as a distinct neighbourhood to the west of Ladner's Landing, mainly as convenient workers' housing for the industry centred here. Over time it has been the location of a railway terminus, a steamboat landing and a fishing port.

Laurent Guichon, a French émigré, settled in the area to the west of Ladner, that later became known as Port Guichon. He had travelled with William Ladner on the Cariboo road, and had run across him again while travelling through Delta. Guichon purchased a large tract of land to the west of Ladner's holdings, and moved his family there about 1887. He eventually acquired about one thousand acres of farmland in the area. A small but viable community grew up, and a substantial Roman Catholic church was constructed in 1891. When the Victoria Terminal Railway built a railway line connecting Colebrook to the river in 1903, this area was chosen as the terminus, and a wharf built for the transfer of goods to steamboats. The small farming and fishing community was transformed into a bustling industrial hub. A small commercial area developed, including a large hotel. In 1905 the Great Northern Railway took over the line, and operated it until 1931, when it was permanently closed.

In 1882, the British America Cannery, the first salmon cannery in Canoe Pass, opened. As the salmon industry developed, there was a rush for canneries to locate as close to the mouth of the Fraser River as possible, and several cannery operations, fish camps, and other facilities located in the Canoe Pass area. A small group of Croatians also settled in the Canoe Pass area. During the mid-1800s many Croatians had left their homeland due to political and economic unrest, and some were traders and sailors who found their way along the Pacific Coast to the mouth of the Fraser River. As their homeland had been part of the Austro-Hungarian Empire, this area became known locally as 'Austrian Town.'

Although it has gradually been absorbed as Ladner has expanded, Port Guichon has retained some of its early buildings and much of its original character.



(Delta Museum & Archives 1971-1-1062)



DELTA CAMP NET LOFT

*4089 River Road West/4155 41B Street
circa 1920s*

This early fishing camp building sits on Ladner Harbour, in the Port Guichon area. It has vertical board and batten siding and a galvanised roof. It appears to be in good condition, and may date from the 1920s. This building sits on land that was likely once part of the Wellington Cannery, built in 1880 and passing through several owners before its purchase and closure by BC Packers in 1902. The cannery buildings had been demolished by 1911.



NICOLICH RESIDENCE

4126 River Road West

1906 or earlier

When the subdivision of the large lot known as Wellington Farm took place in 1906, there appears to have been two houses on the property, with this possibly being one. However, until Tore Nicolich appears as owner in the Assessment Records of 1911, it is difficult to confirm any history of the house (assuming that it predates him). Tore (likely short for Salvatore) Nicolich, a fisherman, owned the property from 1911 to 1942, although from 1931 he was a resident of Vancouver, suggesting the house was probably rented. From 1943 into the 1950s, Ole and Constance Larsen were the owners. Wellington Farm, owned by R. P. Rithet, appeared in the Assessment Rolls for the first time in 1891, and it is possible this house dates to the 1890s, but this has yet to be substantiated.

Although it was raised in 1948, the house remains in substantially good condition, with its original double-hung, two-over-two wood windows and drop siding in the upper storey. This is a simple, but attractive, gable house with a shed extension to the rear that was likely the original kitchen.



SCOPINICH RESIDENCE

*4170 River Road West
1914*

Apparently built by J. B. Elliot for John (Giovanni) and Anna Scopinich, who had bought the property in 1908. John Scopinich died in 1928, but the house remained in the family until 1955. The house, a hip-roof Foursquare, has been well maintained in substantially intact condition, though

with some cosmetic additions such as the shutters and siding. The early carpenter ornamentation on the open front verandah survives, including an elaborate scrollwork balustrade and scroll-cut porch knees.



JORDAN/PLEWS RESIDENCE

*4190 River Road West
circa 1890*

Joseph Jordan, farmer and later livery owner in Ladner, first owned this property in 1889, and it essentially stayed in the Jordan family until 1929, when ownership was transferred to James Plews, who had probably rented the house for some time previously, since the Jordans resided in Ladner village.

Plews was a millwright, working at the Ladner Lumber Mill and later at the Delta Waterworks. This simple front gable house with shed kitchen appears to be in remarkably good shape, with original windows, drop siding, and scrollcut porch knees.



GUICHON SISTERS' RESIDENCE

4240 River Road West

circa 1919

This was the home of Marie and Josephine Guichon, the daughters of Laurent and Peronne Guichon. The sisters never married, and owned this house from 1935 to 1946. It had been previously owned by John L. and then Philip Guichon. The house was purchased by Captain Martinolich for his son and daughter-in-law. The Guichon sisters moved to their summer home in Tsawwassen until they were able to find a suitable home in Ladner.

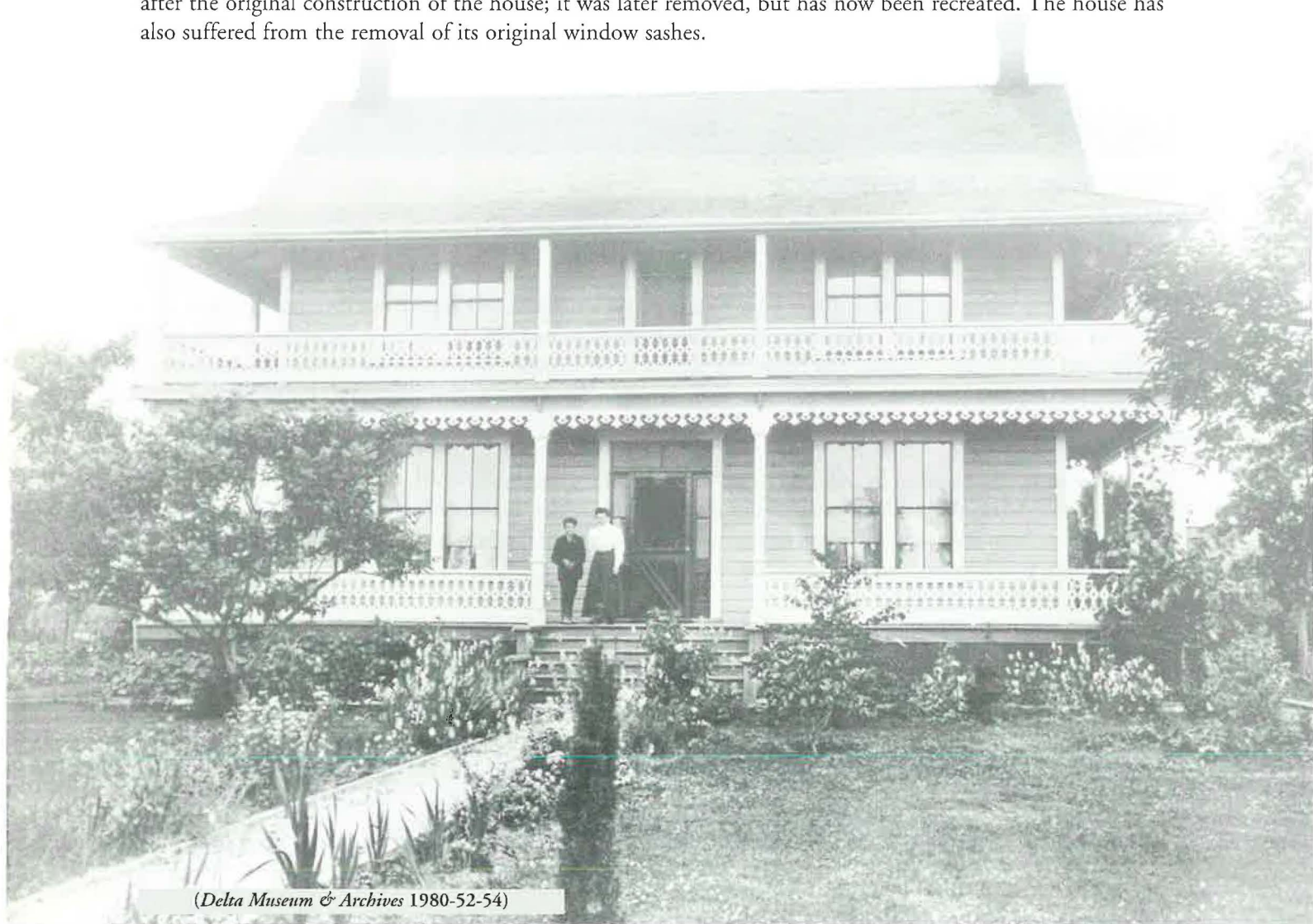
The house is almost identical in style and detail to the Lambert Residence, 4671 Arthur Drive, and the Handford Residence, 5038 47A Avenue, indicating that the builder was likely James Leonard. Although the windows have been changed, the house retains much of its original Craftsman aesthetic, provided by the eave brackets, porch knees, and the dentils on the verandah roof.



**GUICHON
RESIDENCE**
4260 River Road West
1890

This was the home of Laurent Guichon, after whom Port Guichon was named. Guichon was a pioneer B.C. entrepreneur who was first involved in the pack train business and then became a rancher and hotelier. The first Roman Catholic services in Delta were held in the dining room of the Guichon house

until Sacred Heart Church was completed in 1891. An elaborate two storey verandah was added some time after the original construction of the house; it was later removed, but has now been recreated. The house has also suffered from the removal of its original window sashes.

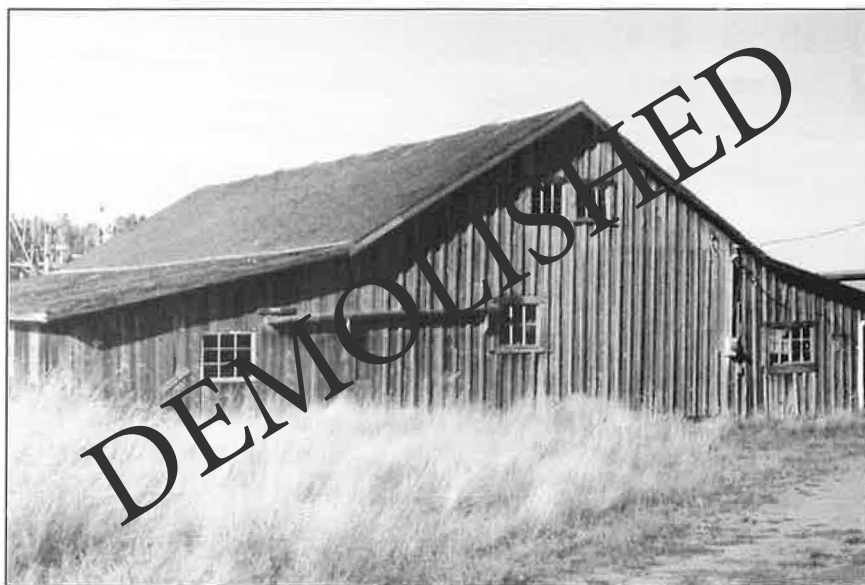


(Delta Museum & Archives 1980-52-54)

NET SHED

*4275 River Road West
circa 1930s*

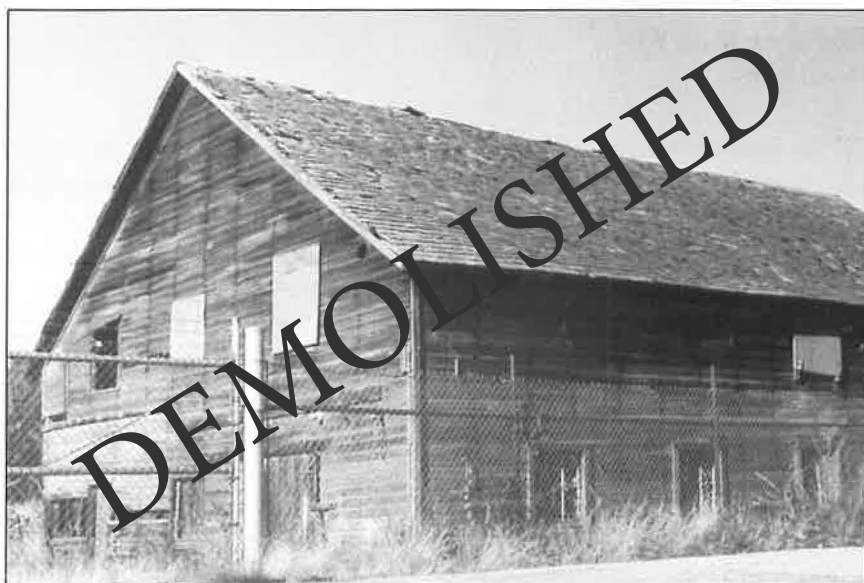
This net shed with board and batten cedar siding is located in Port Guichon area. It is in fair structural condition, and there is some noticeable structural settling. It is currently occupied by Janda Industries.



LADNER CAMP NET SHED

*4457 River Road West
circa 1920s*

This structure dates from about the 1920s, and is currently in poor condition. It was owned at one time by B.C. Packers. This is a freehold property and is privately owned.





KERR RESIDENCE

4604 River Road West

circa 1899

This beautifully maintained Late Victorian home was built for Thomas Kerr, a partner in Grant & Kerr Sawmill. Kerr was very active in the local Methodist church, and also provided the design for the public school which stood on Stanley Street. The house is a variation on the Frontier vernacular style, with a compound gable roof, and decorative carpenter ornamentation, particularly on the verandah. The Kerrs moved to Cloverdale in 1907, and ownership of the house then passed through a series of residents until it was acquired by the Mason family, who lived here from 1916 until about 1945. The current owners have faithfully restored and maintained the home's original character.

**SHERMAN
RESIDENCE**
4395 Savoy Street
1894

This early home was originally owned by Thompson Sherman and his wife Hortensia. The first addition was made in 1899, and although there have been some alterations to the original, simple form of the house, its character has survived substantially intact. After Thompson's death in 1901, ownership passed to his wife, who retained the house until 1920, when she sold to Anne and Richard Bailey. It anchors the west end of the Savoy Street grouping of historic buildings, that marks the site of the residential area of Port Guichon.



**McKELLAR
RESIDENCE**
4405 Savoy Street
1928

This house was not originally part of Port Guichon. Its original location was at 4737 52A Street in Delta Manor, and it was moved to this location in 1969. It is a modest dwelling, reflective of the simple dwellings built at the time, but retains many of its original features such as double-hung windows and lap siding.





CATHOLIC RECTORY

4408 Savoy Street

1912

The land for the first Roman Catholic church in Delta was donated by the Guichon family, and Sacred Heart Church, built in 1891, stood just to the west of this site until it was demolished in 1963. The Rectory, built about 1912 with the labour of the parishioners, has survived and has been restored. It is a simply detailed but hand-

some example of a typical upright Foursquare house, with a full open front verandah and a high hip roof. The Rectory has been nicely maintained by its current owners, and in 1981 received a Heritage Merit Award from the Delta Heritage Society.



DUJMOVICH RESIDENCE

4443 Savoy Street

1921

The original house on this lot was built for Henry Wilson, a fisherman, in 1893. This first house, likely extremely modest, was demolished to allow the construction of this larger home, which is situated on a prominent corner lot. It was built for George and Lucia Dujmovich, who had emigrated from Austria, and held this property for almost fifty years. George worked locally as a fisherman.



**GNR RAILWAY
TERMINAL/FISHERMAN'S HALL**
*4481 Savoy Street
post-1903*

The original part of this structure was built as the terminal for the Great Northern Railway Station, and served that use until the line was shut down. In 1943 it was acquired by the Ladner Fisherman's Co-operative Association, which was formally organized on October 31 of that year. Their business agent Frank Radislovich arranged for the purchase of the station for use as their meeting hall. It was substantially enlarged in the early 1960s, and still serves as 'Fisherman's Hall.'



STRUKOFF NET SHED

3350 Westham Island Road

circa 1930s

This net shed sits on the north side of Canoe Pass, adjacent to the Westham Island Swing Bridge. It is a substantial structure, which has its gable end facing the water, vertical plank siding and a galvanised roof. It appears to be in very good condition, and may date from the 1930s or earlier. This is a freehold property and is privately owned.



FRASER/CARTER DUPLEX

4465-4467 41B Street

circa 1922

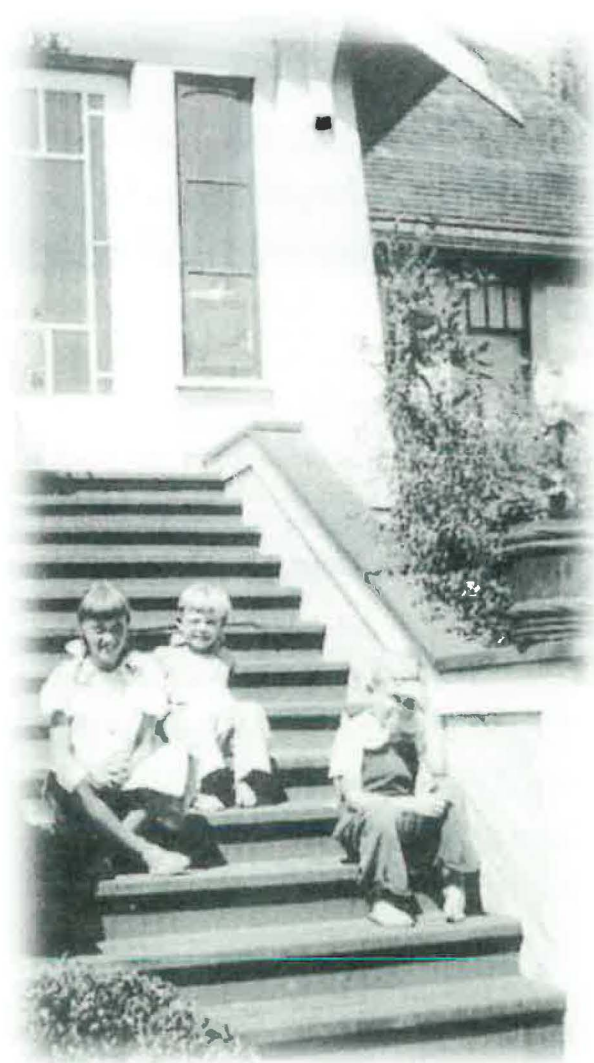
This early duplex, unusual in some respect, sits at the corner of 41B Street and River Road West. Its origins are difficult to trace, but it is possible that the duplex was created by adding to an existing house which had been constructed before 1910. From 1922 to 1945, the building was owned by the widow Emma Fraser, who in 1930 married Harry Carter. The original wooden sash windows have been replaced with aluminum frame windows.



COOPER RESIDENCE

4459 46A Street
1929

Robert Cooper married Irene Williams in July, 1928, and they lived in a temporary house on this property until this house was completed the following year. The Cooper family is remembered as owners of the florist business on 47A Avenue, and their nursery was on land adjoining this house. Typical of bungalows built between the Wars, it features a jerkin-headed roof. The house has undergone unsympathetic renovations but its form is intact.



Bottom image: courtesy Dorothea Cooper Wilson



LEONARD/ WELLBURN RESIDENCE

4631 46A Street

1909

This compound gable house with full open front verandah was built by local building contractor James Leonard for his family in 1909. At the time 46A Street was known as Fairview Road. The Pacific Milk Company bought the house in 1919, and when the Fraser Valley Milk Producers' Association took possession of the condensing plant in 1924, the house was used by the plant manager. In 1933 it was purchased by William Wellburn of the Ladner Meat Market.

"Community Portraits

A Matter of Business and Horse Sense

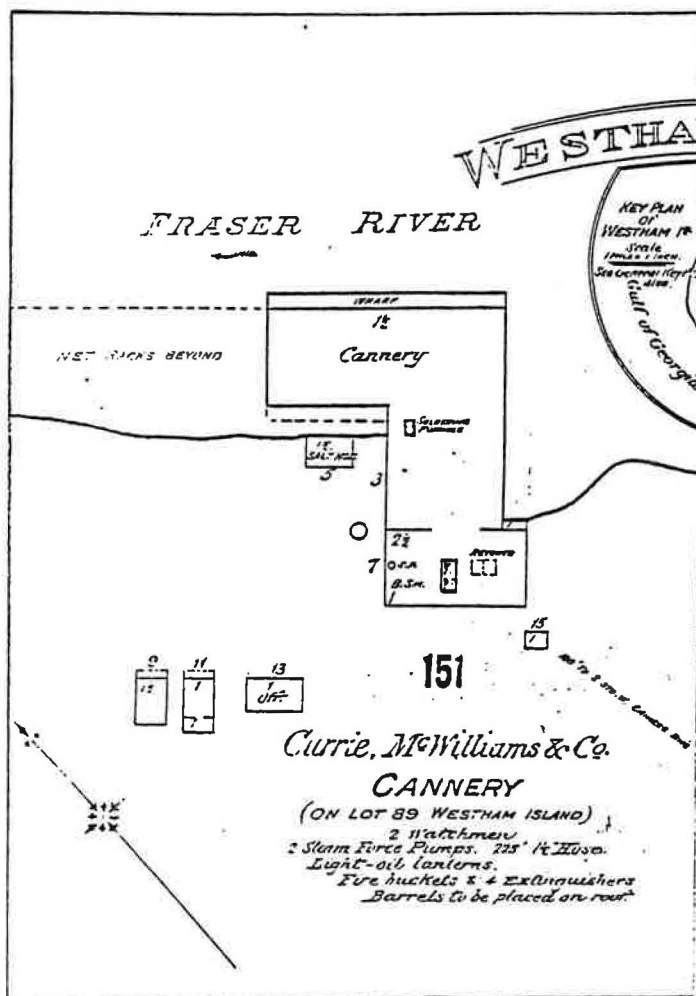
William Wellburn, butcher, farmer and horse lover, ... came to Canada from England in 1921 and became an employee of Pat Burns and Company who operated a butcher shop next door to Mr. Wellburn's present establishment on Delta Street. The former Burns' store, which later became the property of the short, lively Englishman who was born in Robin Hood's Bay in Yorkshire, on the north east coast of England, is now Blaxland's bicycle shop. His rise in the butchering business is evident by the new store he built in 1942 at the present location, and the construction of an up-to-date slaughter house on his farm. The new building was completed in 1950. He also rents 10 acres. At present Mr. Wellburn is only breeding the two thoroughbreds on his 24-acre farm on Canoe Pass Road, near the Westham Island Bridge."

The Ladner Optimist, 26 April 1951, page 6

STAUTLO FISHERIES

*End of Savage Road, Westham Island
circa 1910-1912*

This was an early B.C. Packers fish camp, and the earliest structure may date from about 1910-1912. It is located at the eastern end of Savage Road on Westham Island, on the part of the Fraser known as Sea Reach. The structure closest to the land appears to be the oldest, and has been clad with galvanised metal, probably placed over the original plank siding. There may be other early structures buried within later additions. The site remains in active use as a fishery. This is a freehold property and is privately owned.



The Currie, McWilliams & Co. Cannery, opened in 1897 at the foot of Savage Road. Now the site of Stautlo Fisheries Chas. E Goad, Fire Insurance Plans of Canneries, July 1897 (Delta Museum & Archives)

HERITAGE BUILDINGS AND SITES
PREVIOUSLY IDENTIFIED IN
"DELTA'S RURAL HERITAGE"



WILSON RESIDENCE
2928 River Road



VIDULICH RESIDENCE
3410 River Road



BARN
3010 River Road



**REMAINS OF BRUNSWICK
CANNERY**
2600 River Road



**GILMOUR RESIDENCE &
OUTBUILDINGS**
3194 River Road

HISTORIC BUILDINGS IN TSAWWASSEN

- *Flick Residence 5584 8A Avenue*
- *Rawlins Residence 489 56 Street*
- *Elligot Cottage 5590 Kirkwood Avenue*
- *Tsawwassen Beach Road*

OTHER HISTORIC RESOURCES IN TSAWWASSEN

- *Boundary Bay Cemetery 856 56 Street*
- *Beach Grove Subdivision*

PREVIOUSLY INVENTORIED

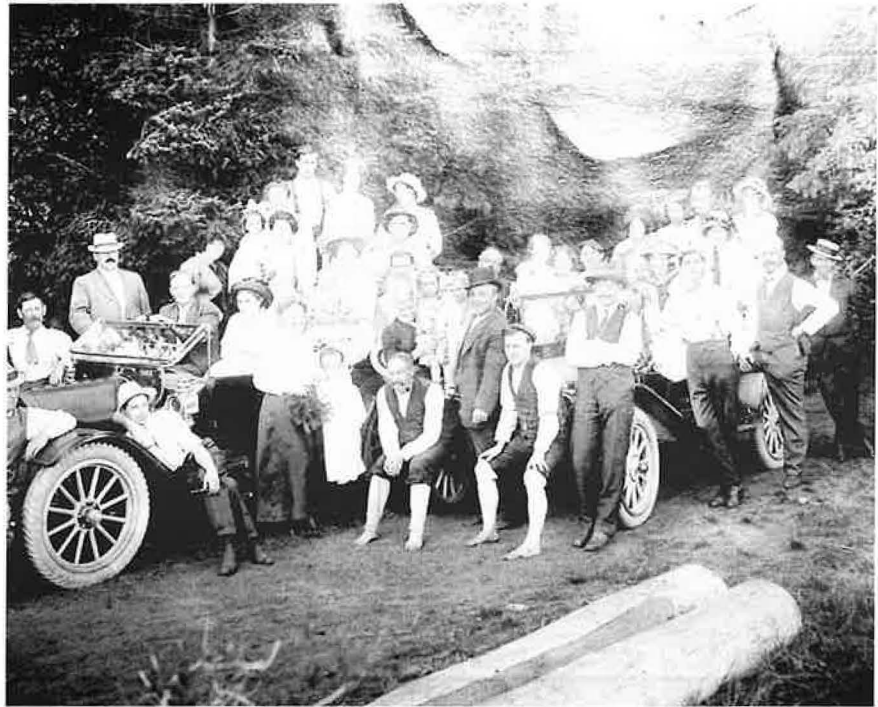
- *Cammdge Residence, 550 Boundary Bay Road*
- *Customs House, 6714 Corbould Street*
- *Alexander/Gunn Farmhouse, 6400 3rd Avenue*
- *Robert Smith Residence, 2105 56 Street*
- *Beach Grove Lagoon*
- *Tsawwassen Forest*



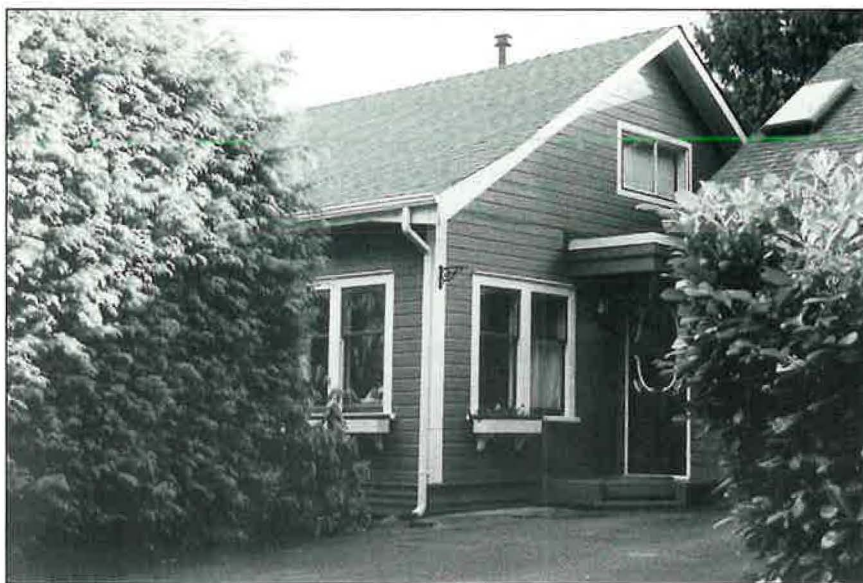
CHAPTER 3 T S A W W A S S E N

The Boundary Bay area was an early home of Coast Salish groups, who used the area as early as 2,500 years ago for fishing, hunting and the collection of intertidal plants and shellfish. By the 1870s the arable areas on the west side of the bay were settled for farming, and in 1892 a dyke was constructed along its western shore to increase the amount of available farm land.

This area has long been the favoured location for summer resorts and cottages. The east side of the Tsawwassen peninsula has minimal rainfall and an easily accessible waterfront. By the 1890s and probably earlier, the practice of summer camping at Boundary Bay, just north of the border, became common. Small plots of land were purchased by those who could afford them, and summer cottages erected. This was the beginning of the community of Boundary Bay, which by the 1920s was a fashionable summer resort. As transportation routes improved, the area became increasingly more accessible to the rest of the lower mainland. By 1930 the first section of a recreational subdivision, including a golf course, was being laid out by the Beach Grove Golf & Country Club Ltd., but this venture failed due to the Depression; in August of 1931 the lots were auctioned off. Since then, the resort area has developed into a suburban area adjacent to Tsawwassen, but it still retains much of its casual, seaside ambience.



Picnic Group at Beach Grove, 1913 (*Delta Museum & Archives* 1981-95-45)



FLICK RESIDENCE

*5584 8A Avenue
1905*

Prior to 1900 this property was part of a 20 acre lot owned by Edward O'Brien. After passing through two more owners it was purchased in 1904 by Enos Flick, a Pennsylvania Dutchman, listed as living in Point Roberts. Flick cleared enough land off the forested lot to build this modest but solid home, which was completed in 1905. It was

later the home of Mr. and Mrs. Robert Genge, who acquired the house in the early 1920s, tending a large garden on the property and keeping chickens in the loft of the house. Although some modernization occurred, it has been well maintained, and remains one of the oldest houses in Tsawwassen.



RAWLINS RESIDENCE

*489 56 Street
circa 1921*

Sam Rawlins was one of the early settlers in the area. He was born in Wiltshire, England in 1878, and moved to Delta in 1902. He farmed at Beach Grove and Ladner before taking up residence here. Sam's first wife, Elsie, died in 1927, and he remarried the following year, and started a second family. In 1929, the house was substantially enlarged.

The Rawlins Residence is mostly intact but the original windows have been replaced. An interesting feature is the hip roof dormer, centrally placed in the roof.

ELLIGOT COTTAGE

5590 Kirkwood Avenue

1945

This cottage captures the spirit of the summer cabin community that flourished here from the 1920s to the 1950s. The original owner was Jack Elligot, a bricklayer who learned his trade in England before he moved to Canada. Log poles were cut from fir trees on the lot, then peeled by Jack's daughter - these were varnished and used as

roof beams. The walls are concrete block. The windows are multi-paned casement wooden sash with original hardware. The centre-piece of the cottage is the multi-functional chimney (it encloses five separate flues) with patterned brickwork and multiple cooking possibilities that emphasize the concept of outdoor, cottage living.



BOUNDARY BAY CEMETERY

856 56 Street

The cemetery is over 100 years old, and contains the burial plots of many of Delta's pioneer families. In 1889 a committee was appointed to select a site for a burying ground for the municipality. The following year the committee's recommendations were accepted and an agreement for purchase made for this six acre site. In 1891 the Cemetery By-Law was passed. The land was gradually cleared, and in 1908 H.J. Cresswell provided the plans for a new portion. An additional parcel of land was purchased in 1917. Many of Delta's early pioneer families, such as the Ladners and the Kittsons, have plots here, as well as the Chinese section where bodies were intended to be interred temporarily before being repatriated to China.





**BEACH GROVE
SUBDIVISION**
1930

(Delta Museum & Archives 1988-037-1)

By the 1890s and probably earlier, the practice of summer camping at Boundary Bay, just north of the border, became common. Small plots of land were purchased by those who could afford them, and summer cottages erected. This was the beginning of the community of Boundary Bay, which by the 1920s was a fashionable summer resort. As transportation routes improved, the area became increasingly more accessible to the rest of the lower mainland. By 1930 the first section of a recreational subdivision, including a golf course, was being laid out by the Beach Grove Golf & Country Club Ltd., but this venture failed due to the Depression; in August of 1931 the lots were auctioned off. Since then, the resort area has developed into a suburban area adjacent to Tsawwassen, but it still retains much of its casual, seaside ambiance.

Background image: The Historic Beach Grove Subdivision
(Delta Museum & Archives 1987-36)

HERITAGE BUILDINGS AND SITES
PREVIOUSLY IDENTIFIED IN
"DELTA'S RURAL HERITAGE"



CAMMIDGE RESIDENCE
550 Boundary Bay Road



ROBERT SMITH RESIDENCE
2105 56 Street



CUSTOMS HOUSE
6714 Corbould Street



**BEACH
GROVE
LAGOON**



**ALEXANDER/GUNN
FARMHOUSE**
6400 3rd Avenue



TSAWWASSEN FOREST

HISTORIC BUILDINGS IN NORTH DELTA

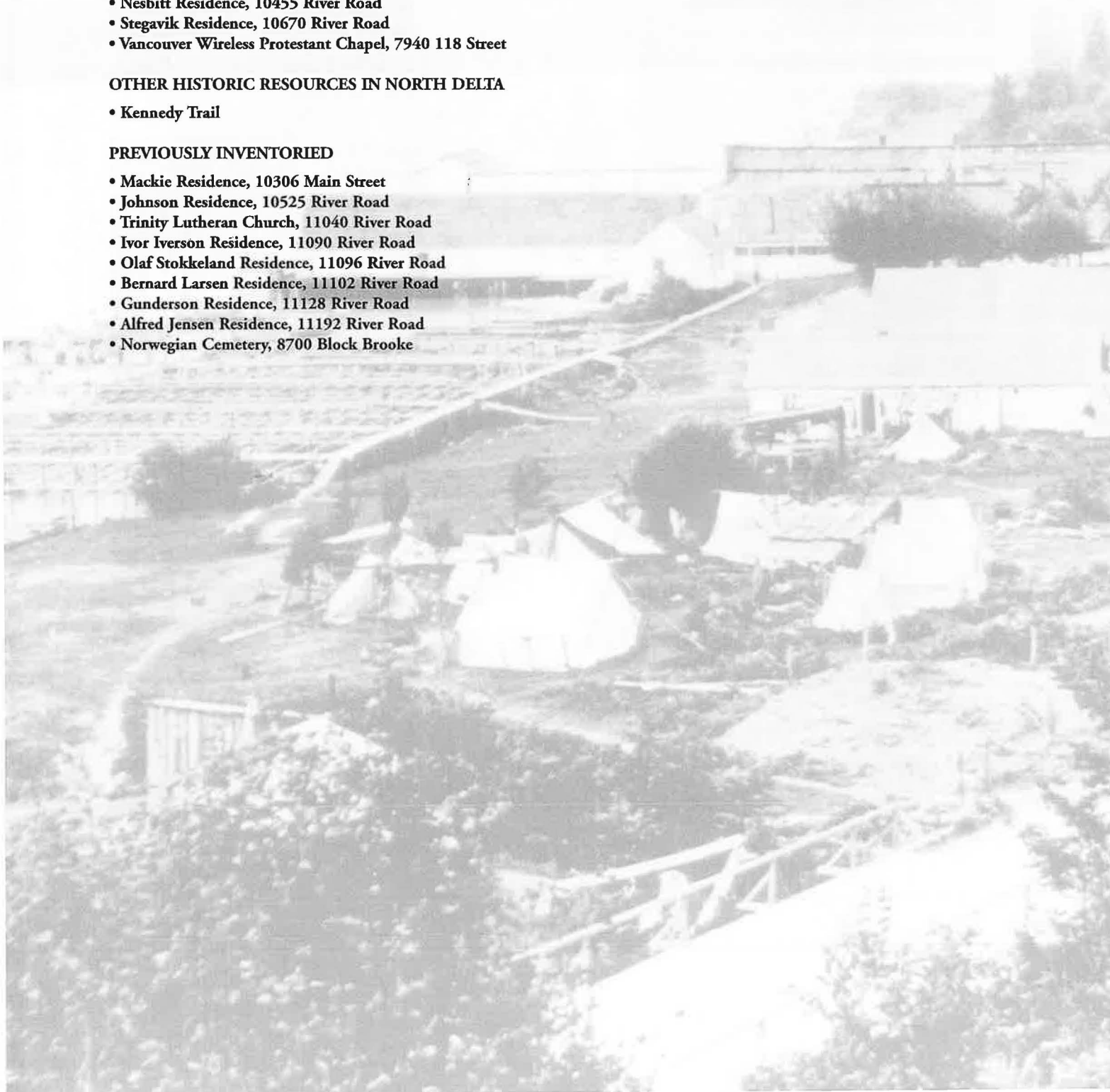
- Boat Works, Permit #16, 9500 Gunderson Road
- Remmen Residence, 9525 Gunderson Road
- Company Residence, 9561 Gunderson Road
- Scow House, 9569 Gunderson Road
- Net Raft, Permit #20, Gunderson Road
- Net Shed, Permit #21, Gunderson Road
- Net Shed, Permit #23, Gunderson Road
- Net Shed, Permit # 24, Gunderson Road
- Norum Net Shed, Permit #32, Gunderson Road
- Knight Residence, 6425 Knight Residence
- Iverson Net Shed, 9751 River Road
- Store and Residence, 10274-10276 River Road
- Iverson Net Shed, River Road
- Nesbitt Residence, 10455 River Road
- Stegavik Residence, 10670 River Road
- Vancouver Wireless Protestant Chapel, 7940 118 Street

OTHER HISTORIC RESOURCES IN NORTH DELTA

- Kennedy Trail

PREVIOUSLY INVENTORIED

- Mackie Residence, 10306 Main Street
- Johnson Residence, 10525 River Road
- Trinity Lutheran Church, 11040 River Road
- Ivor Iverson Residence, 11090 River Road
- Olaf Stokkeland Residence, 11096 River Road
- Bernard Larsen Residence, 11102 River Road
- Gunderson Residence, 11128 River Road
- Alfred Jensen Residence, 11192 River Road
- Norwegian Cemetery, 8700 Block Brooke



CHAPTER 4 NORTH DELTA

Archaeological digs have found that the first recorded human occupation of this area was by aboriginal peoples at the St. Mungo site on the Fraser River as a summer fishing village. A number of other significant archaeological sites have been identified in North Delta.

In 1857 Patrick O'Brien Murphy occupied land on Annacis Island, which became known as Murphy's Island for some time after his murder in 1861; it was originally, and subsequently, named after Frances Noel Annance, a member of the Hudson's Bay Company exploration party of 1824. In 1859 James Kennedy cleared a heavily forested site, known as Brownsville, near what is today known as Gunderson Slough. By 1864 a salmon saltery had been established on the river near present-day Annieville. Kennedy created a trail linking his farm to Mud Bay, and later his family cleared more land for farming near what is now Scott Road and 88th Avenue.

There were two local settlements in the North Delta area, both started by Scandinavian fishing families. The community of Annieville was a small settlement that sprang up around the original Brownsville cannery. Sunbury was originally used as an aboriginal summer camp. It was later called Little Norway after the turn-of-the-century settlers, and prior to the First World War a large group of Japanese fishers also settled here.

The first cannery on the Pacific coast (Loggie & Co.) was built along the river at Brownsville in 1870, followed by a number of others in rapid succession. This spurred settlement in the area, and a school was opened in Sunbury in 1897 and another in Annieville in 1907. A local post office opened in Annieville in 1901. The mainly Norwegian fishing community at Annieville built the first Trinity Lutheran Church on Norum Point in 1904.

In 1891 the Great Northern Railway was constructed, linking New Westminster, Brownsville, Port Kells, Cloverdale and Blaine; it was realigned about twenty years later to follow the toe of the North Delta escarpment.

As the lowlands were fully developed for farming, the uplands of North Delta became more intensively settled. The community of Kennedy emerged as a local service centre in the early 1900s. Further growth was slowed by the general depression of 1913, and the First World War, but it continued to develop, with the addition of a local school in 1922 and a community hall in 1934. The construction of the Patullo Bridge spurred some growth during the 1930s, but it was not until the installation of municipal sewers in the early 1950s that substantial suburban development was seen, and the area developed as we know it today.

B.C. Cannery at Annieville, 1905 (*Delta Museum & Archives* 1980-52-171)



GUNDERSON SLOUGH

In 1859 James Kennedy cleared a heavily forested site, known as Brownsville, across the river from New Westminster. By 1864 a salmon saltery had been established on the river near present day Anniesville. The first commercial cannery on the B.C. coast, Loggie & Co., was built along the river at Brownsville in 1870. Other Fraser River canneries soon followed, including the Deas Island Cannery in 1873, and the Delta Cannery, in Ladner, in 1878. In 1891 the Great Northern Railway was constructed, connecting Brownsville to New Westminster and south to Blaine.

As the fishing industry continued to prosper, the communities of Anniesville and Sunbury were established adjacent to the river. They were mainly settled by Scandinavian fishers, whose descendants may still be found in the area. A number of Japanese families also settled in the area prior to the First World War.

Gunderson Slough is adjacent to the site of the original Loggie & Co. Cannery. Located at a slight bend in the river, it is subject to silting, and a sandbar has formed to the west, creating this small slough. In the 1940s the sandbar was further reinforced with fill, and a number of structures built on the west side of the slough. The earlier structures therefore all exist on the east side of Gunderson Slough.

BOAT WORKS

*9500 Gunderson Road
Gunderson Slough
Permit #16
circa 1930s-1940s*

This appears to be a small boat works, built possibly in the 1930s-1940s. The entry door has been filled in, and the unpainted siding is in fair condition. It is a fee simple property, currently owned by Snow Fall Fishing.



REMMEN RESIDENCE

*9525 Gunderson Road
1930s*

This modest house was apparently built by the Remmen family in the 1930s. It retains its original wooden sash windows and central front entry. The original siding has been covered with a later application of asbestos shingles. This is a freehold property and is privately owned.





**COMPANY
RESIDENCE**

*9561 Gunderson Road
circa 1900s*

This small house, currently abandoned, was apparently built at the turn of the century as a company house, possibly by B.C. Packers. Although in a state of disrepair, it appears to be substantially intact. This is a freehold property and is privately owned.



SCOW HOUSE

*9569 Gunderson Road
1920s*

Originally located on a scow up the coast, this house was moved to this location about 1957. The current owner is undertaking repairs to the house. It appears to be in good condition. This is a freehold property and is privately owned.

NET RAFT

Gunderson Slough

Permit #20

circa 1930s

This small floating net raft possibly dates from the 1930s. It has unpainted vertical plank siding and a galvanised metal roof, which was likely added recently. This is one of the more intact and well-preserved of the early surviving net rafts.



NET SHED

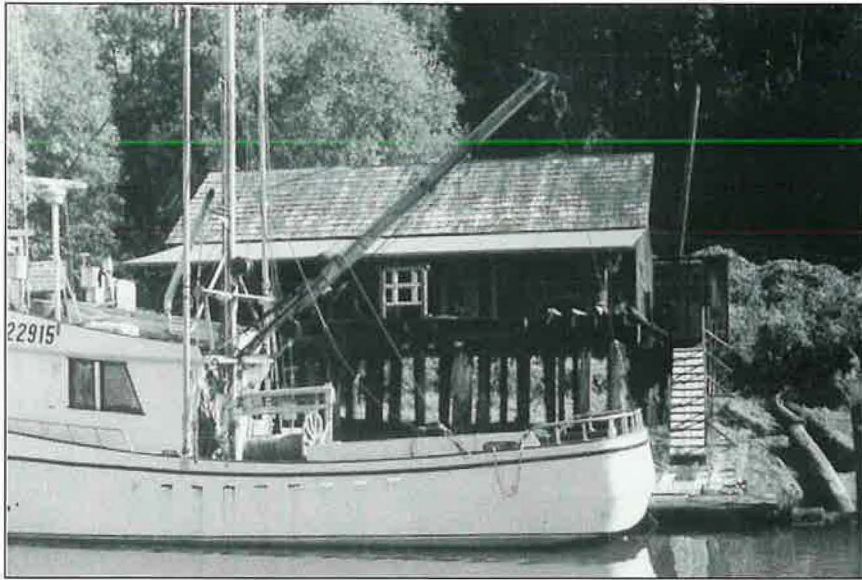
Gunderson Slough

Permit #21

circa 1930s

The roof and sides of this net shed have been clad with galvanised metal, which has assisted in its preservation. It appears to be in substantially original condition, and may date from as early as the 1930s.





NET SHED

*Gunderson Slough
Permit #23
circa 1930s-1940s*

An intact net shed with vertical wooden siding and a cedar shingle roof. It may date from the 1930s-1940s, and appears to be in very good condition.



NET SHED

*Gunderson Slough
Permit #24
circa 1930s-1940s*

This net shed is unusual for having its gable end facing the water, and may have also been used as a boat works. It is faced with plank siding and may date from the 1930s-1940s

NORUM NET SHED

Gunderson Slough

Permit #32

circa 1920s-1930s

This well-preserved net shed was built by Earl Norum, father of the current lease-holder. The Norum family were very early settlers in the area, and Norum Point was named after them. This structure dates from the 1920s-1930s, and has unpainted plank siding and a cedar shingle roof.



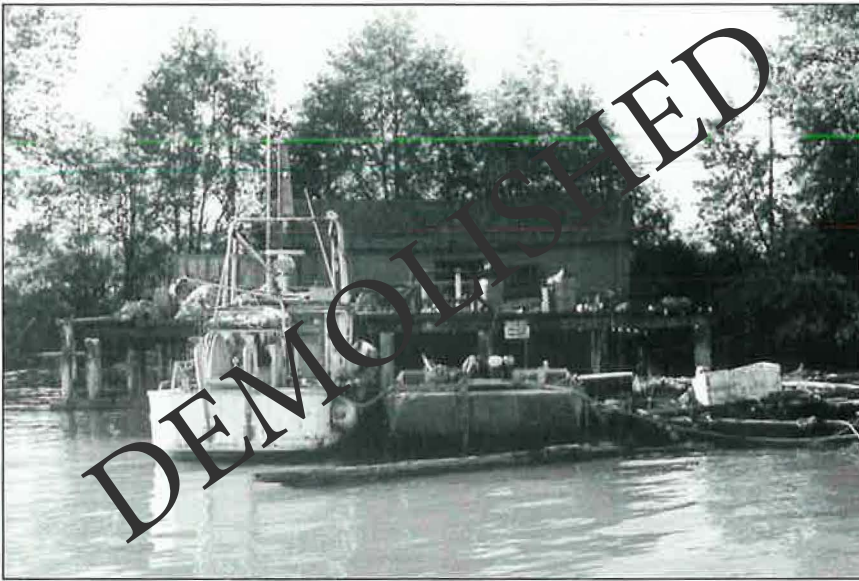
KNIGHT RESIDENCE

6425 Knight Drive

1932

This is reputedly the earliest home in Sunshine Hills. It was built as a summer home for Mr. R.A. Knight, after whom Knight Drive has been named, on a quarter section owned by the Hastings Saw Mill Co. Ltd. Knight's permanent home was at 3470 West 8th Avenue in Vancouver. The house is a typical cottage style of the 1930s, with jerkin-headed roofs, double-hung windows, and a leaded glass feature window in the entry.





IVERSON NET SHED

*9751 River Road
circa 1930s-1940s*

This net shed sits just to the north of River Road, and is owned by the Iverson family. It is clad with drop siding, which has been painted red. It has a shingle roof, and likely dates from the 1930s-1940s. It is in relatively poor condition, and has settled noticeably in the centre.



STORE AND RESIDENCE

*10274 River Road
circa 1929*

This is a modest Craftsman bungalow set back from the road with symmetrical massing, a central entry, eave brackets, and twin beveled siding. There are later additions to the north and south sides, but they largely maintain the original appearance.

Located on the property close to River Road is a small store building with shingle siding and large multi-pane windows, which was known for years as St. Mungo's Store, and was apparently built by Walter Silda.

IVERSON NET SHED

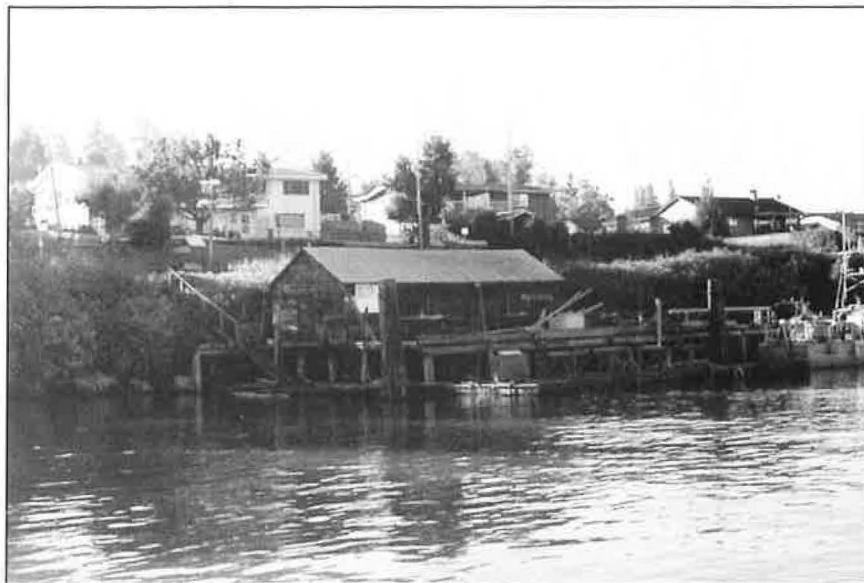
West of River Road

Lease I-12

(.0523 ha. fronting

DL 504)

This net shed sits just to the south of the Glenrose Cannery, and is owned by the Iverson family. It has plank siding and a galvanised roof, and appears to be in good condition. It was most likely built in the 1930s-1940s.



NESBITT RESIDENCE

10455 River Road

1939

Set at the rise of the hill above Glenrose Cannery, this modest but intact bungalow was built by Richard Nesbitt, manager of the cannery for many years, who purchased the land from Johnston Fishing and Packing. This attractive, well maintained house sports a shed dormer, inset corner entry, and multi-paned casement style and horizontal sliding windows.





**STEGAVIK
RESIDENCE**
*10670 River Road
1920s*

This is another modest but intact early Craftsman bungalow, set back on its lot at the rise of the hill. Typical features include triangular eave brackets, the shed dormer, and the mixture of shingles with horizontal lapped siding with corner boards. An additional feature is the decorative muntins in the wood frame windows.



**VANCOUVER
WIRELESS
PROTESTANT
CHAPEL**
*7940 118 Street
circa 1949*

This small, modest structure was apparently built as the Protestant Chapel at the Vancouver Wireless Station, established near Boundary Bay Airport after the end of the Second World War. After the station was closed in 1972, all of the buildings on the site were

demolished or moved; 112 of the buildings were sold to four native bands and barged up the coast to new locations. This chapel was moved to this new location for use as the North Delta Regular Baptist Church. An occupancy permit was granted in 1976. It has now been substantially enlarged, and is part of the Nordel Fellowship complex.

KENNEDY TRAIL

James and Caroline Kennedy were among the earliest settlers in North Delta. James, born in 1817 in Ireland, came to Whitby, Ontario in the early 1850s, where he married Caroline Stone in 1854. Five years later they left for the west coast, settling in New Westminster. In the 1860s the Kennedys pre-empted a total of 455 acres in what is now known as Kennedy Heights in North Delta. In 1861, under contract to the Colonial government, James Kennedy cut a ten foot wide trail from Brownsville to Mud Bay, which mostly followed the higher contour of the escarpment in North Delta. This trail proved to be a vital communications link, especially from the United States, and was used to transport goods and people from ships landing in Mud Bay. Other trails were established in the 1870s, and Trunk Road was covered with 'corduroy' logs in 1880-1881, becoming the first surfaced road in the community. Kennedy Trail remained in active use until the turn of the century, when the road network in the area became more established. This historic transportation route is commemorated with an interpretive sign located at 11451 90th Avenue.



(Delta Museum & Archives 2000-048-001)

HERITAGE BUILDINGS AND SITES
PREVIOUSLY IDENTIFIED IN
“ DELTA’S RURAL HERITAGE ”



MACKIE RESIDENCE
10306 Main Street



IVERSON RESIDENCE
11090 River Road



JOHNSON RESIDENCE
10525 River Road



STOKKELAND RESIDENCE
11096 River Road



**TRINITY LUTHERAN
CHURCH**
11040 River Road



LARSEN RESIDENCE
11102 River Road



GUNDERSON RESIDENCE
11128 River Road



JENSEN RESIDENCE
11192 River Road



NORWEGIAN CEMETERY
8700 Block Brooke

DELTA MODERN



The Mennie Residence
1065 Bayview Drive,
Lewis Construction Company, Designers
1959

The opening of the Deas Island Tunnel in 1959 brought major changes to what had been a mostly quiet community. The development of the mammoth industrial estate on Annacis Island began in 1953, spurring development farther east, and the installation of municipal sewers in North Delta in the early 1950s created the opportunity for extensive residential subdivisions. Land was comparatively cheap and was now easily accessible, and the resident population, which had been mostly static for a long time, grew explosively.

The legacy was a new wave of construction to accommodate this growth. Throughout the urban areas of Delta are high quality examples of new, modern structures, especially single family houses. Although not yet considered 'heritage' by traditional standards, as this building stock ages we have come to appreciate its architectural legacy. Other municipalities have now accepted postwar buildings as part of their heritage program, and in some exceptional cases are seeking their legal protection. Examples include the designation of the B.C. Electric Building, 1955-1957, in Vancouver, and West Vancouver's B.C. Binning House, 1941-1942, which has also been recognized as a National Historic site.

Although the more modern buildings of Delta have not been surveyed as part of this inventory, it is timely to think about the identification and preservation of some of the finer examples, as many will soon be fifty years old.

Background image: 847 Pacific Drive



A C K N O W L E D G E M E N T S

The project team for *Delta's Urban Heritage* consisted of Donald Luxton, principal of Donald Luxton & Associates. Graphic design and production was undertaken by Leon Phillips. Editing by Donald Luxton and David Monteyne. Research into secondary sources was conducted by Donald Luxton. Primary research, including newspaper searches, was conducted by Gwen Szychter, Researcher and Historian, who also proof-read the document. This is part of a larger project that evaluates the significance of Delta's heritage resources, and is a companion volume to *Delta's Rural Heritage*.

This project builds on the efforts of many people in the past, who volunteered their time and knowledge during the course of previous inventories. We acknowledge the significance of their contribution, and the richness that it has brought to these pages.

We would like to extend our particular thanks to Rosemary Zelinka, Senior Planner, Community Planning & Development Department, Corporation of Delta, for her efforts on behalf of this project as staff liaison.

We would also like to thank other staff members who provided invaluable assistance:

Community Planning & Development Department, Corporation of Delta

- Judy McLeod, Director
- Jim LeMaistre, Manager
- Rosemary Zelinka, Senior Planner
- Patricia Wadmore, Development Planner
- Jodi Hallworth, Cartographer
- Kathleen Chan, Clerk Typist III

Delta Museum and Archives

- Donna Bryman, Curator
- Laura Cheadle, Archivist

We would like to extend our sincere thanks to the Steering Committee for Delta's Urban Heritage:

- Edgar Dunning, representative for the Delta Heritage Advisory Commission
- Joanne Young, representative for the Delta Heritage Advisory Commission
- Matt Rogers, Delta Museum & Archives Society
- Ray Hudson, Scott Road Business Association
- Bill Gies, North Delta Ratepayers' Association
- Kevin Garvey, Tsawwassen Business Association

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- Ladner Business Association
- Tsawwassen Homeowners' Association
- Tsawwassen First Nation

We would like to extend our sincere thanks to the following people:

- Alastair Kerr, Senior Preservation Consultant, Heritage Branch, Ministry of Small Business, Tourism & Culture.
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- Donalda James
- Captain Allen Domaas, Vice President, Operations/Harbour Master, Steve Davis, and Dave Hart, Fraser River Port Authority
- Lester M. Jones, Jones Maps & Diagrams Ltd.

The British Columbia Heritage Trust has provided financial assistance to this project to support conservation of our heritage resources, gain further knowledge and increase public understanding of the complete history of British Columbia.

G L O S S A R Y

Ashlar Masonry: Squared blocks of stone laid in courses. Random ashlar employs blocks of varying sizes laid together. Coursed ashlar employs equal sized blocks in regular courses.

Baluster: Vertical members supporting a cap rail or hand rail forming a balustrade.

Battered: Tapered or sloped; generally applied to a wall or column.

Bay: A vertical division of a building marked by fenestration.

Bay window: An angular projection from the building face filled with fenestration.

Bellcast: A curve built into the bottom edge of a roof surface or a wall surface.

Coping: A protective capping to a wall.

Corbel: A projecting block, supporting an overhang.

Corbelling: Masonry courses, each built out from the one below.

Cornice: A projection crowning a wall surface.

Dentil: Small square blocks in series that decorate a cornice.

Dormer: A structure projecting from the slope of a plane of a roof; a hipped dormer has a roof sloping to all three exposed sides, a gable dormer has a roof sloping to two sides, and a shed dormer has a single pitched roof.

Drop Finial: A carved ornament on a roof line or at a roof crest, pointing down.

Drop Siding: Weather boarding with a deep groove on the top outer edge that fits into a slot on the rear bottom side of the board above.

Eave Brackets: Brackets, often decorative, under the lower edge of a roof.

Eaves: Horizontal roof edges.

Facade: The front face of a building.

False Front: A false facade applied to a building to increase its street presence.

Fascia: A plain horizontal band, as part of a cornice string course.

Fenestration: The design and disposition of windows and openings in a structure.

Finial: An ornamental termination at the top of a gable or pinnacle.

Flashing: The metal protective cap at the top of a wall, or a weatherproof strip at a roof edge.

Gable: A roof pitched to two sides, oriented to either the front or side; variations include hip-on-gable (also known as a half-hipped, hipped or jerkin-headed roof).

Gable Screen: Wooden members arranged in an open-work pattern in a gable end.

Gambrel Roof: A dual pitched gable roof with a shallower slope above a steeper one.

Half-timbering: Wooden members, infilled with plaster; a decorative treatment derived from medieval heavy timber construction.

Head: The top of a structural opening.

Hip: A roof with all four sides sloped.

Jerkin-headed: A gable roof end with a half hip; see 'gable'.

Keystone: The central member of an arch, usually the most prominent, often carved.

Leaded Glass: A window pane composed of smaller pieces of glass, held together by lead cames; usually straight or cross-leaded.

Lintel: A horizontal beam bridging an opening.

Mullion: A divider or upright between individual window sash.

Muntins: Vertical or horizontal bars that divide a window sash into smaller panes.

Parapet: The extension of a wall or railing above a roof line; subject to a variety of decorative treatments.

Pediment: A triangular feature over a structural opening, or capping a wall.

Pilaster: An engaged vertical segment.

Pitch: The steepness of a roof.

Porch: A covered entry to a building.

Purlin: A longitudinal roof member perpendicular to the rafters.

Rafter: A roof member sloping from the wall plate to the ridge.

River rock: A naturally rounded stone; sometimes called cobbles.

Reveal: The surface at the side of an opening indicating the thickness of a wall.

Rubble Masonry: Walls made with rough uncut stones of varying sizes.

Saddlebag Dormer: A pair of low-slung shed roof dormers, one on each side of a roof ridge.

Sidelights: Narrow vertical windows beside an entry door.

Sill: The horizontal base element of a window or door.

Soffit: The underside of an architectural feature, usually a cornice.

Spandrel: The panel between the head of one window and the sill of the window immediately above. Alternately, the triangular area contained by one side of an arch.

Stained Glass: Coloured or painted glass panels, usually assembled with lead cames.

Stair Cheeks: The solid exterior sides of a staircase.

String Course: A continuous horizontal band or course, sometimes molded or carved.

Surround: A border to an opening or a panel.

Transom: A horizontal bar dividing a window; alternately a crosspiece dividing a door or window from a panel, or fanlight above it, within the same structural opening. Also the window above such a crosspiece.

Twin-coursed Shingles: Rows of cedar shingles with alternating narrow and wide exposure.

Verandah: An open gallery, usually supported on a row of columns.

Vergeboards: Facing boards, often decorated, hung from the projecting edge of a sloping roof; sometimes called 'barge boards'.

Water Table: The cap or trim at the top of the foundation walls.

Whalebone Vergeboards: Vergeboards with curving extensions on the inside edges, giving the appearance of a curving whalebone.

EVALUATION CRITERIA

ARCHITECTURAL HISTORY

1. STYLE/TYPE: a building's style representative of the District's significant development periods; or a building type associated with a significant industrial, institutional, commercial or transportation activity.

Excellent

- An excellent example of a style or type, or
- One of few surviving and very good examples of a style or type, or
- One of the earliest, very good examples of a style or type.

Very Good

- A very good example of a style or type, or
- A good example of a style or type that is notably early or rare.

Good

- A good example of a style or type that is common.

Fair/Poor

- An average example of a style or type that remains common.

2. DESIGN: A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, or functional layout.

Excellent

- A design that is outstanding in comparison with other examples.

Very Good

- A design which is equal to several others of recognizable superior or special quality.

Good

- A design which incorporates several special or aesthetic features.

Fair/Poor

- A design of no special significance or quality beyond stylistic considerations.

3. CONSTRUCTION: A building's unique or uncommon building materials, or its historically early or innovative method of construction.

Excellent

- One of the earliest known uses of an important or special material or method, or
- A now rare and out-of-use material or method.

Very Good

- One of the earliest known surviving uses of an important or special material or method, or
- A notable or out-of-use material or method of which several examples survive.

Good

- An out-of-use material or method which is typical of a period and still commonly found.

Fair/Poor

- An example of no particular significance, or
- An example of typical construction techniques.

4. DESIGNER/BUILDER: A building's architect, designer, engineer and/or builder who has made a significant contribution to the District, province or nation.

Excellent

- Those who were responsible for establishing or advancing a style, design or construction method that was significant and influential.

Very Good

- Those whose works are of considerable importance to building and development.

Good

- Those whose works are of some importance to building and development.

Fair/Poor

- Of unknown or little significance.

CULTURAL HISTORY

1. HISTORICAL ASSOCIATION: A building's direct association with a person, group, institution, event or activity that is of historical significance to the District, province or nation.

Excellent

- Closely connected with a person, etc. of considerable importance.

Very Good

- Closely connected with a person, etc. of moderate importance.

Good

- Closely connected with a person, etc. of some importance, or of moderate importance on a local area or neighbourhood level.

Fair/Poor

- Minor historical association only, or
- Unknown historical association.

2. HISTORICAL PATTERN: A building's association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes, ecological or geographic change, significant landforms, or social, political or economic trends. In urban settings, a building's recognition of street pattern and infrastructure.

Excellent

- A building that can be directly linked to the establishment of an historical pattern of District-wide importance.

Very Good

- A building that can be directly linked to the establishment of an historical pattern of local area or neighbourhood importance, or
- A building that can be linked to the establishment of an historical pattern, and is one of the earliest surviving examples.

Good

- A building that provides strong evidence of an historical pattern of some importance.

Fair/Poor

- A building of no discernible association with a recognizable historical pattern, or
- An unknown association with a recognizable pattern.

CONTEXT

1. LANDSCAPE/SITE: An intact historical landscape or landscape features associated with an existing building; or a notable historical relationship between a building's site and its immediate environment, including original native trees and topographical features; or a notable use of landscaping in conjunction with an existing building.

Excellent

- A setting comprised of numerous, significant landscape features which are directly related to the building's style, design and history, or
- A notable and intact historical relationship between a building's site and the street, water front, view or other geographic features which were part of the building's original function or environment.

Very Good

- A landscape which includes several dominant features which are directly related to the building's style, design, or history, or
- An altered, but still strongly apparent, historical relationship between the site and its immediate surroundings.

Good

- A landscape which includes one or two important features which are directly related to the building's style, design, or history, or
- An altered, but still recognizable, historical relationship between the site and its immediate surroundings.

Fair/Poor

- No significant and recognizable landscape features or building/site relationship.

2. NEIGHBOURHOOD: A building's continuity and compatibility with adjacent buildings and visual contribution to a group of similar buildings.

Excellent

- A building that is an important part of a visually prominent and notable group of buildings of similar style, type or age, in an area of compatible use.

Very Good

- A building which forms part of a contiguous group of similar style, type or age in an area of compatible use, or
- A building with other inventoried addresses adjacent.

Good

- A building which is part of a contiguous group of similar style, type or age in an area of incompatible use, or
- A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use.

Fair/Poor

- A building which is not part of a group of buildings of similar style, type or age, and is in an area of incompatible use.

3. VISUAL/SYMBOLIC IMPORTANCE: A building's importance as a landmark structure; or its symbolic value to the District or a local area or neighbourhood.

Excellent

- A landmark building of District-wide importance, or
- A building of significant symbolic value to the District.

Very Good

- A major visual landmark or a building of significant symbolic value to a local area or neighbourhood.

Good

- A visual landmark or building of symbolic significance to its immediate surroundings.

Fair/Poor

- A building of little or no landmark or symbolic significance, or
- A building which is not particularly prominent.

4. INTEGRITY

A measure of the impact of changes to the building on the appreciation of its style, design, construction or character.

Excellent

- A building with no detracting alterations, or
- Alterations of a minor nature only, or
- Alterations which may be considered minor.

Very Good

- A building with one or more minor alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character.

Good

- A building with a major alteration and/or a combination of several minor alterations, the effect of which detracts from the style, design, construction or character.

Fair

- A building with several major alterations, the effect of which detracts from the style, design, construction or character.

Poor

- A building with major alterations which greatly detract from the style, design, construction or character.

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