



## HERITAGE ADVISORY COMMITTEE

Wednesday, September 4, 2019 at 7:00pm  
Langley Centennial Museum  
9135 King Street, Fort Langley, BC

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*The Committee will visit the “Our Living Languages” exhibit  
prior to commencing the meeting.*

### **A G E N D A**

Page

#### **A. APPROVAL AND RECEIPT OF AGENDA ITEMS**

##### **1. Heritage Advisory Committee September 4, 2019**

Recommendation that the Heritage Advisory Committee approve the agenda  
and receive the agenda items of the September 4, 2019 meeting.

#### **B. ADOPTION OF MINUTES**

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##### **1. Heritage Advisory Committee June 5, 2019**

Recommendation that the Heritage Advisory Committee adopt the minutes of the  
June 5, 2019 meeting.

#### **C. DELEGATIONS AND PRESENTATIONS**

#### **D. REPORTS**

##### **1. Co-Chairs' Reports**

##### **2. Heritage Planner's Report (E. Horricks)**

##### **3. Museum Manager's Report (V. Spearn)**

##### **4. Heritage Review Panel (T. Annandale)**

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##### **5. Douglas Day 2019 Planning Committee Report (T. Lightfoot)**

##### **6. Museum Advisory Group Report (F. Pepin)**

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**E. CORRESPONDENCE**

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| 9     | 1. Rural Heritage Issues   |
| 10-21 | 2. Submission from a Fort Langley Resident regarding Fort Langley Heritage Alteration Permit |
| 22-29 | 3. Fort Langley Heritage Alteration Permit Application No. 101082                            |

**F. 2019 WORK PROGRAM**

- |       |  |
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| 30-69 | 1. Statements of Significance Phase 2 Update for the following historic sites: <ul style="list-style-type: none"><li>• Alex Houston Residence and Outbuildings;</li><li>• Annand/Rowlatt Farmstead;</li><li>• Coronation Block;</li><li>• Hassall Residence; and</li><li>• Moir Residence.</li></ul> |
|-------|--|

**G. COUNCIL REFERRALS**

**H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

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| 70-87 | 1. The State of Heritage Summary Report of the Provincial Roundtables                      |
| 88-90 | 2. Heritage BC: Four Provincial Organizations Advocate for Increased Support               |
| 91    | 3. Heritage Conservation in BC Fact Sheet – 2017   |
| 92-94 | 4. 2019 National Trust Conference – “Heritage Delivers”, October 17-19, Winnipeg, Manitoba |

**I. NEXT MEETING**

**Date:** Wednesday, October 2, 2019  
**Location:** Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue  
**Time:** 7:00pm

**J. TERMINATE**

Township of  
**Langley**



Est. 1873

## HERITAGE ADVISORY COMMITTEE

Wednesday, June 5, 2019 at 7:00pm  
Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

#### **Present:**

T. Annandale, Community Co-Chair  
Councillor B. Long, Council Co-Chair

C. Boughen, A. Cappon, T. Lightfoot, F. Pepin, M. Pratt, and H. Whittell

#### **Guest:**

A. Mason, Golder & Associates Ltd.

#### **Staff:**

E. Horricks, Heritage Planner  
K. Stepto, Recording Secretary

### **A. APPROVAL AND RECEIPT OF AGENDA ITEMS**

#### **1. Heritage Advisory Committee June 5, 2019**

Moved by M. Pratt,  
Seconded by H. Whittell,  
That the Heritage Advisory Committee approve the agenda and receive the  
agenda items of the June 5, 2019 meeting, as amended.

**CARRIED**

Clerk's Note: Item E.1 was added to the agenda.

### **B. ADOPTION OF MINUTES**

#### **1. Heritage Advisory Committee May 1, 2019**

Moved by A. Cappon,  
Seconded by T. Annandale,  
That the Heritage Advisory Committee adopt the minutes of the May 1, 2019  
meeting.

**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. Archaeological Overview Assessment for Langley

A. Mason, Golder & Associates Ltd., provided a presentation on developing an Archaeological Overview Assessment (AOA) for the Township of Langley. The AOA will aid the Township in areas of land planning, and in protecting and monitoring both known, and as yet undiscovered, archaeological sites in accordance with Provincial requirements. An archaeological predictive model identifies areas with high potential (or risk) to contain archaeological materials. The model will attempt to predict the probability of archaeological sites occurring in un-sampled landscapes based on a quantitative assessment of the biophysical characteristics of known sites. The model looks at several layers of potential, including culturally modified trees (CMTs), as well as non-CMT areas (i.e. archaeological areas), and areas of community interest.

The plan that will be developed is based on a cultural landscape model and involves the following steps:

- Dividing the Township into discrete environmental settings (forest, meadow, riparian, etc.);
- Developing a land-use model for each setting;
- Identifying an archaeological signature; and
- Developing model rules to locate these places.

Sources of data used in the process include:

- Base data (orthoimagery and LiDAR);
- Archaeological site locations (Provincial Heritage Register, museum collections, private collections);
- Chance discoveries;
- Traditional Use Sites (oral traditions, Ethnography, historical accounts);
- Traditional Knowledge;
- Archival records (paintings, journals, maps, photographs);
- Surficial Geology (Geomorphology, Radiocarbon Dating, extinct river channels, terraces and fill)
- Hydrography; and
- Current land use (buried infrastructure, underground parking, urban and rural (ALR) areas).

The Township does not currently have a Terrestrial Ecosystem Mapping (trees) system, which is another source of data that can be used when available.

Once an AOA is developed, it is recommended that it be monitored and reviewed on an ongoing basis for the purpose of assessing its performance, and updating it as new data becomes available.

## D. REPORTS

### 1. Co-Chairs' Reports

No reports.



## D. REPORTS

### 2. Heritage Planner's Report

E. Horricks reported the following:

- In accordance with the Committee's direction, a Township press release for the Telegraph Trail Cairn Plaque recovery and re-installation has been completed, and will be sent out shortly.
- A Heritage Revitalization Agreement for the Parry-Evans Residence will be going forward for Council's consideration during June. As the Committee will recall, the Heritage Advisory Committee unanimously supported the Statement of Significance and recommendations of the Conservation Plan for the historic residence in October 2014. Although the Conservation Plan has been updated to address some minor changes to the site, the overall recommendations for the residence's relocation and restoration have not changed.
- Staff have shared the "Langley's Historic Places" web application with Tourism Langley as per the Committee's request. They are in the process of rebranding their tourism focus into two main areas, one of which is history. They were very pleased to receive the information and felt it would be helpful in informing some of their upcoming initiatives.

### 3. Museum Manager's Report

No report.

### 4. Heritage Review Panel

T. Annandale reported that the Heritage Review Panel met to review and provide comment on the Statewood Properties application to remove the currently vacant and boarded buildings from eight sites in Fort Langley's commercial district. The buildings being proposed for removal in the grouping of lots on the west side of Glover Road, include a small structure from the southeast corner of 9205 Glover, the commercial building at 9213 Glover (the location of the former Lamplighter restaurant) and the series of small structures located at 9217 Glover Road. Those to be removed from the grouping of lots at the Glover Road, Mary Avenue and Church Street location, include the small houses and outbuildings located at 9123 and 9135 Church and 23272 Mary Avenue, and the commercial buildings at 9148 and 9150 Glover Road (the former location of Jim's Pizzeria).

The application proposes that the buildings be replaced with grassed areas to provide for public picnic opportunities during the time they are vacant. New sidewalls of buildings that will be exposed to public view as a result of those being removed will be uniformly painted. The sitting deck located at 9217 Glover is proposed to remain, and an additional deck that is similar in style and construction is proposed for the entrance to Gasoline Alley. Sidewalk letdowns that exist in front of the west Glover lots are to be removed and restored as sidewalk. The existing parking lot located at 9148 Glover, immediately north of the Coast Capital building, is proposed to remain.

## D. REPORTS

The Panel was generally accepting of the proposal and made the following recommendations:

- That the mature Walnut tree, located at 9217 Glover Road, be protected over the long-term as part of this application, or alternatively as part of the future development proposal for this site; and
- That the newly sodded lots be well-maintained during the period of time they remain vacant, to the standard achieved at the south end lots that have been sodded and maintained during the past year for passive public use.

Discussion ensued and some felt that the removal of the vacant buildings on the lots along the west side of Glover Road would make the streetscape look empty. Another suggestion was that the land be used for parking during the time it is vacant.

### **MOTION**

Moved by C. Boughen,

Seconded by F. Pepin,

That the Heritage Advisory Committee receive and endorse the recommendations from the Heritage Review Panel for the Statewood Properties proposal.

### **CARRIED**

#### 5. **Douglas Day 2019 Planning Committee Report**

Minutes provided in package for information.

#### 6. **Museum Advisory Group Report**

F. Pepin reported that the Kilpin exhibit is wrapping up shortly and has been an excellent exhibition. He also commented that the museum has been very busy and that the Young Canada Works students have started their summer assignments.

## E. CORRESPONDENCE

#### 1. **Telephone Museum and Community Archives 25<sup>th</sup> Anniversary**

An invitation to the Committee membership was received from T. Quiring, President, Alder Grove Heritage Society, to attend the Telephone Museum's 25<sup>th</sup> Anniversary celebration on June 15, at 3190 – 271 Street, Aldergrove from 11:00am – 4:00pm.

## **F. 2019 WORK PROGRAM**

### **1. Township of Langley Heritage Gap Analysis**

The committee discussed sites in this report that were highlighted for further review. The following inventoried sites were discussed:

- Peat Plant at Derby Reach – further investigation is needed.
- Water Tower on 204 Street – F. Pepin commented that the Langley Heritage Society received an email from the property owners, asking if the Society would be interested in helping restore the tower. F. Pepin went to the site to review the tower and indicated that it is still in good shape.
- Isabella Yeomans Residence and Barn on 208 Street – the residence remains in good condition, but the barn collapsed during a past storm and has been removed from the site.

Staff noted that the gap analysis report would be finalized and included in the Committee's September package for information.

## **G. COUNCIL REFERRALS**

## **H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

### **1. September HAC Meeting – Change of Venue**

The September meeting will take place at the Langley Centennial Museum where the committee will have an opportunity to view the "Our Living Languages: First Peoples' Voices in British Columbia" exhibit.

### **2. Heritage Vancouver Annual Garden Tour, June 22-23, 2019**

Tickets available online at <http://heritagevancouver.org/garden-tour-2019>.

### **3. National Trust for Canada, Regeneration Works Webinar – "How to find your heritage donors and turn them into loyal supporters", June 26, 2019 from 9:15am – 10:00am**

Register online at <https://regenerationworks.ca/event/?id=386690726>

### **4. Canada Historic Places Day, Saturday July 6 , 2019**

Register your Historic Place online at <https://historicplacesday.ca>

### **5. National Trust for Canada Article: "Canada's Historic Barns: Buildings at Risk, Buildings with Value"**

Provided in package for information.

**N. NEXT MEETING**

**Date:** Wednesday, September 4, 2019  
**Location:** Langley Centennial Museum, 9135 King Street, Fort Langley  
**Time:** 7:00pm

**O. TERMINATE**

The meeting terminated at 9:10pm.  
**CARRIED**

**CERTIFIED CORRECT:**

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Community Representative Co-Chair

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Council Representative Co-Chair



## 2019 DOUGLAS DAY PLANNING COMMITTEE

Thursday, August 22, 2019, 10:30am  
Township Civic Facility – Bertrand Creek Meeting Room

### MINUTES

	<b>PRESENT</b> Albert Anderson, Rosemary Genberg, Alice Johnson, Jim McGregor, Ted Lightfoot & Ellen Worrell
	<b>TOWNSHIP STAFF</b> Mayor Jack Froese, Cindy Savoy & Sarah Regehr
<b><u>A</u> WELCOME</b>	The meeting commenced at 10:30am.
<b><u>B</u></b>	
<b><u>Item B-1</u> Theme Discussion</b>	The Mayor joined the meeting to discuss the theme for this year's event. After discussion, the theme was changed to "Langley celebrates its heritage homes".
<b><u>Item B-2</u> Invitation &amp; Pin Review</b>	The committee reviewed proofs of the invitation and pin. Pin design was finalized. Sarah will order pins. Invitation wording and colours were approved.
<b><u>Item B-3</u> Meal</b>	The committee finalized the details of the menu for this year. Sarah will contact LEC to confirm.
<b><u>Item B-4</u> Newspaper Ad</b>	The committee chose Fred Pepin's photo for this year's pioneer ad. Ellen will contact Fred to request his permission. The ad will run in the Aldergrove Star on October 3, 10, 24 and the Times Advance on October 4, 11, 25.
<b><u>Item B-5</u> Invitation Mail Out</b>	The invitation will be mailed out on Friday, October 4. RSVP deadline is Friday, November 1.
<b><u>Item B-6</u> Flowers</b>	The committee confirmed that they would like to hold a draw for the head table centerpieces again this year. All pioneers in attendance will have their name entered in the draw.
<b><u>Item B-7</u> Entertainment</b>	Cypress Creek Duo and piper Joe McDonald are booked for this year's event. FLNHS has agreed to provide a proclamation re-enactment again.
<b><u>Item B-8</u> Invitation Photo Options</b>	Sarah will send the committee photo options to review for the cover of the invitation. Rosemary to send Sarah photos of some of the heritage homes in Langley.
<b><u>Item B-9</u> Pioneer Update</b>	To date 8 deceased pioneers and 4 new pioneers.
<b><u>C</u></b>	<b>NEXT MEETING</b>
<b><u>Item C-1</u> Next Meeting</b>	TBA (September) – Sarah will send the committee possible meeting dates
<b><u>D</u></b>	<b>ADJOURNMENT</b> The meeting adjourned at 11:40am.



## 2019 DOUGLAS DAY PLANNING COMMITTEE

Thursday, July 25, 2019, 10:00am  
Township Civic Facility – Bertrand Creek Meeting Room

### MINUTES

	<b>PRESENT</b> Albert Anderson, Rosemary Genberg, Alice Johnson, Jim McGregor, Ted Lightfoot & Ellen Worrell
	<b>TOWNSHIP STAFF</b> Sarah Regehr – Special Events Coordinator
<b><u>A</u> WELCOME</b>	The meeting commenced at 10:00am.
<b><u>B</u></b>	
<b><u>Item B-1</u> Theme</b>	The committee discussed the theme for this year's event. The Mayor's office has requested more details about the theme. A meeting will be arranged with the Mayor's office in August to further discuss the theme.
<b><u>Item B-2</u> Colour Theme</b>	The committee selected royal blue and white as the theme colours.
<b><u>Item B-3</u> Flowers</b>	The committee suggested white and blue carnations for the corsages and boutonnieres. Sarah will meet with the florist in September to discuss options for this year's floral arrangements.
<b><u>Item B-4</u> Menu Options</b>	The committee decided to repeat the meal that was served at the Volunteer Appreciation Event earlier this year. Sarah to contact LEC to confirm this menu.
<b><u>Item B-5</u> Entertainment</b>	The committee agreed to ask Cypress Creek Duo to return as the entertainment once again this year. Sarah to book the Cypress Creek Duo, Joe McDonald (piper), and FLNHS' proclamation re-enactment.
<b><u>Item B-6</u> Grace</b>	Ellen confirmed Sam Omelaniec has agreed to say grace.
<b><u>Item B-7</u> Display</b>	Sarah spoke with Kobi at LCM regarding display items for the event. Unfortunately, LCM does not have many artifacts that could be displayed for this year's theme. Committee agreed to shelve this discussion until a later date.
<b><u>Item B-8</u> Tickets</b>	Ticket price will remain the same as previous year - \$32.
<b><u>Item B-9</u> Pioneer Eligibility – Criteria Review</b>	The committee reviewed pioneer eligibility criteria. To qualify as a pioneer, an individual must: <ul style="list-style-type: none"> <li>• Have resided in Langley for 60 consecutive years</li> <li>• Be at least 70 years of age</li> <li>• Be a current resident of Langley</li> </ul> The committee agreed to deal with pioneer eligibility inquiries on a case-by-case basis.
<b><u>Item B-10</u> Pioneer Update</b>	To date 5 deceased pioneers and 4 new pioneers.
<b><u>C</u></b>	<b>NEXT MEETING</b>
<b><u>Item C-1</u> Next Meeting</b>	TBA (August) – Sarah will contact the Mayor's Office to arrange the next meeting and contact committee with possible dates.
<b><u>D</u></b>	<b>ADJOURNMENT</b> The meeting adjourned at 10:50am.

**From:** [Alixandra Piwowar](#)  
**Cc:** [Robert Pajot](#)  
**Subject:** Rural Heritage Issues  
**Date:** Friday, August 09, 2019 8:44:14 AM

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Hello everyone,

Through our on-going rural heritage conversations, we have heard on many occasions that there is a pressing need for relevant data on rural heritage issues – data that could inform our collective work to influence public policy, lead to additional research needs, and simply provide us with sound baseline data on the scope of the issue.

In September we will be hosting an open conversation forum to discuss in greater detail the data collection and research needs related to rural heritage issues. More details on format and registration for this will go out in the next few weeks.

In the meantime, we thought we'd get you thinking about this over the summer by asking you a few questions that will help us prepare for the discussion in September:

- what should be the main objective of a rural heritage research and/or data collection project?  
What do you think are the highest priority topics?
- What does this research look-like (ie. what information should it collect)?
- What groups or individuals could we work with and/or be supported by?

Please send us your thoughts over the coming weeks, or jot them down to raise them during the forum.

We are looking forward to reconnecting with you on this topic in early September!

Ali Piwowar & Rob Pajot



## MEMORANDUM

**TO:** HERITAGE ADVISORY COMMITTEE **DATE:** SEPTEMBER 4, 2019  
**FROM:** ELAINE HERRICKS, HERITAGE PLANNER **FILE NO:** 0540-20-HERI2-01  
**SUBJECT:** CORRESPONDENCE RE FORT LANGLEY HERITAGE ALTERATION PERMIT APPLICATION NO. 101082

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The purpose of this memorandum is to provide the Heritage Advisory Committee with the attached submission at the request of a Fort Langley Resident.

Further information with respect to how buildings are assessed for their heritage value in the Township was provided to Mayor and Council on August 8, 2019, and is attached as item E.3 for the Committee's information.



**From:** [George Otty](#)  
**To:** [Elaine Horricks](#)  
**Subject:** Further information from George Otty re Fort Langley HAP Request  
**Date:** Wednesday, July 03, 2019 9:50:52 PM  
**Attachments:** [TOL HAC Letter for Reconsideration 2019 July 03 Final.pdf](#)

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Hello Ms. Horricks,

Can you please forward the information in the attached document in this email to the members of the Heritage Advisory Committee.

The document that is attached has been researched and produced calling attention to the importance of certain buildings in the Fort Langley Heritage Conservation Area that are included in the Statewood Properties HAP Request. I believe it's possible that the Heritage Advisory Committee unfortunately was not aware of all these facts and history of some of these buildings. I simply wish to help in providing some of this information.

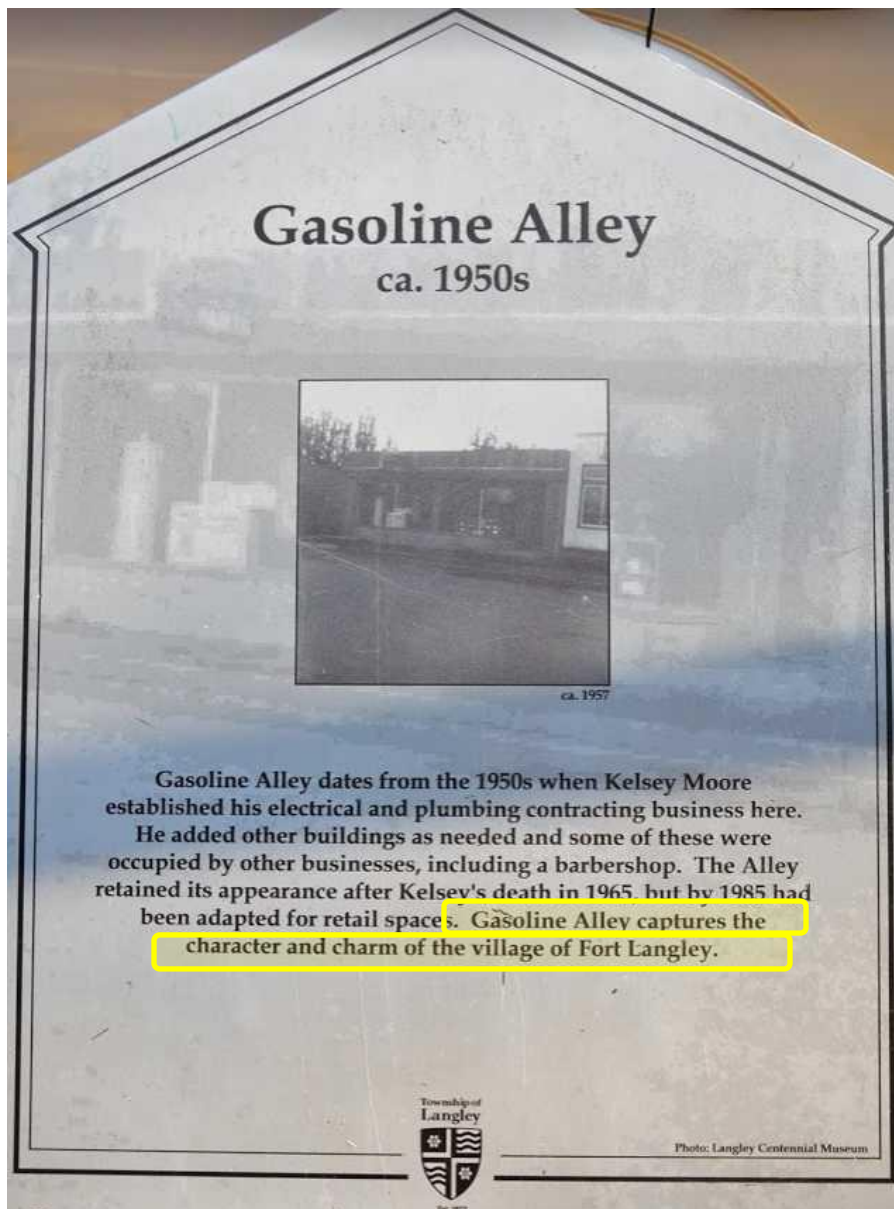
Thanks!

-George Otty,  
Fort Langley

Statewood Properties has applied for a Heritage Alteration Permit to demolish all the boarded up older buildings in Fort Langley. All these buildings are within a Heritage Conservation Area. The demolition of this many remaining older buildings will further reduce an already highly decimated inventory within our historic village and drastically change the character and charm of Fort Langley forever. I think some of these buildings deserve a second look.

# Heritage Matters

The TOL Commemorative Plaque at the entrance to Gasoline Alley highlights the importance of preserving buildings.



## Township Heritage Advisory Committee Mandate (first two sentences)

"The Committee is interested in the stewardship of Langley's tangible and intangible heritage values. Built and cultural heritage values exist in historic sites, and in the character of heritage areas, streetscapes, and neighbourhoods."

Let us look at some of the buildings that are on this Heritage Alteration Permit request to be demolished. Realize that the Heritage Advisory Committee via the Heritage Review Panel have already given consent to these buildings being taken down. However I believe it's likely there is history and character value that may have been missed and I'd like the opportunity to bring this to you. I have outlined what I believe to be the important details and facts. You have great responsibility and we only get one chance. Once these buildings are gone, their history and the value they bring to our community goes with them. Heritage does matter.

### **9123 Church St. Russ Brown homestead, son of Billy Brown.**

The oldest remaining home of the Brown family in Fort Langley aka the direct descendants of Billy (William) Brown of whom the name of the main street through Bedford Landing in Fort Langley originates from. Russ Brown, son of Billy Brown built this house as his original home in the late 1920's. This house is almost 100 years old, older than the Community Hall. The Brown family lived here over time until they built the house at 23272 Mary Ave that shares the property at 9121 Church Street (building on next page in this document). Recently Harmony Bongat, a 4<sup>th</sup> generation direct descendent of Billy Brown donated some original Russ Brown family china to the Fort Langley Centennial Museum where it is now stored and catalogued in the Archives.

House in recent years:



House today:

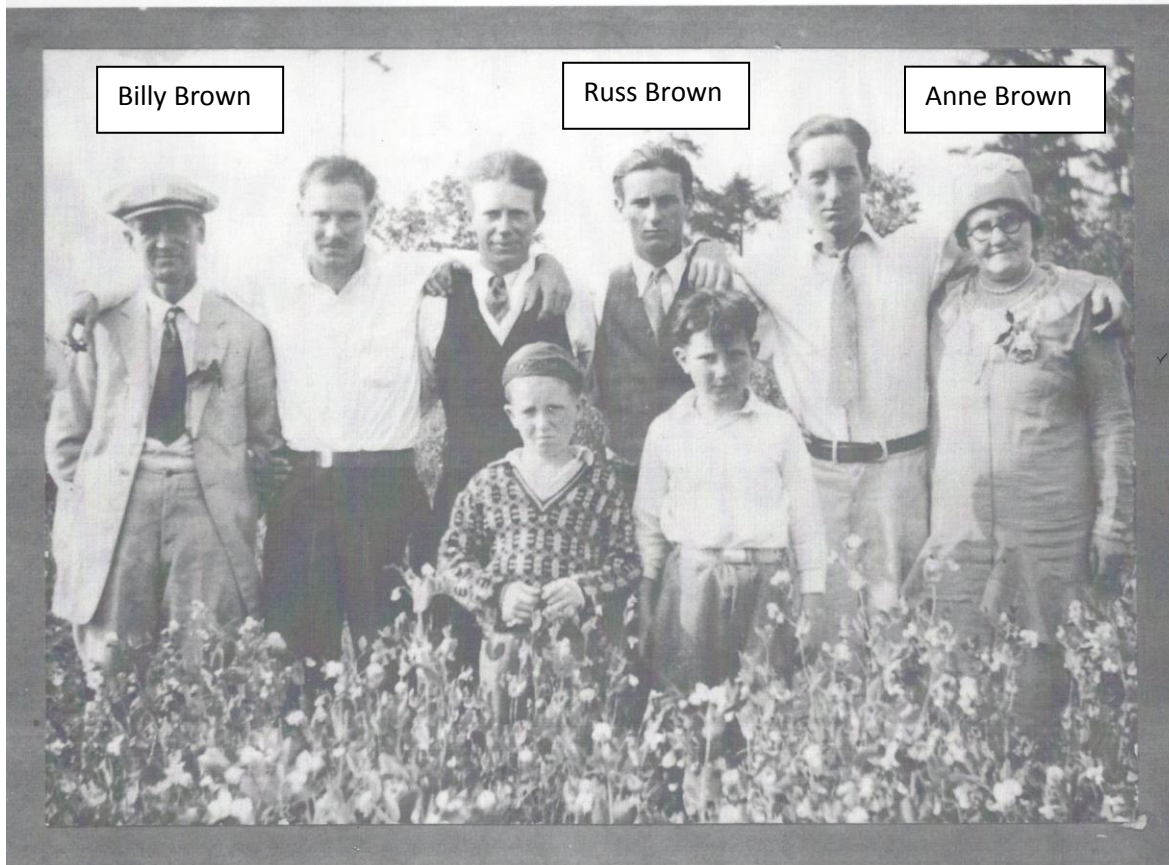




Russ Brown worked originally as a logger on Vancouver Island before returning to Fort Langley and building/moving into 9123 Church Street (the house in the photos above). Russell worked in Reid's Garage and as a commercial fisherman. He passed away 1994.

Obviously the Brown family have a long and rich history in Fort Langley as Billy Brown and his wife had 7 kids. Several of their direct descendants still live in the area and lower mainland today. Billy Brown ran the original hotel where the present pub on Glover Road is located. He was also the builder of the iconic Jacob Haldi House (aka Bedford House Restaurant and currently partially used as the Trinity Western House on Glover Road). In 1910 he was famous as the only local person who had the building/moving equipment to pull the Commercial Hotel 50 yards closer to the river when the railway came through Fort Langley and the hotel had to move. He took the hotel over from the Towle family.

Brown Family circa 1931/32



Below is one of Russ and Dorothy china dishes, part of collection donated to the Centennial Museum in 2018.



Pattern is "Harmony Rose" by Alfred Meakin, England.

**23272 Mary Ave (shares 9135 Church Street) Russ Brown Family Descendents**

Russ Brown family 2<sup>nd</sup> house built in 1930's during the Great Depression beside their original house at 9123 Church Street (previous building in this document). Over 80 years old. Recently it was painted pink, the lawn was not cut for a year and it was surrounded by plastic pink flamingos and blow-up clowns during a clash between the developer and the Township. Newspaper articles cover the history of this house that is directly across from post office.



Side view approx. 2016



Front view approx. 2016

### **9135 Church St. Russ Brown family descendants.**

Log cabin built by Brown family for 2 daughters as a play house circa 1950's. Cabin sits between the two Brown family homes (previously in this document). Well documented in newspaper articles.



The three previous buildings are all part of our heritage of one of the early and well-known families in the Village of Fort Langley not long after the turn of the century. You would be hard-pressed to find many people in Fort Langley who have either not seen these buildings or have not heard the name Billy Brown, father of Russ Brown.

Surely there are other options than simply demolition. They are part of documented history of a famous Fort Langley family and are located within a Heritage Conservation Area. Move them to an area of the property and design the new buildings to incorporate them? Move them to a completely different property? Buying property in a Heritage Conservation Area that has historical consequence should come with some moral responsibility to help protect and preserve those few older buildings we have left. Heritage does matter.



## 9213 Glover Rd. Lamplighter Restaurant.

Highly respected and well-known restaurant with great reviews until doors closed and boarded up in 2018. This building was originally built as a pool hall in the 1950's by Lal Singh. Lal was an employee of the old MacDonald Cedar Mill (location of Bedford Landing today). He arrived in Fort Langley in the 1920's-30's. Interesting fact: the pool hall was built right onto the original foundation of a house that was originally located here. Some folks around town still remember it being a pool hall and locals who worked there. It since has been a fish & chips restaurant, a mens fashion store, Woods Lamps and Shades (1969) and a hair salon all before it became the Lamplighter Restaurant.

It's the same approx. age range as Gasoline Alley and it certainly encompasses the character and charm of the village of Fort Langley. While it has been mentioned that the building is not in good condition and would need a lot of upgrading and repair it's worth noting two things: Up until the day it closed as the owners retired, the restaurant was hugely popular and in full use. Certainly other older buildings in Fort Langley have had time/effort and investment to save them and used to great success. One such building would be the once-abandoned 1933 Moorhouse almost directly across the street and now is home to Beatniks Bistro. The Vancouver Sun stated "There is no place cooler to hang out in Fort Langley than Beatniks Bistro". I think you'd find the owners of that building would say you certainly can fix up an older building and make it into a business success model. It's this kind of building why people come here!



### 9217 Glover Rd. Owned by one of the founders of the Fort Langley Sawmill

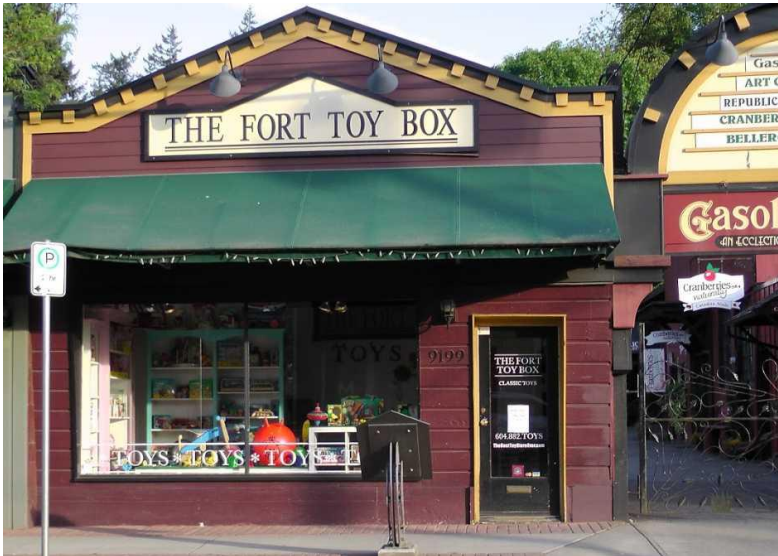
This house with giant walnut tree in front is seen by everyone walking in downtown Fort Langley. A Mr. Young built it and he was one of the founders of the Fort Langley Sawmill. Museum records estimate the house was built around the early 1930s. That makes this house possibly between 80 and 90 years old. It was occupied until boarded up in 2018. In behind the house was a family business Fort Langley Art Glass that existed for years. Another building at the back was Pat's Quilting and after that was a candy confectionary store. Some have said that the well-known auctioneer Ken Passmore used the building attached to the back of the house years ago as a furniture refinishing business. Another house of significant age to be removed from the downtown core of a designated Heritage Conservation Area?





## 9205 Glover Rd. Say Cheese and the Toy Store

Say Cheese, previously the Toy Store located at entrance to Gasoline Alley. Years ago, it was the local barber shop for nearly 30 years and was absolutely part of Gasoline Alley (referred to in the Township of Langley Commemorative Plaque). Are we now taking down a building that was part of the iconic Gasoline Alley on Glover Road?



## Other buildings worth mentioning

### 9148 Glover Rd.

Original Post Office building in Fort Langley and was converted into a Real Estate office. Currently has pianos in front. Boarded up in 2018.



### 9150 Glover Rd.

Jim's Pizza and long-time Fort Fish & Chips (later a Sushi Restaurant). This entire building was once Waska's General Store that sold fishing gear, rubber boots, clothes, etc. Boarded up in 2018.



### 9150 Glover Rd.



This small building located beside Jim's Pizza was once part of Waska's General Store. It may have been used to sell Eulachon fish products many years ago. Boarded up several years ago.



### Other Examples worth comparing:

The 1933 Moore House on Glover Road across the road from some properties proposed to be demolished:



Moore House was built in the heart of the village in 1933. It stood empty for many years until the Choquette Family purchased the property. They undertook major renovations, reusing the original siding and flooring, and returning the windows and roof to original materials. They received a conservation award from the Langley Heritage Society in 2010 and today operate a bistro in the building.



The owners of Beatniks Bistro received a conservation award from the Langley Heritage Society for preserving the Moore house in 2010 for the adaptive re-use of a building while respecting its heritage relevance. The transformation of the 1933 Moorehouse residence into Beatniks Bistro reused the original siding and flooring and returned the windows and roofing to the original materials. This house was built in 1933 and it is worth noting that one of the Brown houses on Mary/Church street was built approximately the same timeframe and the original Brown house was built 5 – 10 years earlier.



# MEMORANDUM

**TO:** HERITAGE ADVISORY COMMITTEE **DATE:** SEPTEMBER 4, 2019  
**FROM:** ELAINE HERRICKS, HERITAGE PLANNER **FILE NO:** 0540-20-HERI2-01  
**SUBJECT:** CORRESPONDENCE RE HERITAGE ALTERATION PERMIT NO. 101082

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The purpose of this memorandum is to convey information to the Heritage Advisory Committee previously provided Mayor and Council, regarding how buildings are assessed for their heritage value in the Township, with reference to the above noted Heritage Alteration Permit application.

This item is being provided for information purposes only.

Township of  
Langley



Est. 1873

## MEMORANDUM

**TO:** MAYOR AND COUNCIL **DATE:** AUGUST 8, 2019  
**FROM:** COMMUNITY DEVELOPMENT DIVISION **FILE NO:** 6800-35-FLAN2  
**SUBJECT:** HERITAGE ALTERATION PERMIT  
 APPLICATION NO. 101082 - STATEWOOD

The purpose of this memorandum is to provide information on the heritage value of buildings in Fort Langley proposed for removal, as part of Heritage Alteration Permit (HAP) Application No. 101082.

### BACKGROUND

The subject buildings proposed for removal are located on seven (7) lots in two groups. The south group includes 9123 Church Street, 9135 Church Street, 23272 Mary Avenue, 9148 Glover Road and 9150 Glover Road. The north group includes a portion of 9205 Glover Road, 9213 Glover Road and 9217 Glover Road.

There are twelve (12) structures on these properties, of which eleven (11) are proposed for removal. All of the buildings are vacant and boarded, with the exception of one building on the north side of 9205 Glover Road ("Gasoline Alley"), which is to be retained. Of the eleven (11) structures proposed for removal, seven (7) are primary structures and four (4) are accessory structures. Prior to being vacated and boarded up, between 2016 and 2018, five (5) of the structures were being used for commercial purposes and two (2) as single family residences.

### EVALUATION CRITERIA FOR HERITAGE CONSERVATION

It is standard practice in heritage conservation to assess buildings for their heritage value using a set of established evaluation criteria. The current criteria were first used in 1993 when the Township began a systematic process of identifying sites for consideration of heritage conservation. The methodology was based on Parks Canada's evaluation criteria and included the assessment of the architectural, cultural and contextual aspects of a site, with a primary focus on buildings and structures. The criteria are summarized below.

<b>A. Architectural Criteria</b>
<ul style="list-style-type: none"> <li>• <i>Style/Type</i> assesses a building comparatively with other buildings, with respect to its style as representative of the community's significant development periods, its architectural significance, or its association with a significant industrial, institutional, commercial, agricultural or transportation activity.</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Design</i> looks at special architectural attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Construction</i> assesses unique or uncommon building materials, or innovative method of construction or assembly.</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Designer/Builder</i> considers an architect, designer, engineer or builder who has made a significant contribution to the Township, province or nation.</li> </ul>
<b>B. Cultural History</b>
<ul style="list-style-type: none"> <li>• <i>Historical Association</i> is a building's direct link with a person, group, institution, event, or activity that is of historic significance in the Township, province or nation.</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Historical Pattern</i> is a building's connection with broad patterns of area history, including development and settlement patterns, early or important transportation routes, or social, political, or economic trends and activities, and includes the recognition of urban street patterns and infrastructure.</li> </ul>
<b>C. Context</b>
<ul style="list-style-type: none"> <li>• <i>Landscape/Site</i> assesses the heritage landscape features associated with an existing building or a notable relationship between a building's site and its immediate environment, including native trees and vegetation, topographical features, outbuildings or agricultural setting, or a notable use of landscaping design in conjunction with a building.</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Neighbourhood</i> considers continuity and compatibility of a building with adjacent buildings and/or visual contribution to a group of similar buildings.</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Visual/Symbolic Importance</i> of a building considers its location and/or prominence as a landmark, or its symbolic value to the Township, local area or neighbourhood.</li> </ul>
<b>D. Integrity</b>
<ul style="list-style-type: none"> <li>• <i>Integrity</i> is a measure of the impact of changes to a building on the appreciation of its style, design, construction or character. Integrity works against other considerations and functions as a threshold or cut-off for whether conservation is recommended. Where there have been extensive changes made to a building materially, it will not be recommended for retention.</li> </ul>

In addition to the evaluation criteria, a building must meet requirements for age and documentary evidence. It is best practice to assess the heritage value of a building only if it exceeds fifty (50) years in age. Documentary evidence must exist to support its age and heritage associations, without which a building is not considered.

#### SUMMARY OF EVALUATION

Below is summary description of the subject buildings, identifying how they were evaluated based on the established criteria.



### South Group of Properties:

The south group of properties includes four (4) primary buildings and three (3) accessory buildings.

#### **9123 Church Street**



The primary building is a modest one-storey wood-frame single family residence built in 1918. Built in two sections, with off-centre pitched roofs and lap siding, it is without a continuous foundation. It is the oldest building proposed for removal. The building is typical of a modest vernacular cottage built at the end of the First World War. Although the construction of the house has been attributed to William Harvey (aka Billy) Brown, a carpenter and builder in the area, documentary evidence suggests that his son, Russell George (aka Russ) Brown, bought the property in 1940 and retained ownership for the five (5) decades that followed.

The building is located in a context that has evident heritage value, and is compatible with its neighbourhood, but is without visual or symbolic significance, and any remaining landscape attributes. The form and massing of the original portion of the house indicate that the building was built in two sections and expanded with small additions over the years. Key elements, such as the exterior windows, had been replaced over the years, and the subsequent removal of all exterior windows leaves this modest structure with little integrity.

*Given that no values are granted for typical examples of a building type that is fair/poor in the architectural category, very high ratings in the other categories with minimal or no deductions for integrity would be required for this building to be considered.*

#### **9135 Church Street and 23272 Mary Avenue**



Two lots comprise this site with the primary and accessory buildings spanning the property line. Built in 1938, the two-storey residence is a typical wood-frame structure on a concrete foundation, featuring two primary asphalt gable roofs with a single dormer and horizontal lap siding. Two accessory buildings exist on the lots, including a garage and a log shed built in 1959.

The primary residence is typical of a modest home built during the interwar period. Similar to the residence at 9123 Church Street, the construction of this house has been associated with William Harvey (aka Billy) Brown. However, documentary evidence suggests that the property did not come into the ownership of Russell George (aka Russ) Brown until 1940. He then held it for the thirty (30) years that followed. The building is located in a context that has heritage value, but is without visual or symbolic significance, or any remaining landscape attributes. It has been considerably altered, including two additions to the rear, alteration to the front entry, changes to the fenestration pattern, and replacement of some of the original windows prior to more recent removal of remaining windows.

*In order to achieve the values necessary for heritage conservation purposes, this building would have to achieve very high ratings in the cultural and contextual categories with minimal or no deductions for integrity to be considered.*

#### 9148 Glover Road



Built in 1959, this small one-storey wood-frame structure has a partial foundation, shallow gable roof and varied cladding. Originally constructed as a simply styled modern building for use as a post office, it was later altered through the addition of a raised porch entry façade with wood posts, decorative brackets and a canopy with a gable dormer finished in cedar-shakes. The building has accommodated a number of commercial and retail uses over the years. The building is located in a context that has heritage value, and is compatible with the neighbourhood context. However, changes to the building's fenestration and replacement of its original façade have made the original post office unrecognizable.

*This building would not achieve the heritage values necessary to be considered based on significant losses to the integrity of the original building.*

#### 9150 Glover Road





Typical of commercial infill buildings of its era, this two storey building with a setback second storey was built in 1950 for retail purposes. Known historically as Waska's Store, the building is a flat roof wood-frame structure built on a concrete foundation, and covered in a combination of vertical and horizontal cladding. Simple concrete stairs with tubular metal hand railings provide access to the rear of the building. An accessory wood structure with a gable sheet metal roof, clad with a combination of horizontal and vertical siding, is located adjacent to the primary building on the north side of the site.

Although the building is located in a context that has heritage value, and is compatible with its neighbourhood, the building's fenestration pattern has been considerably altered through replacement of its original windows, and the subsequent removal of all remaining windows. There is also evidence that an artificial cornice replaced the original trim on the building, and the multi-coloured brick cladding on the main façade of the building was added in the decades that followed initial construction.

*The cumulative values for this building would not be sufficient for consideration, when weighed against the original building's overall alterations, or loss in integrity.*

#### North Group of Properties:

The north group of properties include three (3) primary buildings and one (1) accessory building:

#### **9213 Glover Road**



Built in 1955, this building is a one-storey wood-frame structure on a concrete perimeter foundation clad with stucco and wood trims on the front and north side, with varied cladding on the rear. Thought to have been initially built for use as a pool hall, this simple structure has housed retail and commercial uses over the years.

The building is located in a context that has evident heritage value, and is compatible with its neighbourhood. However later changes to its original façade, including the addition of a substantially sized cornice, major changes to the fenestration fronting Glover Road and the addition of several contemporary bay windows with fixed canopies, have left the original building unrecognisable.

*This building would not achieve the heritage values necessary to be considered, based on significant losses to the integrity of the original building.*

### 9217 Glover Road



The original house and commercial building that existed on this site prior to 1982, were built circa 1940, and later removed or, in part, incorporated into a major renovation of the property in 1985. The existing accessory building at the rear was built in 1982. Initially used for residential purposes, the primary building was expanded at the rear to support its subsequent commercial retail uses.

*For heritage conservation purposes, the existing buildings on this site would not qualify for consideration based on age.*

### 9205 Glover Road (small red building on left at southeast corner of site)



The first building on this site (known as Gasoline Alley) was built in 1944. Two extensions to the original building were added in 1956 and 1959. Without further record of additional buildings, it is assumed that the small structure on the southwest corner of the site was constructed sometime after 1959. Small in its footprint and short in height, this wood-frame structure has a combination of plywood and wood shake cladding, a corrugated metal roof, and an interpreted street façade added sometime after 2000.

The building is located in a context that has evident heritage value, is compatible with its neighbourhood, and has served a number of small retail and service uses over the years.

*With no documentation and high losses to the integrity of the original structure, this building would not qualify for consideration.*

**Heritage Sites in Fort Langley**

As a comparison, some of buildings within the Fort Langley commercial core that have met the established criteria for heritage preservation include the following:

- Canadian Northern Railway 'Langley Station' – 232245 Mavis Avenue
- Coronation Block – 9048 Glover Road
- Dr. B. B. Marr Residence – 9090 Glover Road
- Fort Langley Community Hall – 9167 Glover Road
- Haldi Residence – 9272 Glover Road
- Hope Carriage House – 23155 96 Avenue
- Morrison/Hadden Residence – 9136 Church Street
- Saint Andrew's Presbyterian (later United) Church – 9025 Glover Road
- Saint George's Anglican Church – 9160 Church Street
- Simpson Brothers Store – 9181 Glover Road

**Conclusion**

Based on age considerations, the documentary evidence available for these buildings, and the established evaluation criteria weighed against their integrity, the subject buildings would not be eligible for heritage status on an individual basis, consistent with the assessments that have been performed in the Township since 1993.





# TOWNSHIP OF LANGLEY

## STATEMENT OF SIGNIFICANCE UPDATE

ALEX HOUSTON RESIDENCE & OUTBUILDINGS

ANNAND/ROWLATT FARMSTEAD

CORONATION BLOCK

HASSALL RESIDENCE

MOIR RESIDENCE

AUGUST 2019

**DONALD LUXTON**  
AND ASSOCIATES INC



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## STATEMENT OF SIGNIFICANCE: ALEX HOUSTON RESIDENCE & OUTBUILDINGS



**NAME/ADDRESS:** Alex Houston Residence and Outbuildings, 10735 Allard Crescent, Langley, British Columbia

**COMMUNITY:** Northwest Langley (Derby)

**ORIGINAL OWNER:** Alexander Houston

**DATE OF CONSTRUCTION:** ca. 1912 (Residence)

**HERITAGE STATUS:** Community Heritage Register; Heritage Designation

### DESCRIPTION

The Alex Houston Residence and Outbuildings site is located along Allard Crescent in Northwest Langley in the Township of Langley. The property is characterized by its one and one-half storey vernacular-style farmhouse, as well as its associated outbuildings including an early milk house and smokehouse, together situated near the Fraser River within the boundaries of Metro Vancouver's Derby Reach Regional Park.

### HERITAGE VALUE

The Alex Houston Residence and Outbuildings site is significant for its location on the site of the first Hudson's Bay Company Fort Langley, established here in 1827, and as the subsequent location of the Derby Townsite, established in 1858. The place is additionally significant for its association with the Houston family and for its rural, idyllic design.



Following European contact, the Stó:lō people, who had occupied this area for thousands of years, formed a relationship with the Hudson's Bay Company (HBC), engaging in trade and intermarriage. In 1827, the HBC established their first Fort Langley on this site, on the southern shores of the Fraser River. The site of HBC Fort Langley is significant as the first permanent European settlement and the first cultivation of land in the Lower Fraser Valley, which influenced every aspect of social and economic life in the region. The Fort was abandoned in 1838 and relocated 4.5 kilometres upstream. In 1858, with the establishment of the crown colony of British Columbia, the HBC's influence began to wane, resulting in speculators from Victoria creating a town on the site of the first Fort. Named 'Derby', in honour of the Foreign Minister, Lord Derby, Governor James Douglas announced that the townsite was to be the capital of the new crown colony of British Columbia. Ultimately, the settlement was not successful, and the focus of new development shifted to the new, and current, location of the Fort, while New Westminster became the capital of the new British colony. The Houston family purchased much of the land that comprised the former Derby Townsite and, following the death of James Houston, son Alexander (Alex) Houston established his farm here. The first Fort Langley and Derby Townsite were commemorated with the unveiling of a memorial cairn and plaque on November 19, 1946, on land donated by Alex Houston. The property and surrounding land was purchased from the Houston family in 1977. This place remains significant in relation to the original HBC Fort and the Derby Townsite, once the capital of the colony of British Columbia.

The Alex Houston Residence and Outbuildings site is additionally valued for its association with the pioneer Houston family. Patriarch James Houston was an active British Columbian, who discovered gold in Tranquille Creek near Fort Kamloops, effectively starting the 1856 Gold Rush. Additionally, Houston established one of the first private farms in Langley and purchased much of the Derby Townsite land, where this farmstead would be eventually constructed, following its abandonment in 1859. The land was used for dairy farming and several outbuildings were erected to support its agricultural activities. It was not until James Houston passed in 1902 and Alex Houston inherited the land that plans for the development of a permanent farmhouse were created. In 1912, the house was completed; Alex and his wife Mary Ann remained here until their deaths in 1950 and 1973, respectively. The Houstons were active Langley citizens and were well-known for their annual May Day celebrations, hosted during the 1920s and 1930s.

The Alex Houston Residence and Outbuildings site is additionally significant for its Edwardian-era, idyllic design and collection of representative agricultural buildings. The milk house and smokehouse, both constructed before the main residence, are excellent examples of the type of rural structures built by Langley's early European settlers, as the land was cleared and farms were first established. Built from readily available, local materials, the outbuildings reflect a utilitarian and practical approach to early rural architecture; the concrete floor in the milk house contained a water trough which would also keep the milk cold. Typical of the vernacular Edwardian-era architecture of Langley, the Alex Houston Residence was constructed by Alex Houston himself and features a cross-gabled roof and a full open verandah with square columns. Though simple in form, the house displays attention and care in its design, which indicate the pride of home ownership held by the community's pioneers.

**CHARACTER-DEFINING ELEMENTS**

The elements that define the heritage character of the Alex Houston Residence and Outbuildings site are its:

- location in a landscaped setting within the boundaries of Metro Vancouver's Derby Reach Regional Park;
- setting near the Fraser River;
- residential form, scale, and massing as exemplified by its one and one-half storey height, rectangular plan, and verandah;
- wood-frame construction including drop siding with cornerboards, and dimensional window and door trim;
- vernacular Edwardian-era design, as exemplified by its one and one-half storey height, cross-gabled roof structure, and full-width front verandah, which features a hipped roof, square columns, and open balustrade;
- double-hung wooden sash windows and multi-pane casement assemblies;
- one off-centre internal masonry chimney;
- characteristics of the milk house including: jettied gable roof with pointed bargeboards, exposed raftertails, and cupola; wood siding with cornerboards; window with dimensional trim; and panelled wood door; and
- characteristics of the smokehouse, including its wooden construction.



## RESEARCH SUMMARY

### HERITAGE INVENTORY UPDATE 2006:

#### ALEX HOUSTON RESIDENCE & OUTBUILDINGS

10735 ALLARD CRESCENT

circa 1912

Municipally Designated Heritage Site

This house, built for Alexander Houston, stands on the site of the first Hudson's Bay Company Fort, later part of the Townsite of Derby. Houston's father, James, is credited with starting the 1856 Gold Rush with his discoveries in Tranquille Creek near Fort Kamloops; he later established one of the first private farms in Langley, and subsequently moved onto the Derby Townsite after it was abandoned. James was a civic minded citizen, being one of 29 men to petition the government for the incorporation of the district and was one of the first councilors when Langley was incorporated as a District in 1873. His only son, Alexander, inherited the farm upon his death in 1902, and lived here until he died in 1950, at the age of eighty-one. Houston and his wife, the Mary Ann Hough, are particularly well-remembered for the May Day celebrations they hosted at their farm during the 1920s and 1930s. The Houston's are also credited for donating land for the commemorative cairn marking the site of the first Fort Langley.

The house that Houston built for himself and his wife is a rustic bungalow, with intersecting gabled roofs, and a full open front verandah with square porch columns and balusters. Also located on the property are two significant early agricultural outbuildings, a typical early milk house and a century-old smokehouse; these early outbuildings are an integral part of the historic character of this site.

#### HOUSTON MILK HOUSE

10735 ALLARD CRESCENT

date unknown

Heritage Register Site

Agricultural outbuildings were once an integral part of every functioning farm. Dairy cows were often kept by early Langley residents, both for their own needs and as a commercial enterprise and necessitated outbuildings such as this simple, wood-frame, gabled roof milk house. A concrete floor incorporates a sunken concrete trough for holding cold water. Milk cans would be placed in the trough to keep cool until it was delivered to the local market. This rare surviving example of an early milk storage building has been restored by the Greater Vancouver Regional District.

**DIRECTORIES:**

- 1911 – Henderson's Directory – Langley – Houston Alexander farmer

**VITAL EVENTS:**

- Marriage Registration: Alexander Houston and Mary Hough; December 22, 1917; Reg. #1917-09-128199
- Death Registration: Alexander Houston; February 16, 1950; Reg. #1950-09-002700
- Death Registration: Mary Ann Houston; June 18, 1973; Reg. #1973-09-010462



Alexander and Mary Ann Houston, courtesy Mrs. Margaret E Seney, Fort Langley B.C. [*The Langley Story*, Donald Waite, page 204]



Alex Houston Residence, courtesy Township of Langley



Alex Houston Residence, courtesy Township of Langley





Alex Houston Residence, courtesy Township of Langley



Alex Houston Milk House, courtesy Township of Langley





Alex Houston Smokehouse, courtesy Township of Langley

***Our Shared History: Township of Langley Historic Context & Thematic Framework, Donald Luxton & Associates 2017:***

**SUBTHEME 1.B: MULTICULTURAL SETTLEMENT  
ANGLO-CANADIANS**

Despite the Hudson's Bay Company's Anglo origins, its workforce at Fort Langley was surprisingly diverse, and remained so until the arrival of the first waves of English and Scottish settlers. An 1860 ordinance facilitated the pre-emption of land for those who were male, British and at least eighteen years old; the first man to pre-empt land in Langley was Kenneth Morrison. As the land was acquired, the British population began to dominate, and by the 1880s and 1890s Langley culture became very tied to a British identity. As the Township developed, the Anglo settlers controlled the early growth and development of settlement, defining the structures of power and industry. This dominance remained in place until much more recent times. Typical of the pioneer Anglo settlers was James Houston, who was born in Dunfermline, Scotland on December 5, 1823, and died April 7, 1902 at Fort Langley.

### **SUBTHEME 1.C: COMMUNITY DEVELOPMENT NORTHWEST LANGLEY**

The early settlement of Northwest Langley was tied to the development of the first Fort Langley, and later the Townsite of Derby. Agricultural land here was fertile and subject to flooding, which provided ideal conditions for the naturally occurring cranberries that were later harvested by local First Nation's peoples for the Hudson's Bay Company. Allard Crescent follows the original wagon trail that ran east to the fort. In April and May of 1865 the Collins Overland Telegraph Line was constructed through north Langley. From New Westminster it followed the most accessible route along the south side of the Fraser River to Hope, then crossed to follow the Cariboo Wagon Road as far as Quesnel before heading farther northwest. Roads still follow part of the path of the telegraph line, including a stretch between 216 Street and Glover Road. Metro Vancouver has established a park site on the riverfront, the Derby Reach Regional Park, which includes a number of sites of historic significance, including the Alex Houston Residence & Outbuildings, the Karr/Mercer Barn, and the Hudson's Bay Company Cranberry Bog. The area still retains much of its rural character, although there has been substantial suburban development around the early roots of Walnut Grove on what is now 88th Avenue.

### **COMPONENT 5.B.2 ARCHITECTURE VERNACULAR**

As this land was homesteaded, these first settlers built utilitarian but comfortable homes to suit their needs, a number of which still exist scattered throughout the municipality. Homestead records in the provincial archives give extensive and fascinating details about these first settlers, their buildings, and the frontier way of life. An example is the homestead records for the Annand/Rowlatt Farmstead, which describe in 1888 and 1889 how Alexander Joseph Annand, his wife and three children, owned 4 head of horned cattle and one pig, a 16' by 24' foot house worth \$300, a stable, a milk house, a chicken house, a pig pen and a store house. This house still exists, and is preserved today in Campbell Valley Regional Park. A more modest example of a settler's first house is the Thomas Shortreed Homestead Residence, a small log cabin built between 1887 and 1890. It is a simple one and one-half storey structure, with a side gable roof, built of square logs dovetailed at the corners. Originally located at 27134 27 Avenue in Aldergrove, it was relocated to the Elk's Grove Children's Camp on the Matsqui side of Aldergrove Lake Regional Park.

## STATEMENT OF SIGNIFICANCE: ANNAND/ROWLATT FARMSTEAD



**NAME/ADDRESS:** Annand/Rowlatt Farmstead, 710 204 Street, Langley, British Columbia

**COMMUNITY:** Southwest Langley

**ORIGINAL OWNER:** Alexander Annand

**DATE OF CONSTRUCTION:** 1888 (farmhouse); 1898 (gabled-roof barn); 1939 (gambrel-roof barn)

**HERITAGE STATUS:** Community Heritage Register; Heritage Designation

### DESCRIPTION

The Annand/Rowlatt Farmstead site is located within Metro Vancouver's Campbell Valley Regional Park in Southwest Langley in the Township of Langley, near the international border. The property is characterized by its two and one-half storey vernacular farmhouse, gabled-roof barn, two-storey gambrel roofed barn, and its associated farming landscape.

### HERITAGE VALUE

Constructed beginning in 1888, the Annand/Rowlatt Farmstead is significant as one of the earliest extant farmsteads in the area and for its history of ownership. The site is additionally valued for its Victorian era vernacular structures, as well as its 1939 dairy barn, which are representative of the time in which they were developed and the evolution of Lower Mainland farming practices.

European settlement in Southwest Langley began in the late 1880s, when the area's open meadowlands, fertile soil and heavily timbered forests drew settlers to the Campbell Valley. Despite impediments, such as difficult terrain and marshy areas, approximately fifty ranchers settled in this area, even though less than ten percent of the land was cultivated. One of the settlers included the original owner of this property, Alexander Joseph Annand. These early settlers maintained a relationship with the neighbouring communities, including Surrey to the west and Blaine, Washington, to the south, relying on such places for business transactions and mail service. This was typical of the farmsteads that were built near the border, representing an interesting period of south Langley's history. Alexander Annand had arrived from Nova Scotia, settling first in Port Moody in 1885, where he operated a hotel. The following year, Annand established a



homestead in the Campbell River Valley, hiring a master carpenter to construct this home in 1888. The Annands moved into their new home in 1889, adding a cedar barn to the site in 1898; they farmed the land until 1905, when they sold the property to William Francis Taylor and relocated to Vancouver. In 1914, Taylor leased the north 32 hectares of the Annand Farmstead to English-born Leonard (Len) Rowlatt. Rowlatt emigrated to Vancouver in 1907 and worked in various industries around the Lower Mainland before turning to farming. Rowlatt purchased the farm from Taylor in 1918, one year after he married his housekeeper, Isabel Maddison, a woman twelve years his senior. The Rowlatts were well-known Langley citizens; Len was often seen driving his surrey carriage through the area and was a recognized water diviner, able to locate underground sources of water without any external instruments. Isabel passed away in 1964 and in 1969, Len sold half his farmstead to Greater Vancouver Regional District (GVRD) Parks; Len continued to live on the remaining half of the property until his passing in 1972. The following year, the GVRD (now Metro Vancouver) purchased the remaining 15 hectares from his estate. The Annand/Rowlatt Farmstead remains an excellent example of an early Fraser Valley farmstead in Southwest Langley and is valued for its relationship with the pioneering Annand and well-known Rowlatt families.

This site is additionally valued as an excellent example of a surviving nineteenth-century farmstead. The overall farmstead site, which remains in its original configuration, is located in a relatively sparsely populated area surrounded by dense forests, much like it would have been upon its establishment in 1888. The farmstead, which was a working farm from the time it was first settled until Len Rowlatt's passing in 1972, was set up as a self-sufficient operation, an essential component in rural Langley through the 1800s, when transportation was both difficult and slow. The farmstead is additionally significant as an example of the evolution of such properties in Langley. The farmhouse, which was constructed first in 1888, displays vernacular Victorian era design characteristics, including its drop siding with cornerboards, tracer glass around the door, and peaked wall dormer. The cedar barn, constructed in 1898, was constructed with hand-hewn beams with hand-split cedar slabs as siding, typical of the rustic construction techniques of the time. As the farmstead evolved and farming practices shifted from pasture and hay crops to dairy farming, the Rowlatts modernized the property in 1939 by adding a large gambrel-roofed dairy barn, with room for milking operations on the ground floor and a hayloft above. The Annand/Rowlatt Farmstead remains one of the earliest and intact examples of a rural homestead in Langley.

### **CHARACTER-DEFINING ELEMENTS**

The elements that define the heritage character of the Annand/Rowlatt Farmstead are its:

Site:

- location within the boundaries of Metro Vancouver's Campbell Valley Regional Park;
- setting near the international border; and
- pastoral quality of the property.

Farmhouse:

- residential form, scale, and massing, as exemplified by its two and one-half storey height, gabled-roof, gabled wall dormer, and rectangular plan;
- wood-frame construction, including balloon construction, hand-cut cedar laths, drop siding with cornerboards, and dimensional window and door trim;
- double-hung wooden windows with vertically divided upper and lower sashes with wooden horns;
- original front door with tracer glass panel and transom above;



- central internal masonry chimney; and
- relationship with other buildings on the property.

1898 Barn:

- agricultural form, scale, and massing, including its: gabled-roof; hand-hewn beams with hand-split cedar slabs as siding; and exposed raftertails; and
- relationship with other buildings on the property.

1939 Barn:

- agricultural form, scale, and massing including its: post-and-beam heavy timber frame that supports a loft floor, second floor loft framed with three-pinned rough-sawn timber arches, two wood man-doors on the main floor, a full-sized wood panel door centred on the east façade, a sliding barn door centred on the west façade, double doors on the floor level of the hayloft of the west façade, and a wide vertically-sliding hay-loading door above on the west façade; and
- relationship with other buildings on the property.

## RESEARCH SUMMARY

### HERITAGE INVENTORY UPDATE 2006:

#### ANNAND/ROWLATT FARMSTEAD

710 204 STREET

1888

Municipally Designated Historic Site

Alexander Joseph Annand emigrated from Nova Scotia to Port Moody in 1885, and he and his wife Sarah Ann homesteaded in the Campbell Valley the following year. Their first house was built in 1886; this larger house was built in 1888 by a master carpenter for a dollar a day plus board. It is an unadorned two-storey balloon-frame structure, built of mill-cut lumber, with a kitchen extension at the rear. In 1889 Annand and his family took up permanent residence. According to the 1888-1889 homesteading records, the Annands owned: 4 head of horned cattle and 1 pig; a 16' by 24' house worth \$300; a 18' by 22' barn; a stable, milk house, chicken house, pig pen and store house.

In addition to being well know pioneer farmers, the Annands are credited with establishing the Langley Fall Fair in the 1910s. The Annands sold their property to W. F. Taylor in 1905, who in turn leased the north 80 acres, including this house, to Leonard Rowlatt in 1914. Mr. Rowlatt and his wife Isabella later bought the farm and lived here until his death in 1972 at the age of 85. The property was sold in 1969 to Greater Vancouver Regional District Parks; in 1981 it was designated as a Municipal Heritage Site. The Langley Heritage Society has since restored the house and barn.

#### ANNAND/ROWLATT OUTBUILDINGS

710 204 STREET

1888

Municipally Designated Historic Site

There are two barns on the Annand/Rowlatt Farmstead. The first built in 1898, is a simple one-storey structure with gabled roof and cedar siding. The second, built in 1939, is a slightly larger and more elaborate two-storey structure with a gambrel roof.

### VITAL EVENTS:

- Marriage Registration: Leonard Rowlatt and Isabel Maddison; October 29, 1917; Reg. #1917-09-128076
- Death Registration: Alexander Joseph Annand; August 20, 1942; Reg. #1942-09-610417
- Death Registration: Leonard Rowlatt; April 5, 1973; Reg. #1973-09-005449
- Death Registration: Isabella Rowlatt; May 31, 1964; Reg. #1964-09-008261



Annand/Rowlatt Farmhouse, courtesy Township of Langley

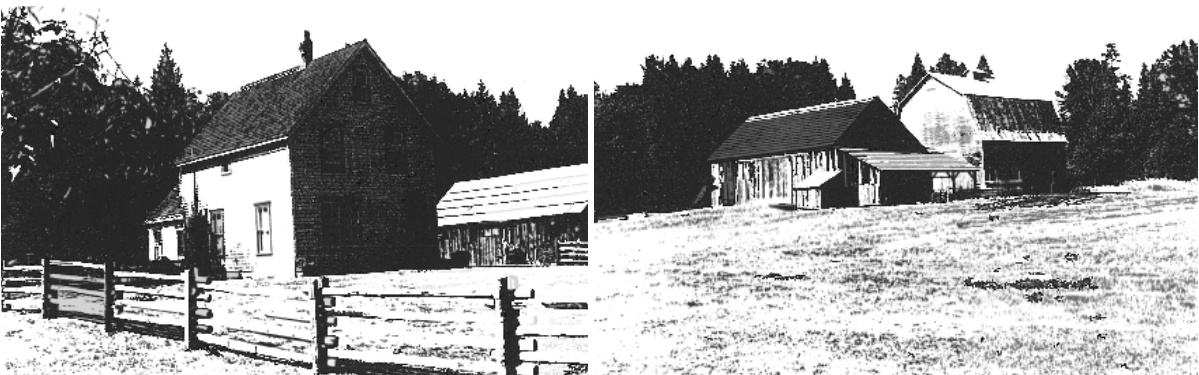


Annand/Rowlatt Farmstead, courtesy Township of Langley





Annand/Rowlatt Barns, courtesy Township of Langley



Annand/Rowlatt Farmstead, courtesy Township of Langley

***Our Shared History: Township of Langley Historic Context & Thematic Framework, Donald Luxton & Associates 2017:***

#### **SUBTHEME 1.C: COMMUNITY DEVELOPMENT SOUTHWEST LANGLEY**

European settlement in the Brookwood-Fernridge area began in the late 1880s, when the area's open meadowlands, fertile soil and heavily timbered forests drew settlers to the Campbell Valley area. These first settlers were closely tied to the logging industry, and some brought their established land-clearing skills from the farming industry to the timber industry to support their farming efforts. Early settlers were drawn to the fertile lands of the Campbell River Valley, including Alexander Joseph Annand, who homesteaded here in 1886. In addition to farming, saw mills were set up as the land was being logged of its first growth timber. The *1892 Report on Agriculture* describes the area around Hall's Prairie and the new settlement of



Glenwood as heavily-timbered, with some open meadow land, although much of the old growth timber in the eastern part of the area was destroyed by fire. Despite some impediments such as difficult terrain and marshy areas, some 50 ranchers settled in this area, even though less than ten percent of the land was cultivated. The community had strong connections west to Surrey and south to Blaine. Glenwood was one of the first of these areas to be settled by those who established farms and sawmills to take advantage of the abundant first growth timber. One of the earliest documented local institutions in the area was the first Glenwood School built in 1891 at North Bluff (16th Avenue) and Johnson-Townline (216th Street).

#### **COMPONENT 5.B.2 ARCHITECTURE VERNACULAR**

As this land was homesteaded, these first settlers built utilitarian but comfortable homes to suit their needs, a number of which still exist scattered throughout the municipality. Homestead records in the provincial archives give extensive and fascinating details about these first settlers, their buildings, and the frontier way of life. An example is the homestead records for the Annand/Rowlatt Farmstead, which describe in 1888 and 1889 how Alexander Joseph Annand, his wife and three children, owned 4 head of horned cattle and one pig, a 16' by 24' foot house worth \$300, a stable, a milk house, a chicken house, a pig pen and a store house. This house still exists, and is preserved today in Campbell Valley Regional Park. A more modest example of a settler's first house is the Thomas Shortreed Homestead Residence, a small log cabin built between 1887 and 1890. It is a simple one and one-half storey structure, with a side gable roof, built of square logs dovetailed at the corners. Originally located at 27134 27 Avenue in Aldergrove, it was relocated to the Elk's Grove Children's Camp on the Matsqui side of Aldergrove Lake Regional Park.

## STATEMENT OF SIGNIFICANCE: CORONATION BLOCK



**NAME/ADDRESS:** Coronation Block, 9048 Glover Road, Langley, British Columbia

**COMMUNITY:** Fort Langley

**DATE OF CONSTRUCTION:** 1911

**ORIGINAL OWNER:** Lily and Charles Hope

**ARCHITECT:** C.E. Hope

**HERITAGE STATUS:** Community Heritage Register

### DESCRIPTION

The Coronation Block is a one and one-half storey mixed-use building located along Glover Road in Langley's historic Fort Langley community. The building, constructed in 1911, is characterized by its boomtown façade with raised, curved front parapet, dentil blocks under the cornice, and its large scroll-cut brackets.

### HERITAGE VALUE

Constructed in 1911, the Coronation Block is significant for its association with the Edwardian-era development of Fort Langley, as one of the prominent early commercial structures in the neighbourhood, and for its association with the Hopes, an important Fort Langley family. The building is additionally significant for its Classical Revival architecture, as designed by architect C.E. Hope.

The Hudson's Bay Company's Fort Langley was established in 1827 at what became known as Derby. Relocated in 1839 to its current location, it was at Fort Langley in 1858 that the Crown Colony of British Columbia was proclaimed. Following the establishment of the province, the land surrounding the Fort became available in the form of Crown Grants, which were acquired by early Langley pioneers. The Edwardian era construction boom, which began in 1909 and lasted until a recession in 1913, prompted the development of many commercial and residential buildings in Langley. In 1911, when the Coronation Block was constructed, Fort Langley was very much an 'English village' as many of its settlers were of British descent; the building was named by original owners Charles and Lily Hope to commemorate the crowning of King George V in 1910, reinforcing the strong cultural links to England at the time. Over the years, the building housed a variety of commercial tenants, including a pharmacy, a butcher, a bank, a clothing shop, a veterinary clinic, a grocery store, a photography studio, and an art gallery. The Coronation Block remains a significant example of commercial development in the Fort Langley area during the Edwardian era.

The Coronation Block is additionally valued for its association with Lily and Charles Edward (C.E.) Hope. Born in Bradford, England into a family of architects, C.E. Hope arrived in Vancouver in the late 1880s where he quickly established an architectural office of his own, securing several early design contracts in the new city. Hope relocated to Langley in 1909, purchasing 218 hectares of land west of Fort Langley for use as a cattle farm, and an additional 2 hectares along 96 Avenue, where he would construct his family home, known as *Illahie*. Hope opened a real estate office in Fort Langley in 1910, becoming instrumental in the property development of the former Hudson's Bay Company lands. The Coronation Block was designed by Hope and completed in 1911; it functioned as a revenue property for his wife, Lily, and was the location of Langley's first pharmacy. Lily Hope was the daughter of Langley pioneer Alexander Mavis, who owned a farm at the old Hudson's Bay Company post. In addition to his architectural and farming pursuits, Charles Hope was active in local politics in Fort Langley, supervising the construction of many dykes along the banks of the Fraser River, and playing an important part in the planning of the village. The Coronation Block remains a tangible and long-lasting reminder of the Hope family's contributions to the Langley community.

The Coronation Block is also valued for its Classical Revival architecture, as designed by architect and original owner Charles Hope. The building is distinguished by its elaborate, highly decorative design, exemplified by its gabled roof with prominent curved pediment and large scroll cut brackets, which reflect the prosperity of the time in which it was built. Typical of the Edwardian era, the building was constructed using quality local materials produced in local mills, and features traditional wooden design elements, such as its cedar shingle and lapped wooden cladding, as well as two storefronts; the second floor provided living accommodations. The Coronation Block exists today as a good and early example of a Classical Revival mixed-use building, an example of the work of Charles E. Hope, and of the development of Fort Langley as a commercial centre during the Edwardian era.

**CHARACTER-DEFINING ELEMENTS**

The elements that define the heritage character of the Coronation Block are its:

- prominent location along Glover Road at the corner of Francis Avenue in Fort Langley's commercial district;
- continuous use since 1911;
- commercial/residential form, scale and massing as exemplified by its: rectangular plan; one and one-half storey height; gabled roof with curved pediment 'boomtown' façade; and two storefronts;
- wood-frame construction including cedar shingle cladding and lapped wooden siding;
- Classical Revival architecture, including: its curved pediment with large dentil blocks beneath the prominent cornice; its paired storefronts with multi-light transoms above, recessed entryways, hipped roof with exposed raftertails, and double height brackets featuring large scroll cut brackets beneath large solid triangular brackets; and the twin coffered ceilings in the main floor interior spaces;
- variety of wood sash and frame windows, including the semi-circular quadripartite casement window above the storefronts with central keystone;
- original storefront doors with large glazed panes; and
- residential rear section of the building with a small and informal garden.



## RESEARCH SUMMARY

### HERITAGE INVENTORY UPDATE 2006:

#### THE CORONATION BLOCK

#### 9048 GLOVER ROAD

#### C.E. Hope, Designer (attributed); 1911

This retail store, with living quarters above, was built as a revenue property for Mrs. Lily Dawson Hope (nee Mavis); her husband Charles Edward Hope was trained as an architect, and is assumed to have designed this attractive and prominent building. The raised front parapet has an unusual curved shape, with dentil blocks under the cornice, and a hip roof over the storefronts; living accommodations were provided in the second storey. Originally, there were two separate stores at ground level, but it has now been renovated into a single space. The name 'Coronation Block' refers to the crowning of King George the Fifth of England, who ascended to the throne in 1910. C.E. Hope designed his finest architectural designs in Fort Langley, including his family estate home, *Illahie*.

### DIRECTORIES:

- 1918 – Wrigley's B.C. Directory – Langley – Hope, C.E., swine cattle sheep breeder and farming;
- 1918 – Wrigley's B.C. Directory – Langley – Hope & Farmer, Charles E. Hope, C.E., and Alfred Farmer. Real Estate and Insurance. Real Estate, Fire Insurance, Mortgage Brokers, Rental Agents, Civil Engineers and Notaries Public. Head office, Vancouver

### VITAL EVENTS:

- Death Registration: Charles Edward Hope; April 27, 1949; Reg. #1949-09-004544
- Death Registration: Lily Dawson Hope; October 22, 1957; Reg. #1957-09-012098

### CHARLES EDWARD HOPE (1864-1949)

(See *Building the West: The Early Architects of British Columbia*)

Charles Edward Hope played a prominent part in the early development of British Columbia. Like his older brother, Archibald Campbell Hope, he articulated with his father's architectural firm in Bradford, Yorkshire. He immigrated to Canada the year after the Dominion was spanned by the Canadian Pacific Railway, finally settling in Vancouver in 1889, and was one of the few trained architects working in the period after the Great Fire. C.E. Hope's work as an architect, civil engineer, and estate and financial agent caused him to travel extensively throughout the province on business. In 1890, Hope arrived in Langley to survey the subdivision of Alexander Mavis's farm; two years later, he married Mavis's daughter, Lily Dawson. He maintained an office in Vancouver, and until the end of 1893 was busy designing a number of large business blocks and "a goodly number of residences." However the local downturn meant there were few architectural commissions available, and Hope turned primarily to work as a land surveyor. After the floods of 1894 subsided, he walked from Agassiz to Ladner while inspecting damage for British interests. In 1897, he formed a timber agency and surveying partnership with W.E. Gravely, which became known as Hope, Gravely & Co. The partnership was dissolved in 1930. In 1909, the Hope family settled in Fort Langley, and it is here that Charles Hope's finest architectural designs were made.

He designed the Coronation Block on Glover Road, 1911, and *Illahie*, an estate home for his growing family built on five acres of property, 1912. Charles Hope died April 27, 1949 in Fort Langley. As testament to his importance to the community, his funeral was the largest held in the town up until that time. Hope was survived by three sons and two daughters.



Coronation Block, ca. 1911 [Langley Centennial Museum Photo #0934]



Glover Road showing the Coronation Block, ca. 1920s [Langley Centennial Museum Photo #2005.053.002]



Coronation Block, 1982 [Langley Centennial Museum Photo #3332]

***Our Shared History: Township of Langley Historic Context & Thematic Framework, Donald Luxton & Associates 2017:***

**SUBTHEME 1.C: COMMUNITY DEVELOPMENT**

**FORT LANGLEY**

Fort Langley was established as a trading post by the Hudson's Bay Company, but went into decline by the 1870s. Although the Fort's influence waned, the settlement that had grown up around it continued to prosper. Langley Post Office was established prior to 1872, and by 1873 W.W. Gibbs was the Postmaster; the name was changed to Fort Langley Post Office on July 1, 1912. The commercial area boomed again in the Edwardian era, prior to the First World War, which was made evident by the construction of many fine smaller commercial buildings that lined the main street, and by a number of new homes in the surrounding area. Improved access, and the arrival of the railway and electricity also spurred new development, which was abruptly curtailed with the general economic collapse of 1913. Many early buildings have survived, and Glover Road retains the ambience and scale of a small town 'Main Street,' with many mature plantings and historic buildings and places. The landmark Fort Langley Community Hall, built in 1931, acts as the symbolic centre of the community. Fort Langley National Historic Site is a popular site that commemorates the importance of Fort Langley as the birthplace of British Columbia. Glover Road is notable for having large tree lined streets and being home to many small independent businesses in the village centre. In the 1990s, the Village of Fort Langley underwent a revitalization of its core that enhanced its heritage character and raised its profile as a tourist and independent retail destination with hundreds of thousands of annual visitors. This concentration of heritage sites is a significant community resource, which has been recognized as a Heritage Conservation Area.



## STATEMENT OF SIGNIFICANCE: HASSALL RESIDENCE



**NAME/ADDRESS:** Hassall Residence, 9117 272 Street, Langley, British Columbia

**COMMUNITY:** Northeast Langley

**ORIGINAL OWNER:** Jack and Christina Hassall

**DATE OF CONSTRUCTION:** ca. 1917

**HERITAGE STATUS:** Community Heritage Register; Heritage Designation

### DESCRIPTION

The Hassall Residence is located at the Two-Bit Bar on the Fraser River, within Metro Vancouver's Glen Valley Regional Park in Northeast Langley in the Township of Langley. The vernacular farmhouse is characterized by its one and one-half storey height, gabled roof, and wooden construction.

### HERITAGE VALUE

Constructed during the First World War, ca. 1917, the Hassall Residence is significant for its association with the development of Northeast Langley, adjacent to the Fraser River, and in relation to the Soldiers' Settlement Board established in Canada in 1917. The site is additionally valued for its association with its long-term owners, the Hassalls, as well as for its vernacular design, representative of the time in which it was developed.

The Glen Valley area of Langley was settled early in the Township's history due to its proximity to the Fort, its fertile land, and its accessibility provided by the river and the railway. The area evolved around McKay's wharf at the foot of Jackman Road (now 272 Street). The original McKay house, which contained the first post office, as well as the first store in 1904, was moved away from the river, and this residence was constructed in its place, though further from the river's edge,

near the 1910 Jackman British Columbia Electric Railway (BCER) Interurban stop. The Greater Vancouver Regional District (GVRD; now Metro Vancouver) purchased this property and the surrounding land in 1994 in order to create the Glen Valley Regional Park. The site remains significant as a reminder of the development of the Glen Valley area in Northeast Langley.

The Hassall Residence is additionally valued for its association with Jack and Christina Hassall. Jack Hassall was born in Birmingham, England in 1886. A veteran of the Boer War and the First World War, Jack and his wife settled in the Glen Valley area of Northeast Langley following the war in 1918. The house was built ca. 1917 through assistance from the Soldier Settlement Board, which provided returning soldiers with loans to purchase land and earn a living through small-scale farming; the house was occupied the next year by the Hassalls, who would remain on the property until the late 1970s. The Hassalls operated a dairy farm on their property and were important members of the Glen Valley community. This area of the Fraser River became known as the Two-Bit Bar, which originated with Christina Hassall, who charged fishermen two bits (25 cents) to fish from its shore. The Hassall Residence remains a tangible and long-lasting reminder of the Hassall family's contribution to the Langley community.

This Hassall Residence is additionally valued as an excellent example of a surviving wartime farmhouse. The overall site, which remains in its original configuration, is located in an idyllic park setting on the Fraser River and continues to feature original landscape elements including mature walnut and maple trees. The Hassall Residence displays vernacular farmhouse design characteristics and was constructed using quality local materials produced in local mills; the building is characterized by its gabled roof, drop siding with cornerboards, and double-hung wooden windows with vertically divided upper and lower sashes. The Hassall Residence remains an excellent extant example of housing constructed for returning soldiers from the First World War.

### **CHARACTER-DEFINING ELEMENTS**

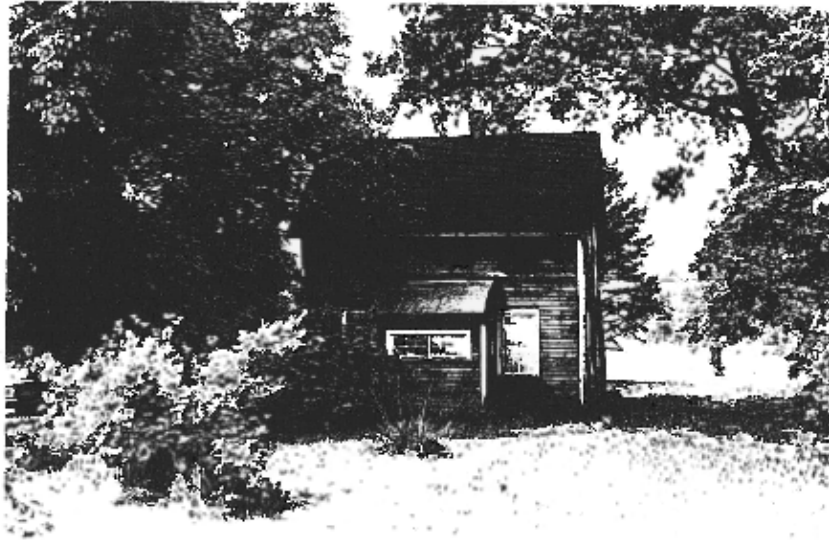
The elements that define the heritage character of the Hassall Residence are its:

- location within the boundaries of Metro Vancouver's Glen Valley Regional Park;
- setting near the Fraser River with an unobstructed view of both the river and the railway;
- residential form, scale, and massing as exemplified by its one and one-half storey height, gabled-roof, and rectangular plan;
- wood-frame construction including balloon construction;
- vernacular farmhouse design, as exemplified by its one and one-half storey height, gabled roof, partially open front porch with shed roof, square columns, and crossed balusters, drop siding with cornerboards, and dimensional window and door trim;
- double-hung wooden windows with vertically divided upper and lower sashes with wooden horns;
- central internal masonry chimney; and
- adjacent landscaping including mature walnut and maple trees.

## RESEARCH SUMMARY

### 1993 INVENTORY UPDATE

Additional and Corrected Information to 1985 Inventory Form



**Area:** Northeast Langley

**Name:** Hassall Residence

**Evaluation Class:** Included

**Date of Construction:** Circa 1917

☞ This land, located between the railway tracks and the Fraser River, was acquired from the Soldier's Settlement Board. Jack Hassall, born in Birmingham in 1886, brought his wife, Christina, to Glen Valley in 1918; he was a veteran of both the Boer War and the First World War. The Hassalls were not the original owners, but bought the house before the interior was finished. The closed porch at the front was built in the early 1940s to replace a larger open porch. The riverboat 'Skeena' used to dock just to the north of the house, near the foot of 272 Street.

**Civic Address:** 9117 272nd Street

**OCP Designation:** Floodplain

**Zoning:** RU-5

**Lot Size:** 32.95 acres

#### HERITAGE INVENTORY UPDATE 2006:

**HASSALL RESIDENCE**

**9117 272 STREET**

**circa 1917**

**Heritage Register Site**

This land, located between the railway tracks and the Fraser River, was acquired from the Soldier's Settlement Board. Jack Hassall, born in Birmingham in 1886 and a veteran of both the Boer and First World Wars, brought his wife Christina to Glen Valley in 1918. The



Hassalls were not the original owners, but purchased the house before the interior was finished. The closed porch at the front was built in the early 1940s to replace a larger open porch. The Riverboat *Skeena* used to dock just north of the house, near the foot of 272 Street.

The property now forms part of Glen Valley Park, and the house is currently used as a caretaker's residence. The Hassall residence has been restored by GVRD (Metro Vancouver) Parks in cooperation with the Langley Heritage Society.

**DIRECTORIES:**

- 1925 – Wrigley's B.C. Directory – Glen Valley – Hassall J., farming

**VITAL EVENTS:**

- Death Registration: Jack Hassall; August 8, 1979; Reg. #1979-09-012591
- Death Registration: Christina Hassall; August 13, 1982; Reg. #1982-09-014051



Hassall Residence before restoration, 1995 [Hassall House Restoration Project, Langley Heritage Society]





Hassall Residence before restoration, 1995 [Hassall House Restoration Project, Langley Heritage Society]





Hassall Residence, post-restoration, courtesy Township of Langley



Hassall Residence, post-restoration, courtesy Township of Langley

DONALD LUXTON & ASSOCIATES INC. AUGUST 2019

***Our Shared History: Township of Langley Historic Context & Thematic Framework, Donald Luxton & Associates 2017:***

**SUBTHEME 1.C: COMMUNITY DEVELOPMENT  
NORTHEAST LANGLEY**

This area was settled early in Langley's history due to its proximity to the Fort, its fertile land and ready access provided by the river and the railway. As early as 1865, the path of the Collins Overland Telegraph Line passed through the area, part of which survives in Telegraph Trail, a winding country road between 72nd and 80th Avenues. The B.C. Electric Railway interurban line, which opened in 1910, included stops at Harmsworth, Coghlan and Jackman. A powerful reminder of the importance of this commuter and freight service is the imposing Langley Substation, located on 256th Street; this classically-inspired industrial structure was built to boost the power to the interurban trams at the halfway point between Cloverdale and Clayburn. Among the early settlers of the area were brothers Nathaniel and Henry Young Coghlan, who moved to Langley from Atwood, Ontario and homesteaded adjacent quarter sections along Telegraph Trail. Coghlan was established as a stop on the BCER Fraser Valley line that opened in 1910; one of the large BCER Substations was located here due to engineering requirements, and a small community began to develop. The local stop on the BCER line was named Coghlan in honour of the Coghlan brothers' efforts in cuttings some 20,000 ties for the construction of the tracks. Coghlan retains some early historic structures including its early community hall. At the northeast corner of the municipality, adjacent to the river, was the early community of Glen Valley, situated in gently rolling rural territory. The riverboat *Skeena* used to dock here, near the foot of 272 Street, originally known as Jackman Road.

**COMPONENT 5.B.2 ARCHITECTURE  
VERNACULAR**

As this land was homesteaded, these first settlers built utilitarian but comfortable homes to suit their needs, a number of which still exist scattered throughout the municipality. Homestead records in the provincial archives give extensive and fascinating details about these first settlers, their buildings, and the frontier way of life. An example is the homestead records for the Annand/Rowlatt Farmstead, which describe in 1888 and 1889 how Alexander Joseph Annand, his wife and three children, owned 4 head of horned cattle and one pig, a 16' by 24' foot house worth \$300, a stable, a milk house, a chicken house, a pig pen and a store house. This house still exists, and is preserved today in Campbell Valley Regional Park. A more modest example of a settler's first house is the Thomas Shortreed Homestead Residence, a small log cabin built between 1887 and 1890. It is a simple one and one-half storey structure, with a side gable roof, built of square logs dovetailed at the corners. Originally located at 27134 27 Avenue in Aldergrove, it was relocated to the Elk's Grove Children's Camp on the Matsqui side of Aldergrove Lake Regional Park.



## STATEMENT OF SIGNIFICANCE: MOIR RESIDENCE



**NAME/ADDRESS:** Moir Residence, 6840 Glover Road, Langley, British Columbia

**COMMUNITY:** Northeast Langley

**ORIGINAL OWNER:** George Robert (Robbie) Moir

**DATE OF CONSTRUCTION:** 1909

**HERITAGE STATUS:** Community Heritage Register; Heritage Designation

### DESCRIPTION

The Moir Residence is located along Glover Road in the community of Milner in the Township of Langley. The house is characterized by its high-peak front-gabled roof and its wraparound open front porch; it is located adjacent to Milner Park.

### HERITAGE VALUE

The Moir Residence is significant for its association with the Hudson's Bay Company and the early development of Milner, as well as for its association with original owner and well-known blacksmith George Robert Moir. The Moir Residence is additionally valued for its vernacular farmhouse design.

The plot of land on which the Moir Residence now sits was once part of the expansive Hudson's Bay Company (HBC) Farm. By 1877, the HBC Langley Farm Lands were surveyed and divided into parcels to be sold at auction. The area became an attractive settlement location for many farming families, as the soil was fertile and there were large areas of land that could be easily acquired. This house was constructed in 1909, just before the arrival of the British Columbia Electric Railway



(BCER) in 1910. The BCER created a burst of opportunity and prosperity by providing local farmers with easy access to the markets of both New Westminster and Vancouver. The BCER built a station at the intersection of Langley Trunk Road and the road to Murrayville, and it was here that the village of Milner grew. By 1925, Milner had a cluster of commercial, residential, and institutional buildings. The Moir Residence exists today as a tangible representation of the Edwardian era development boom that occurred in Milner, prior to the First World War.

The Moir Residence is additionally valued for its association with original owners George Robert (Robbie) and Christian Moir. The Moirs were part of a group of thirteen Scots who travelled aboard the *T.S.S. Hesperian* from Glasgow to Montreal in 1908. From Quebec, the party traversed the country, finally settling in British Columbia. A master blacksmith, Robbie Moir first worked in a blacksmith shop in Eburne before purchasing land in Milner in order to build a house and a 'smithy'; both were completed in 1909. Alexander Tarves, brother of Christian Moir, constructed the Glover Road residence. Robbie Moir passed away in 1933 and his brother Frank, who had been apprenticing with him, took over the shop, running it until the late 1970s. The Moir family continued to own the residence until the 1940s, when it was purchased by the Mercer family; the Township of Langley purchased the property in 2001. The Moir Residence is a significant reminder of the Moir family's contributions to the Langley community.

The 1909 Moir Residence is significant for its vernacular farmhouse design. It is characterized by its one-and-one-half storey height, its front-gabled roof with decorative shingles in the gable end, its wooden drop siding, and its shallow hipped roof wraparound veranda with notched square posts. The design of the house is typical of farm homesteads and the house is among the oldest extant houses in Milner.

#### **CHARACTER-DEFINING ELEMENTS**

The elements that define the heritage character of the Moir Residence are its:

- location on Glover Road adjacent to Milner Park in the Milner neighbourhood of the Township of Langley;
- continuous use since 1909;
- residential form, scale and massing as expressed by its one and one-half storey height, rectangular plan, and front-gabled roof structure;
- wood frame construction, including wooden drop siding and wooden cornerboards;
- vernacular farmhouse design, as expressed by its gabled roof with decorative shingles in the gable end with dentil coursing below, wraparound open front porch with notched square posts and a shallow hipped-roof structure, and dimensional window and door trim;
- original wood frame and sash double hung windows, some paired, original window locations and wooden window frames; and
- original wood front door with upper glazed panel.

## RESEARCH SUMMARY

**1991 Tax Assessments:** Land: \$58,000  
Improvements: \$18,700

**Present Owner:** Christopher J. & Terri-Lynn Gregorowich

**Mailing Address:** 6840 Glover Road, V0X 1T0

**Original Owner of Building:** George Moir

**Condition:** repair and maintenance required, some deterioration visible

**Additions/Alterations:**

- front steps removed
- balustrade replaced
- verandah partially filled in
- new window on south facade
- addition at rear

**Environment:** poplars to the north, perimeter orchard remnant (and apple tree)

**Photos:** Colour Prints: 1992: Roll IX - 23

**Data Sources:**

Langley Heritage Society File MIL-09A (includes photos and passenger list on SS Hesperian)

Langley Centennial Museum: LCM MOIR 1-3 (photos, c1909, shows G. R. Moir)

Information from Ron Tarves

**Municipal Assessment Records:** Ward I

**Old Legal:** Part 6 HBF TWP 11 1/2 acre

1911: Land: \$250 Imp: \$500 (remarks E. Maxwell estate)

1912: Land: \$300 Imp: \$600

1913: Land: \$300 Imp: \$600

1914: Land: \$250 Imp: \$600

## 1993 INVENTORY UPDATE

Additional and Corrected Information to 1985 Inventory Form



**Area:** Milner

**Name:** George Robert Moir Residence

**Evaluation Class:** Included

**Date of Construction:** 1909

☞ In 1908, Mr. and Mrs. John Tarves led a party of thirteen Scots aboard the steam ship 'T.S.S. Hesperian' from Glasgow to Quebec, with the intention of emigrating to British Columbia. Their daughter, Christian, and their son-in-law, George Robert Moir, established themselves at Milner. Moir was a master blacksmith, and opened his own shop here beside his house; the shop has since been demolished, but the house remains, with its front gable roof and open front verandah. Fishscale shingles and dentils add a decorative note to the front gable. Moir died in 1933, and in the 1940s the house was sold to the Mercer family.

**Civic Address:** 6840 Glover Road

**OCP Designation:** Rural Residential/Agricultural; Agricultural/Countryside

**Zoning:** SR-2

**Lot Size:** 0.26 acres

### HERITAGE INVENTORY UPDATE 2006:

#### **MOIR RESIDENCE**

#### **6840 GLOVER ROAD**

**1909**

#### **Heritage Register Site**

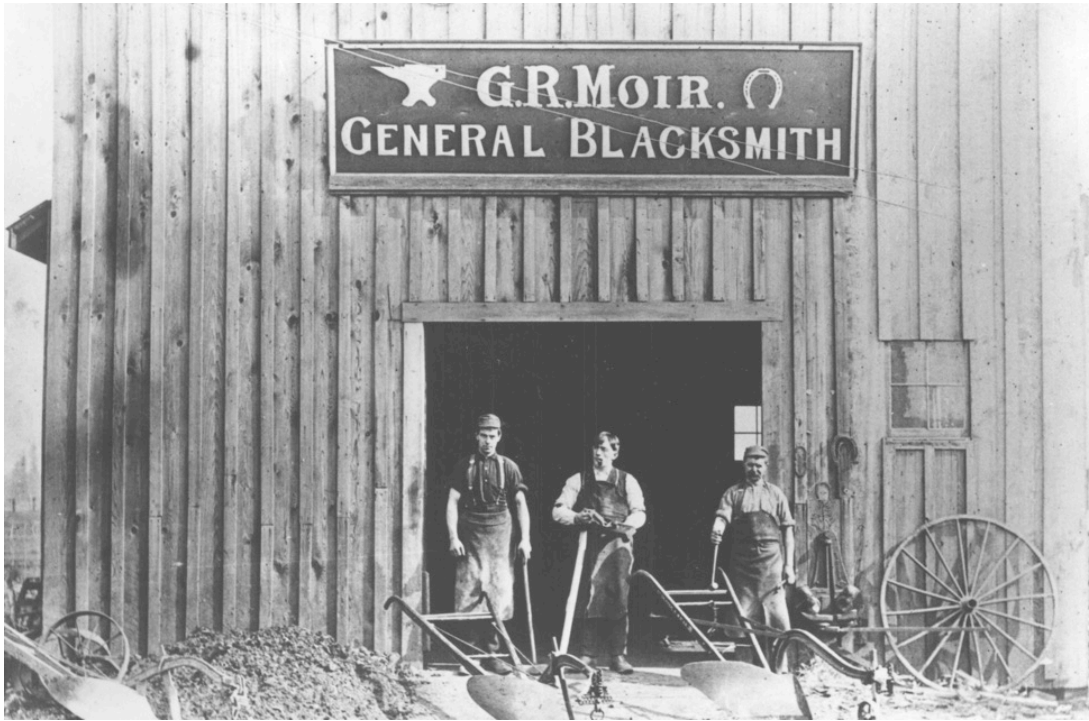
In 1908, Mr. and Mrs. John Tarves led a party of thirteen Scots aboard the steam ship *T.S.S. Hesperian* from Glasgow to Quebec, with the intention of emigrating to British Columbia. Their daughter, Christian, and their son-in-law, George Robert Moir, established themselves at Milner. Moir was a master blacksmith, and opened his own shop here beside his house. The shop has since been demolished, but the house remains, with its front gabled roof and open front verandah. Fishscale shingles and dentils add a decorative note to the front gable. Moir died in 1933, and in the 1940s the house was sold to the Mercer family.

**DIRECTORIES:**

- 1913 – Henderson's Directory – Milner – Moir, G.R., blacksmith

**VITAL EVENTS:**

- Death Registration: George Robert Moir; April 11, 1933; Reg. #1933-09-477212
- Death Registration: Christian Moir; February 16, 1955; Reg. #1955-09-002479

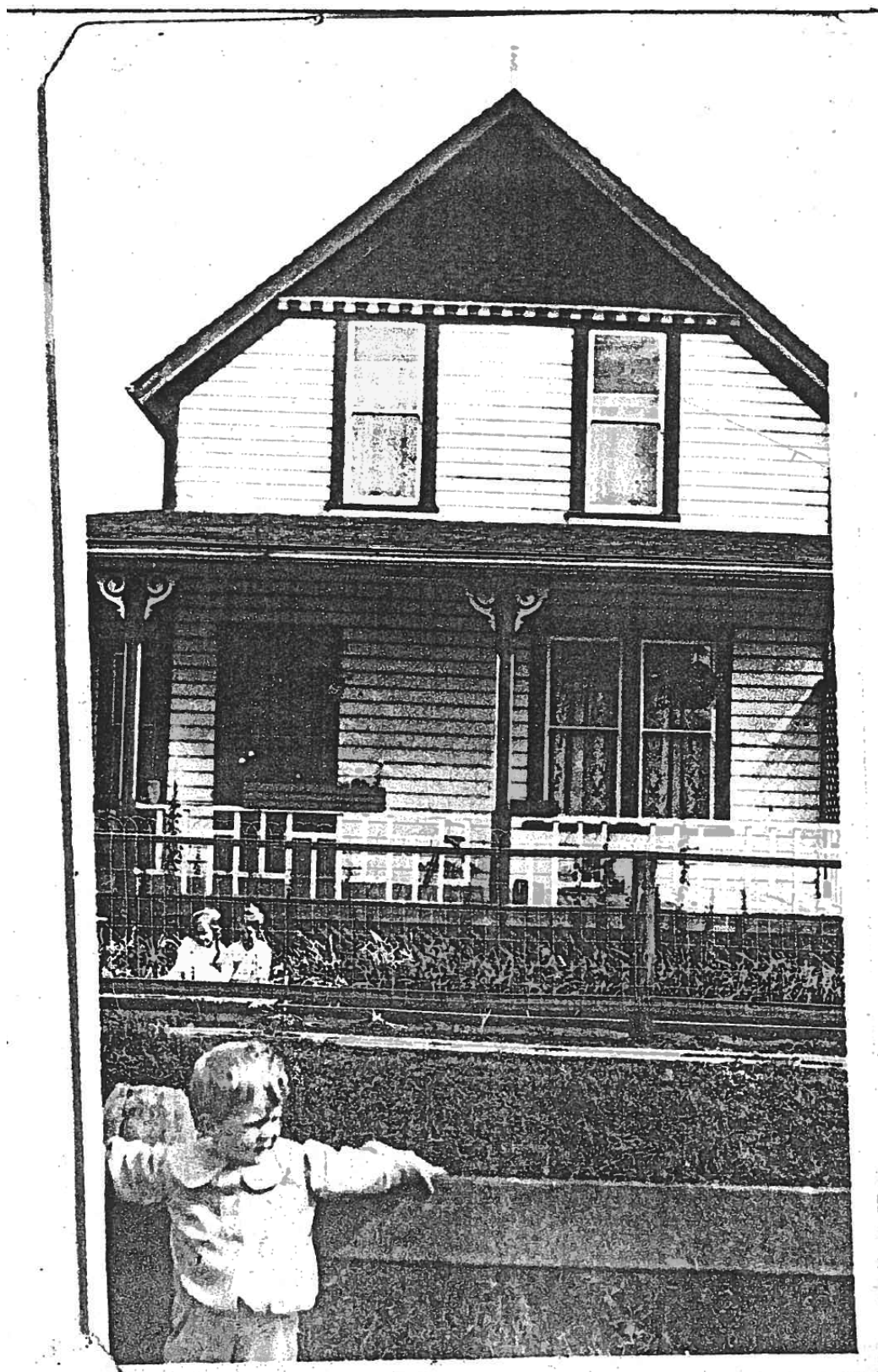


Moir's Blacksmith shop, located on 216 Street, Milner. Built around 1906, it was a meeting place for the men of Milner for many years [Langley Centennial Museum Photo #0460]



G. Robbie Moir's blacksmith shop (far right) in Milner on Telephone Road, circa 1910 [Langley Centennial Museum Photo #0452]





Moir Residence, ca. 1918, courtesy Township of Langley



Moir Residence, courtesy Township of Langley



Hassall Residence, post-restoration, courtesy Township of Langley

***Our Shared History: Township of Langley Historic Context & Thematic Framework, Donald Luxton & Associates 2017:***

**SUBTHEME 1.C: COMMUNITY DEVELOPMENT**

**MILNER**

The Hudson's Bay Company Farm, also known as "The Farm," was started on Langley Prairie in 1833 on one of the most fertile sites in the Fraser Valley. In 1858, the miners flocking to the gold fields created further need for food production, and the Farm continued to be active throughout the 1860s, supplying Fort Hope and Fort Yale as well as the Company's steamships. The Farm did not remain profitable as it could not compete against goods imported from California and Oregon; the lands were subdivided and sold, ushering in an era of agricultural settlement. Milner Post Office was established April 1, 1908. The original Farm site is now bisected by Glover Road and the B.C. Hydro right-of-way, and is recognizable by the diagonal layout of its streets, which are offset from the standardized grid and subdivision pattern that surround it.

The village of Milner grew up where the BCER met the Langley Trunk Road (later called Glover Road) and the road to Murrayville (today's 216th Street). With its Methodist (later United) Church, Anglican Church (later moved to Otter), blacksmith, general store, post office and bank, Milner served the many farms that had emerged on the fertile lands formerly occupied by the Hudson's Bay Company's farm.

**COMPONENT 5.B.2 ARCHITECTURE**

**VERNACULAR**

As this land was homesteaded, these first settlers built utilitarian but comfortable homes to suit their needs, a number of which still exist scattered throughout the municipality. Homestead records in the provincial archives give extensive and fascinating details about these first settlers, their buildings, and the frontier way of life. An example is the homestead records for the Annand/Rowlatt Farmstead, which describe in 1888 and 1889 how Alexander Joseph Annand, his wife and three children, owned 4 head of horned cattle and one pig, a 16' by 24' foot house worth \$300, a stable, a milk house, a chicken house, a pig pen and a store house. This house still exists, and is preserved today in Campbell Valley Regional Park. A more modest example of a settler's first house is the Thomas Shortreed Homestead Residence, a small log cabin built between 1887 and 1890. It is a simple one and one-half storey structure, with a side gable roof, built of square logs dovetailed at the corners. Originally located at 27134 27 Avenue in Aldergrove, it was relocated to the Elk's Grove Children's Camp on the Matsqui side of Aldergrove Lake Regional Park.



# THE STATE OF HERITAGE

**SUMMARY REPORT OF THE  
PROVINCIAL ROUNDTABLES**



# ABOUT THE PROJECT

## Vision

To bring people together in their communities to share ideas, situations, challenges, successes, relationships, and aspirations related to heritage and other disciplines such as museums, archives, archaeology, and arts and culture.

## Purpose

To assess the state of the heritage sector in the province, and to identify new trends, challenges and opportunities.

## Goals

To inform Heritage BC's and the Heritage Branch's strategic planning and influence program and policy development. To facilitate the best possible alignment between Heritage BC's and Government's mandates and collective efforts to support heritage conservation in BC.



## Expected Outcomes

To increase knowledge, appreciation, understanding, retention, and management of BC's cultural history and heritage;

To increase organizational and individual capacities;

To increase community engagement and awareness;

To increase awareness of differing perspectives, approaches, and worldviews;

To increase recognition of and participation from Indigenous and distinct communities;

To increase awareness and implementation of better practices;

To develop an expanded vision and new characterizations of heritage, as it relates to associated disciplines, leading to a revitalization of conservation, protection, and interpretation of BC's heritage and history;

To develop a vision and calls-to-action for the sector.

# ABOUT THE MEETINGS

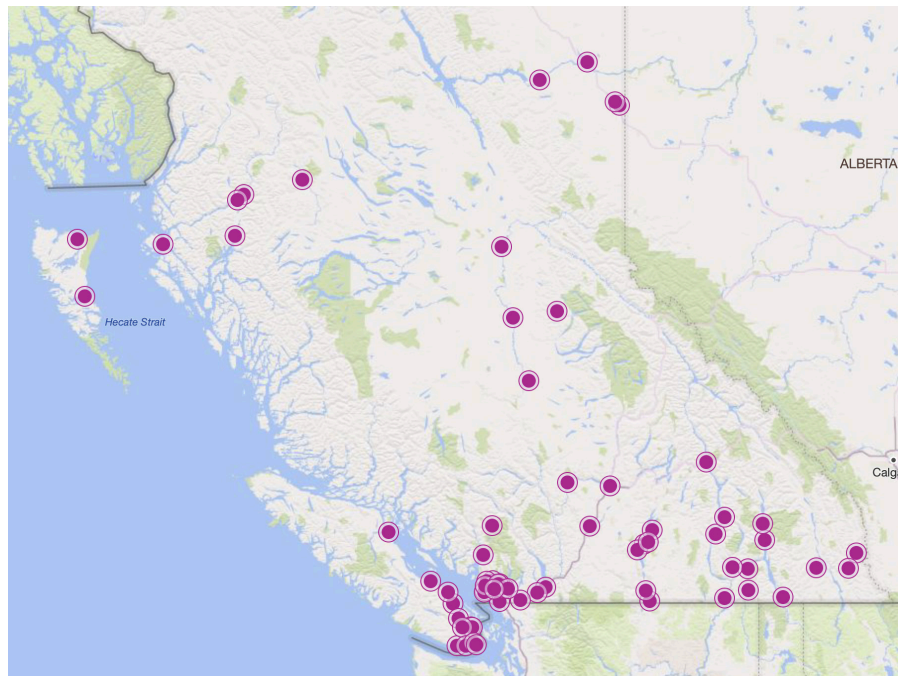
*Meetings were held in:*

New Westminster  
Kelowna  
Kamloops  
Squamish  
Quesnel  
Prince George  
Fort St. John  
Terrace  
Prince Rupert  
Skidegate  
Masset  
Creston  
Ferne  
Trail  
Nakusp  
Maple Ridge  
Vancouver  
Burnaby  
North Vancouver  
Surrey  
Metchosin  
Victoria  
Nanaimo  
Campbell River

The first meeting was held at the Heritage BC conference in New Westminster, May 2018. The final meeting was held in Campbell River in February 2019 and an overview of the project was presented at the Heritage BC conference in May 2019.

500 people participated in the 26 meetings and online survey.

The meetings attracted people from beyond the specific meeting locations, which expanded the geographic reach of the project.



# ABOUT THE CONVERSATIONS

**Each meeting explored eight topics, which allowed participants to broadly explore their challenges and aspirations. Some of the topics were drawn from the Province's strategic priorities for heritage, which gave participants the opportunity to explore their connections to and understanding of these priorities.**

The discussion topics were:

- **Defining Heritage in BC**
- **Collaboration in Conservation**
- **The Vision and Values of Heritage**
- **Evolving the Practice of Heritage**
- **Future Opportunities for Heritage**
- **British Columbia's identity is strengthened and renewed through heritage conservation.**
- **Environmental stewardship through heritage conservation**
- **Economic diversity and durability through heritage conservation**



# WHAT WE HEARD

## DEFINING HERITAGE

The first topic of each meeting —defining heritage — turned out to be a very necessary conversation. Participants dwelled on the understanding and practice of heritage, and it was not unusual for them to return to this topic when addressing other topics.

**“Heritage is the tangible and intangible record of human imprint on the world.”**

Participants consistently described heritage in inclusive and expansive terms that focused on social or humanistic qualities. There is strong agreement that heritage is about human interaction with each other and the surrounding environment.

Participants felt it was time we changed our outlooks and they emphasized the need to include all people and cultures in heritage.

Participants also said heritage needs to be understood in order to develop programs and services that are truly beneficial to the sector.

*“The focus on definitions reflects the development of the sector.”*

*“Defining is complex and necessary. It informs everything that follows.”*

*“Not understanding heritage risks further fragmentation of the sector and increased irrelevancy in communities.”*

*“Heritage is the tangible and intangible record of human imprint on the world.”*

*“Heritage is the active recognition of the human story. The definition is evolving, it needs dynamism that moves through time. Heritage is a verb, not a noun.”*

## INDIGENOUS PEOPLES EXPRESSED

*“Our heritage is our environment. Culture is part of our environment; we need our culture to take care of our environment. If we don’t take care of the land, we lose our culture.”*

## YOUNG PEOPLE EXPRESSED

*“Stories of the past are our stories... to tell, sing, draw, write and record... Everyone’s stories are important, and their contributions should be equally valued. For this to happen, everyone needs to be given a voice.”*

## INDIGENOUS PEOPLE

Indigenous participants asked that their words be heard as they were spoken:

*"We need to reframe as we talk about heritage."*

*"We need to understand heritage so that we can be a part of it."*

*"We are still here, and we are still practicing our culture and our connection with the land."*

*"We have been practicing our heritage forever. It is not something that you start."*

*"Heritage is our culture."*

*"The sector has a responsibility to do that work."*

*"The heritage sector has real potential to advance reconciliation, but decisive steps are required."*

*"The heritage sector has the ability to support reconciliation by developing more understanding of truth and beliefs."*

*"To change the way we operate is a really big challenge and we often feel powerless. How do we affect change when we do not have the power to make that change?"*

*"It is a difficult conversation, but we need to encourage organizations to open up and examine the legacy of policies. We need to deal with relationships in BC."*

*"We need to reframe as we talk about heritage... We need to understand heritage so that we [Indigenous peoples] can be a part of it."*

## CULTURAL DIVERSITY AND INCLUSION

Placing a strong emphasis on the recognition of all communities and people, participants acknowledged heritage has long been told from the point-of-view of the 'victor'. It is important that heritage includes all stories, both good and bad, and from all perspectives.

It is important that heritage includes all stories, both good and bad, and from all perspectives.

Interestingly, there was not a lot of diversity among the roundtable participants. The heritage sector may want to consider... "is there a conflict when the sector has a vision of diversity and inclusion, yet the sector itself does not appear to be diverse?"

*"The reconciliation conversation is super important, but not at the expense of other communities such as the Chinese community. Reconciliation is highly politicized and by providing information without judgement and baggage, we can help move it forward. We need to become better aware of our biases and stop them."*

## ENVIRONMENT AND HERITAGE CONSERVATION

The topic of "environment and heritage conservation" was not defined so that participants could explore their own ideas and priorities.

As it turns out, the word "environment" is used in a variety of ways and one overriding definition did not come out of the meetings. Concepts of "green buildings", "resilience", and "environmental sustainability" in the context of heritage conservation are not commonly known or practiced.

With the rising threat of climate change, which is imperiling every type of cultural heritage, we might want to ask the question: "Is this not the time for the sector to examine its role in finding solutions?"

*"I think an entire lifetime of a conversation around environmental stewardship is necessary just to understand what that means to the average citizen of BC. I do not feel I have a grasp of this concept."*

## LANGUAGE

This topic raises the question: if we do not understand each other, how can we expect the outside world to understand what we are talking about?

“Environment” is a common word, but not one that is not commonly understood.

“Conservation” is a word that cannot be avoided in this sector, yet it is not a word with a single definition.

## CAPACITIES

Capacities can be described as knowledge, expertise, funding, people, and spaces.

For a lot of the province, these are in short supply, which means many organizations struggle to reach their goals and to move forward.

*“Experience, knowledge and capacity are missing.”*

*“There are so many things people want to improve, but groups struggle due to lack of capacities and personnel. Smaller groups have to compete against organizations with much more capacity. Educating groups in capacity building is an important part of the process.”*

*“They are the real limitations faced by organizations wanting to embrace reconciliation.”*

*“Stewardship may be beyond our capacity if we cannot even survive.”*

## FUNDING

Of the lack of capacities, funding was the one that was most frequently discussed.

Funding programs are not always well aligned with the sector’s needs: application requirements are too onerous and sometimes the terminology is not understood; matching funds are too challenging to secure; grant requirements are often too great in comparison to potential funding; and many grant programs are not actually well-aligned with the work of the heritage sector.



*“The province has a very narrow focus which means they aren’t really helping a lot of heritage in the province.”*

*“We need funding.”*

## LEADERSHIP AND CATALYSTS

Leadership can be included among the missing capacities.

This is not to say leadership is lacking within organizations. What is missing are the catalysts to take organizations to higher levels, to bring people together to collaborate, and to break down silos.

The State of Heritage project turned out to be a good example of a catalyst that brought people together to have deep conversations about their work and passions.

*“There needs to be an external catalyst — either from local governments, organizations or individuals. The catalyst of positive change requires resources, such as planning, money, and expertise.”*

## COLLABORATION

Collaboration is considered to be important, but there isn’t a lot of evidence that suggests collaboration is happening on a large, impactful scale that is equally beneficial to two or more organizations.

*“Collaboration is a means of survival in small communities. Sometimes, heritage places can survive only when organizations work together for a win-win solution.”*

*“I would like to see more collaboration and sharing of information.”*

*“We need to help each other. People are doing the same things but in different capacities. There is a lot of good work going on, but we aren’t talking to each other.”*

The third quote says, “there is a lot of good work going on, but we aren’t talking to each other.” This is a theme that repeated throughout the conversations: a lot of work is happening throughout the province but the successes, impacts, and lessons-learned are not understood or shared. It is as if every organization is essentially reinventing the wheel.



## STORIES AND STORYTELLING

Stories are synonymous with heritage. Participants said we must listen to stories as they are told. Richness is found from the details and depth of layered stories.

*“Stories need to be what they have always been. They should not be sanitized, translated or changed for convenience. Just because a story is told does not mean it is understood, this is why we are told our stories time and again, with new details each time, until we are ready to understand.”*

*“These stories that we recognize as our [Indigenous] heritage need to be told by our own people. Each community has the ownership of its own stories. There are property rights to stories.”*

*“We need to look at the ephemeral aspects of stories and move away from the old focus of built history. We can talk about the church down the street and describe the stained-glass windows, but what were the people thinking and feeling at the time the building was built? This new knowledge needs to include how people lived their day-to-day lives, their culture, entertainment, and self-sufficiency.”*

*“Our nation and people will tell our own story and that is the heart of what we are talking about, that is what heritage is, telling our own stories. My words and my voice.”*

## ECONOMY AND HERITAGE CONSERVATION

The topic of the economy and heritage conservation did not resonate with the participants. Organizations described their struggle to survive and they may not be concerned with or aware of their impact on the local economy.

Participants are good at describing their intangible values, such as social well-being and local storytelling, but few spoke about the specifics of the economy, such as hiring and buying locally and their contribution to the tourism industry.

While there is considerable statistical evidence that the cultural sector makes significant contributions to society, a question worth considering is “if we cannot describe our outputs and impacts, are we not undervaluing our work and the sector itself?”

*What does heritage not include? “The economy.”*

## BUILT ENVIRONMENT

The built environment did not receive the same emphasis that was given to storytelling.

**“There is a crisis with the protection of heritage buildings in Canada. “**

Of course, no one said built heritage is no longer needed or it is any less important, but participants pointed to other ways to talk about built heritage and to describe its value.

Already, we are seeing Statements of Significance increasingly emphasizing the tangible and intangible values of human interaction on the structure itself and the land it occupies, with longer timespans and richer stories.

With the strong emphasis on storytelling, we are seeing a shift away from the traditional practices of heritage to the rising priorities in their communities. Participants said heritage must be relatable, useful, and socially relevant.

*“There is a crisis with the protection of heritage buildings in Canada. How will the building be maintained and kept up? If it is just about the story, it is easy to say we do not need the building anymore. The reality is buildings are coming down, even those with the protection.”*

# TAKING ACTION

## UNDERSTANDING AND DEFINING HERITAGE

A strong message is that all disciplines are working in the same field and a common understanding of heritage can break down silos.

Understanding this approach to heritage brings together archaeology, museology, indigenous culture, cultural landscapes, a diversity of cultural voices — and the built environment. Participants expressed a hope that, with a better understanding of heritage, programs and services can be better aligned with the sector's work.



## INDIGENOUS PEOPLES

The heritage sector is keenly interested in acknowledging past wrongs and in developing bridges leading to positive, mutually-beneficial relationships.

### **Calls to action include:**

- Advocating for a broader definition of heritage and inclusivity and updating legislation and policies
- Creating inventories of activities that have already taken place throughout the province to develop case studies and best practices.
- Developing accessibility and flexibility to funding programs.
- Providing funding that brings together non-Indigenous and Indigenous organizations.



## CULTURAL DIVERSITY AND INCLUSION

This is a period of change, new understandings, and new relationships; leadership and capacity building are required to guide and direct the sector so that advancement can be realized more quickly.

### **Calls to action include:**

- Supporting inclusivity and diversity through the definition of heritage, education toolkits, etc.;
- Providing funding specific to inclusivity and diversity and support collaboration;
- Diversifying organizations and including Indigenous people and people of diverse communities in program development and implementation.

## OUR CHANGING ENVIRONMENT

Around the world, there is increasing alarm for climate change and for the threat it poses to cultural heritage. Leadership and capacity building are needed to move the heritage sector beyond crisis management.

### **Calls to action include:**

- Building awareness of the anticipated effects of climate change on landscapes and tangible and intangible heritage.
- Providing mentorship, encouraging collaboration, and providing regular learning opportunities
- And Developing best practices and activities that can be easily and effectively implemented.

## HERITAGE CONSERVATION ACT: DECOLONIZATION

Systems and legislation that are not consistent with the current values and perspectives will perpetuate fragmentation of the sector and divisions of people and communities. If legislation reflects the communities it aims to serve, it will become increasingly relevant.

### **Calls to action include:**

- Reviewing the Heritage Conservation Act and related policies so that it recognizes an Indigenous perspective of heritage.
- Revising and developing new heritage tools to support the broad understanding and practice of heritage;

## LOCAL GOVERNMENT ACT: TOOLKIT

If heritage conservation tools are more widely implemented, heritage conservation and retention will increase, and we will see a reduction of risk.

### **Calls to action include:**

- Developing a comprehensive, easy-to-use, and affordable resource, including case studies and best practices, to encourage the adoption and successful implementation of heritage conservation tools.

## LOCAL GOVERNMENT ACT: MODERNIZATION

If the Local Government Act is to gain greater relevance, it must reflect priorities and values that are important to local governments and to the heritage sector.

### **Calls to action include:**

- Reviewing and expanding legislation and policies so that the broader understanding of cultural heritage is recognized.
- Incentivizing the adoption of the heritage conservation tools, and improving relevance, so that the legislation reflects broader interests, priorities, and values.

## CAPACITIES

The heritage sector is faced with many stressors, which are noticeably affecting stability and growth. Long-term resourcing will lead to a stronger sector that is more impactful on BC's heritage.

### **Calls to action include:**

- Developing programs that imbed a catalyst or leader to spark projects or collaborative efforts and that are supported with funds.
- Redeveloping existing funding programs and developing new programs that recognize organizational needs and improve capacities, especially for rural communities.

## FUNDING

Funding is needed.

### **Calls to action include:**

- Investing in the Heritage Legacy Fund.
- Assessing existing fund programs for alignment with heritage sector.
- Providing museum grant programs to support their core missions (e.g. collecting, interpreting, exhibiting, educating through artefacts).
- Providing funding for archiving projects and programs.

## ECONOMY

For sustainability, survival, and growth, the heritage sector must be able to describe its relevance to the larger context

### **Calls to action include:**

- Continuing provincial economic and capacity surveys, which provide the only economic picture;
- Developing resources to support revenue generation and diversification for organizations and economic impact for local governments;
- Developing stronger support from tourism agencies.

## KNOWLEDGE

BC's education system does not include local and provincial heritage. Yet, with a relatively new curriculum, there are opportunities for communications and collaborations.

**Calls to action include:**

- Documenting currently available education programming to learn best practices and successes;
- Developing communications toolkit to bring together the heritage and education sectors;
- Supporting the transmission of traditional knowledge;

## TAKING ACTION

We need to take action.

We need leadership at all levels.

We need to learn from one another, we need to share information and we need to work together.

We need to break down the silos and work to solve the problems. We need to measure results, and to learn from the successes.

We need to build bridges to connect with other sectors, including education, tourism, arts and culture, and health, and to include all people and cultures.

We heard a lot and learned a lot. We need to get started. And in a few years, we need to do this work again.





*“This meeting is one of the most exciting things to come along and there is a great opportunity...”*

*“Will people be heard? Will something happen?  
Will something come back?  
We hope this meeting really goes somewhere.”*

*“Words need to be turned to action.  
Without hope, there will be no legacy or heritage.”*

HeritageBC



heritagebc.ca

May 2019

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# The HeritageBC UPDATE



Last week a joint letter was delivered to the Select Standing Committee for Finance and Government Services. This letter, advocating for increased support for the heritage sector, was signed by BC Heritage, BC Historical Federation, BC Museums Association and Heritage BC.

We are happy to share the letter with you.



June 27, 2019

Select Standing Committee on Finance and Government Services  
c/o Parliamentary Committees Office  
Room 224, Parliament Buildings  
Victoria, BC V8V 1X4  
Canada

Dear Members of the Select Standing Committee on Finance and Government Services,

We thank you for this opportunity to participate in the Budget 2020 consultation.

Our memberships represent museums, archives, historic sites and organizations, visual arts institutions, Indigenous cultural centres, and related organizations. With our members, we help all communities preserve their legacies and tell their stories.

Museums, historic sites, archives, and storytellers have a unique role in preserving BC's cultural heritage and history. Our organizations and members play a lead educational role in reconciliation,

recognition, and community building, and they contribute to the economic vitality, social well-being and civic pride of all communities in the Province of British Columbia.

Over the past year, we conducted an extensive survey to describe the state of the heritage sector. 500 individuals participated in 26 meetings in locations such as Maple Ridge, Kelowna, Kamloops, Surrey, Metchosin, Nanaimo, Fort St. John, Prince George, and Masset.

Participants consistently described heritage in inclusive and expansive terms that focused on social and humanistic qualities. Our members know that our collective heritage is about community -- about human interaction with each other and the surrounding environment, about appreciating distinctions between cultures and the diversity of human stories that are the fabric of modern British Columbia. As they advocate for reconciliation with Indigenous peoples and recognition of all cultures, participants demonstrated that heritage affects all aspects of community life, from education and health to social cohesion and informed decision-making.

Despite the daily impact of their work in communities throughout the province, participants told us that the heritage sector is facing a great number of challenges and threats and that many not-for-profit organizations -- especially in rural areas -- are struggling to survive. The current level of funding is obstructing the stewardship of BC's history and heritage. Purposeful funding -- to stimulate collaborations, improve staffing and compensation levels, address shrinking budgets and increasing costs -- is urgently needed.

Museum managers frequently expressed frustration with the current funding structure as their projects or programs were often considered ineligible by the BC Arts Council. As such, museum managers feel they have no place in the current funding systems. Participants also told us available funding programs are inappropriately designed for the disciplines they aim to serve.

The maintenance and stability of archives was another common concern throughout the province, but the situation is particularly acute in rural communities. Resources and funding are scarce and, in many cases, the historic record of small communities is managed by volunteers without any supporting infrastructure.

The message is clear: **British Columbia's history and heritage are under threat.**

The Standing Committee has previously noted (*Report on the Budget 2018*) "museums and cultural centres play a unique role in preserving BC's cultural heritage and history. These institutions also have the opportunity to play an educational role in reconciliation initiatives and the Committee would like to see this continue through the provision of ongoing funding."

We ask the current Standing Committee to put these recommendations into action and increase funding to museums and heritage sector in the next provincial budget for the benefit of all British Columbians. In so doing, we urge the government to:

- Increase infrastructure funding to help meet the capital improvement needs of cultural organizations across BC. This will allow museums, heritage and historic places to leverage other sources of funding, while safeguarding collections, archives, and heritage buildings, and expanding public access to our province's rich history;

- Invest in capacity building, human resources, and operational stability of not-for-profit organizations, so that they may reach their full potential in serving their communities;
- Close the funding gaps that limit the abilities of organizations to provide programs and services that safeguard and share the heritage and history of our province;
- Ensure accessibility for all organizations and applicants by designing (or re-designing) funding programs, so that all organizations, regardless of size and capacity, have equal opportunity in applying for funding;
- Invest in the provincially-mandated service organizations (Heritage BC and BC Museums Association) to ensure we can meet the needs of our member organizations and the broader arts, culture and heritage sector.

Related to reconciliation and recognition, we ask the government to:

- Invest in funding programs that support Indigenous communities in preserving and interpreting their tangible and intangible heritage;
- Invest in funding programs that encourage mentorship by Indigenous people in managing intangible heritage and understanding our relationship to the land and environment.

The heritage sector has the potential to advance reconciliation with Indigenous peoples, develop recognition with all cultures, and contribute to the economic vitality, social well-being and civic pride of BC's communities. But these goals cannot be achieved with the current funding levels.

We are asking the provincial government to expand its funding mandate to meet these recommendations and to work with us to strengthen the social, economic and cultural fabric of our communities. We implore the provincial government to be a visible, active contributor to the heritage sector -- to support British Columbians as they conserve and preserve our history and heritage.

We thank you for your consideration.

Most sincerely,

BC Heritage Fairs Society  
British Columbia Historical Federation  
British Columbia Museums Association  
Heritage BC

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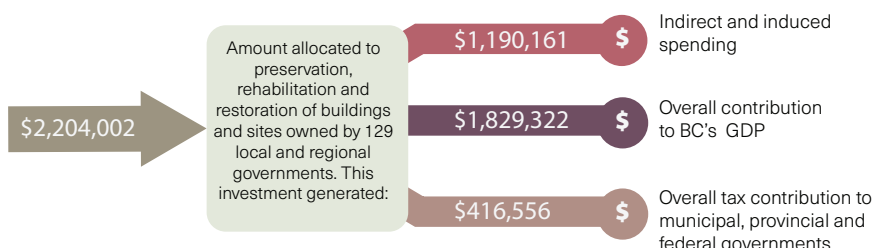


## The Impact of Heritage Conservation

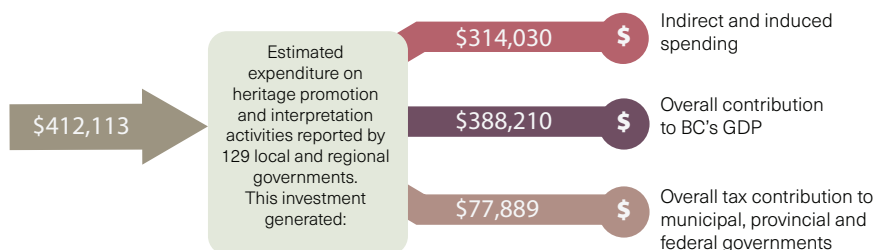
The Heritage Branch enables public and private investment, conservation and rehabilitation, heritage promotion and interpretation, and increased tourism spending. Public and private expenditures on historic place promotion and rehabilitation create economic activity within B.C., which in turn generates GDP, employment, and tax revenues for all levels of government. In addition, tourists from outside the province are drawn to B.C. for the purpose of visiting heritage sites, thereby further stimulating the economy.

This report illustrates the economic impacts of the initial investments for heritage conservation made by local and regional governments and highlights four case studies that reflect these impacts.

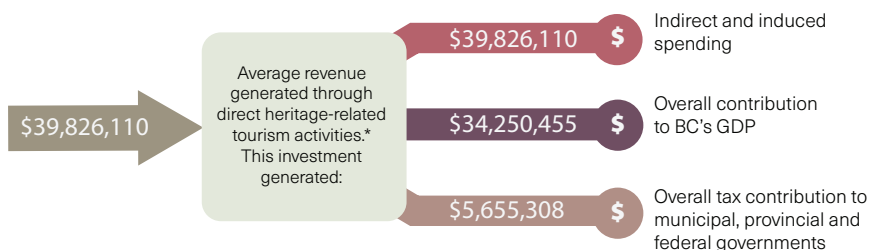
### Conservation Activities<sup>1</sup>



### Promotional Activities<sup>1</sup>



### Heritage-related Tourism Activities<sup>1</sup>



\* Based on 2,597,000 domestic and international visitors with an average spend of \$15/person.

<sup>1</sup> Multipliers provided by BC Stats. Overall totals include direct, indirect and induced figures. Tourism statistics provided by Destination BC. For more information on the survey method, go to the ["Report on Results of the Heritage Branch Annual Survey"](#)

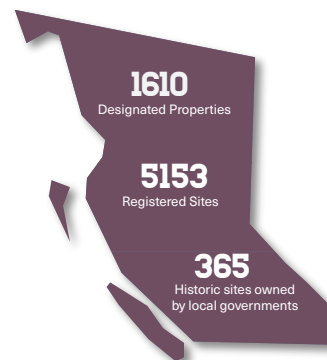
### Investments in 2017

- \$2.20M** Amount governments invested in preservation, rehabilitation and restoration of the historic buildings they own.
- \$3.42M** Amount governments forgave in property taxes in 2017.
- \$0.44M** Amount governments granted to heritage-related projects.
- \$21.8M** Amount of private investment generated in response to government support of heritage activities.
- \$36.5M** Amount contributed to GDP through heritage activities.
- \$6.1M** Amount transferred to municipal, provincial and federal governments as taxes



### Historic Places in 2017

(Numbers as reported in BC Economic Impact Survey 2016)



Heritage BC is a not-for-profit, charitable organization supporting heritage conservation across British Columbia through education, training and skills development, capacity building in heritage planning and funding through the Heritage Legacy Fund. Heritage BC is engaged by the Heritage Branch to collect and analyse data on economic contributions of historic place conservation, and to produce and distribute the Heritage Conservation Fact Sheet.

HeritageBC



**From:** National Trust for Canada | Fiducie nationale du Canada <info@nationaltrustcanada.ca>  
**Sent:** Wednesday, July 03, 2019 11:06 AM  
**Subject:** 6 Great Reasons to Attend the National Trust Conference



Winnipeg, MB  
17-19 October 2019

## 6 Great Reasons to Attend the 2019 National Trust Conference

**Join in Canada's largest heritage learning and networking event** – Be inspired by heritage movers and shakers from across the country... and around the world.

**Learn from world class speakers** – Global heritage voices like Anders Lendager (Denmark), James Lindberg (USA) and Yu Ka-Sing (Hong Kong, China) explore the cutting-edge of heritage practice.



**ANDERS LENDAGER**

CEO + Founder  
Lendager Group  
(Denmark)



**YU KA-SING**

Architect  
University of Hong Kong  
(Hong Kong, China)

**Get out into the field** – Explore a broad range of themes from Manitoba's mid-century modern legacy to the creation of Winnipeg's first heritage district, and Indigenous Winnipeg, to the North End - ground zero for the 1919 General Strike.

**Take part in a new Residential School National Summit** – Special event, Maamiikwendan (Ojibwe for remember), on conserving residential schools and gravesites, organized with the National Centre for Truth and Reconciliation.

**Get your hands dirty with these workshops** – Window restoration and linseed oil paint finishes with Swedish experts Sonja and Hans Allback at beautiful Lower Fort Garry. Downtowns Rising 6 will explore best practices for downtown revitalization using Winnipeg as a living lab.



Oodena Celebration Circle - Forks Winnipeg

**Enjoy four different conference streams** – Sessions include design debates on appropriate infill/additions in heritage contexts, social impact and wellbeing, Manitoba Indigenous Heritage Forum, and the business of heritage in urban/rural development and museums/historic sites.

Check out the [conference website](#) and get the very latest on the conference schedule, workshops and field sessions, conference hotel, and airline discounts.

**NATIONAL TRUST CONFERENCE 2019**  
**in association with the**  
**CANADIAN ASSOCIATION OF HERITAGE PROFESSIONALS**

**Winnipeg, Manitoba, October 17<sup>th</sup> - 19<sup>th</sup>**