

HERITAGE ACTION PLAN

FIRST SHAUGHNESSY CONSULTANT RECOMMENDATIONS

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EXECUTIVE SUMMARY

Introduction

The First Shaughnessy neighbourhood of Vancouver, Vancouver's original 'Garden City' community, is one of the city's most significant historic areas. In 1982, the First Shaughnessy Official Development Plan was enacted to protect the area's distinct architectural and landscape character. The consultant team has been tasked with analyzing the effectiveness of the current regulatory environment, and to review tools that are available to strengthen the retention of the heritage character of First Shaughnessy. This work began with a review of global best practices in the administration of heritage areas; continued with extensive research and a comprehensive analysis of heritage value; and included regular consultation with community stakeholders, including residents, the Shaughnessy Heights Property Owner's Association, design professionals, City advisory panels and City staff.

Current Neighbourhood Situation

After its first century of development, First Shaughnessy now finds itself struggling to maintain its distinctive character, as the erosion of the historic building stock and the insertion of new homes detracts from its genteel and historic ambience. Demolition enquires have increased dramatically, and recent site redevelopments and high property values have put enormous pressure on the remaining heritage properties. The First Shaughnessy Official Development Plan (FSODP) dates to the early 1980s and, given the contemporary real estate environment, the existing regulatory framework is no longer able to proactively encourage heritage retention, with respect to both individual, historic homes and the overall historic Garden City landscape. Many residents of the area and the general public have expressed significant concerns about the loss of neighbourhood character. City Staff have additionally identified ongoing issues with the existing FSODP that have resulted in a general departure from the intent of retaining the historic character of the community.

Potential Regulatory Framework Options

There are two primary options that can address the current situation. The first involves maintaining the existing FSODP and incorporating changes to increase the ***potential*** for historic house/landscape character retention. The second option involves the introduction of Heritage Conservation Area legislation designed to ***protect*** the historic character of the neighbourhood through a carefully considered suite of stronger regulatory policies.

Recommendations

Through an assessment of the current situation and the potential outcomes of both regulatory options, and after a comprehensive consultation process, it has been concluded that ***the introduction of a First Shaughnessy Heritage Conservation Area is better able to support and maintain the historic character of the neighbourhood*** than the existing FSODP. The enabling by-law should include a schedule of all pre-1940s sites as well as a new District Schedule and revised Design Guidelines. A Maintenance Standards By-law should also be adopted that would apply to all properties within the Heritage Conservation Area. Failing to take such action would not protect the established heritage value of the neighbourhood; would lead to additional demolitions; and would further diminish the Garden City aesthetic. Moreover, a First Shaughnessy Heritage Conservation Area builds upon and strengthens the established intent and goals of the existing FSODP and Heritage Inventory.

Impacts and Rationale

The impacts of the proposed First Shaughnessy Heritage Conservation Area have been assessed from a legal, stakeholder and economic (see Coriolis Consulting Corp. report) perspective. Each analysis has resulted in a positive outcome for First Shaughnessy's historic identity through the protection measures afforded by a Heritage Conservation Area. As First Shaughnessy is Vancouver's foremost historic residential neighbourhood, the community has supported the preservation of its unique character for many years, and the introduction of a Heritage Conservation Area is the most effective tool to achieve this goal.

1. INTRODUCTION

The analysis of First Shaughnessy has been undertaken as part of the Council-approved set of actions within the Heritage Action Plan, which together seek to better manage, preserve, and celebrate our heritage. The objectives of the Heritage Action Plan include:

- Updating the Vancouver Heritage Register
- Improving heritage conservation tools and incentives
- Streamlining the application process for heritage projects
- Reviewing character homes in certain zones, including First Shaughnessy
- Maximizing sustainability outcomes
- Involving and engaging the community

The Heritage Action Plan is composed of five key action areas:

- Heritage Conservation Program Review
- Vancouver Heritage Register Upgrade
- Character Home Zoning Review (First Shaughnessy and specific single family zones)
- Sustainability Initiatives
- Awareness & Advocacy Initiatives

As part of the Heritage Action Plan, the concept of using the establishment of a Heritage Conservation Area to protect the neighbourhood character of Shaughnessy has been assessed. The review of First Shaughnessy represents a major component of the Heritage Action Plan, and the anticipated outcomes will support the identified objectives of the Plan.

The character of the First Shaughnessy neighbourhood has been comprehensively reviewed, beginning with the compilation of a neighbourhood Historic Context Statement and Thematic Framework. A Statement of Significance (SOS) was then developed as an analysis of the heritage value of the neighbourhood. The SOS also lists the character-defining elements of First Shaughnessy. Research was also conducted into all of the pre-1940s sites to confirm date of construction and other historical information, following which a field review provided a confirmation of the addresses of pre-1940s sites. Collectively, this character analysis defines the essence of First Shaughnessy and will be useful as a reference as the neighbourhood continues to mature. These documents are included in the Appendices of this report.

Current concerns about the loss of historic neighbourhood character have been identified through an extensive community engagement program that included residents, the First Shaughnessy Advisory Design Panel (FSADP), the Shaughnessy Heights Property Owners' Association, (SHPOA), City Staff, design professionals and heritage advocacy groups. These concerns point to a serious threat to the established historic character of First Shaughnessy, and the inadequacy of the current situation in protecting neighbourhood character. Two options for the future heritage management of the area have been developed, and the merits of each have been weighed and further discussed through the ongoing consultation process.

The introduction of a First Shaughnessy Heritage Conservation Area has been determined to have the greatest ability to protect the historic character of the neighbourhood, and is the recommended course of action. The analysis of the proposed legal framework and the public consultation feedback also support the introduction of a Heritage Conservation Area.

1.1 REVIEW OF EXISTING ZONING AND PROCEDURES

The First Shaughnessy Official Development Plan (FSODP) currently guides development in First Shaughnessy. It was adopted in 1982, and was established to protect the heritage character of the area. The following intent and goals are excerpts from the FSODP.

Intent of Current Zoning

- To protect and preserve unique pre-1940 character of neighbourhood by encouraging conservation and restoration of meritorious homes, and recognizing development potential of large sites.

Heritage Goals in Current Zoning

- Strengthen a unique architectural and historical area.
- Promote conservation and restoration of meritorious pre-1940 homes and maintenance of the estate-like image of development in accordance with design guidelines adopted by Council.
- Preserve and enhance the cultural, social, economic, architectural and historical elements of First Shaughnessy.
- Promote excellence in architectural design and construction that is compatible with the character and quality of most pre-1940 sites in the area.
- Enhance the aesthetic character, diversity and interest of the city.
- Preserve and improve the public and private streetscape.
- Build upon the heritage conservation efforts of the City as embodied in the Official Development Plan by pursuing other complementary actions.

Design Guidelines & Heritage Inventory Overview

- The First Shaughnessy Design Guidelines assist in the preparation and review of all development, and speak to the design philosophy of the area.
- The First Shaughnessy Heritage Inventory lists the pre-1940 houses in the neighbourhood, and was adopted by Council on January 11, 1994. It is included as Appendix B of the Design Guidelines.
- The Heritage Inventory identifies properties eligible for development incentives provided in the FSODP.
- It also cross-references properties that are also listed on the Vancouver Heritage Register (a separate list of valuable heritage property).

The FSODP was established prior to the City having the power to establish a Heritage Conservation Area (enabled in 2002), but includes the following components that provide a number of equivalent powers:

- The First Shaughnessy Official Development Plan (By-law #5546, adopted May 11, 1982) provides a zoning framework that seeks to protect neighbourhood character;
- The First Shaughnessy Design Guidelines (Adopted by City Council May 11, 1982 and amended January 20, 1998 and December 6, 2001) promote sympathetic development in the area;
- Appendix A of the Design Guidelines includes the Terms of Reference for the First Shaughnessy Advisory Design Panel adopted by City Council on January 11, 1994;
- Appendix B of the Design Guidelines includes the First Shaughnessy Heritage Inventory adopted by City Council on January 11, 1994;
- The First Shaughnessy District: New House Process (Pre- and Post-1940 Buildings) Administrative Bulletin was issued May 31, 2012 (amended November 28, 2012 and February 15, 2013), which defines a process of Merit Evaluation; and
- Demolition of pre-1940 heritage resources has also been temporarily halted through the establishment of a one-year moratorium while the merits of a Heritage Conservation Area are being assessed. The moratorium expires on June 24, 2015.

1.2 OBJECTIVES FOR THE FIRST SHAUGHNESSY DISTRICT REVIEW

The current regulatory and development framework of the First Shaughnessy District is being reviewed to strengthen existing zoning and guidelines to better achieve the area's goals for the conservation and preservation of heritage and character homes and landscaping. This includes the following objectives:

- Encourage the preservation of heritage and character homes through zoning incentives;
- Strengthen provisions for the preservation of trees and existing landscape features;
- Ensure compatibility of new development;
- Support a variety of dwelling types, such as secondary suites and infill;
- Support architectural excellence by allowing greater flexibility of built form options; and
- Update zoning to better align with community interests and currently adopted Council policies and objectives.

1.3 HERITAGE CONSERVATION AREA TOOL

As part of the First Shaughnessy District Review, the potential effectiveness of the Heritage Conservation Area tool has been explored for its ability to enhance the heritage management of the area.

The ability to enact a Heritage Conservation Area (HCA) was enabled under the *Vancouver Charter* in 2002, but the City has not yet used this power. The four existing historic areas that are managed to protect their heritage value are Chinatown (HA-1), Gastown (HA-2), Yaletown (HA-3) and Shaughnessy (FSODP). These areas are managed under provisions of Part XXVII of the *Vancouver Charter*, rather than the heritage provisions of Part XXVIII.

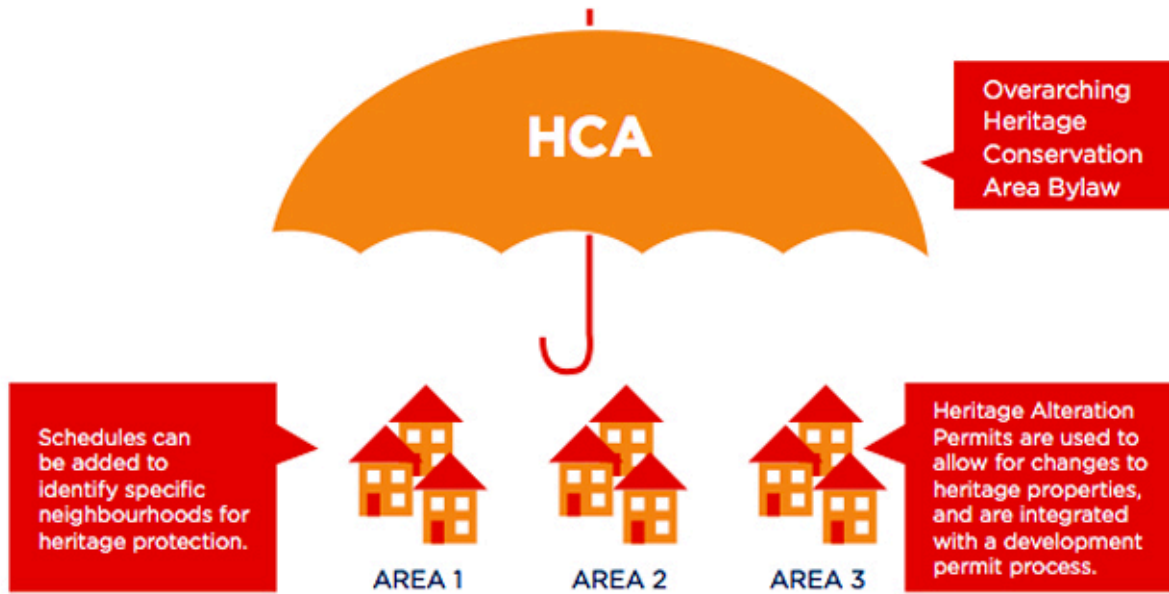
Many other municipalities in British Columbia have established HCAs since they were first enabled by provincial legislation in 1994. Recent figures indicate between 50 and 70 existing HCAs in British Columbia, and nearby, urban residential examples are found in Port Moody, West Vancouver, North Vancouver and Victoria (which has 9). The tool is also successfully employed in cities throughout the world, including Sydney, Melbourne, Perth and Toronto, and in many cities throughout the United States.

In the examination of best practices for regulatory frameworks for historic districts, key principles can be articulated. A preminent example is the process of Certified Local Government in the United States, as jointly administered by the National Park Service and State Historic Preservation Offices. Through the certification process, local communities make a local commitment to historic preservation. Certified Local Government must meet the following minimum goals:

- Establish a qualified historic preservation commission.
- Enforce appropriate legislation for the designation and protection of historic properties.
- Maintain a system for the survey and inventory of local historic resources.
- Facilitate public participation in local preservation.

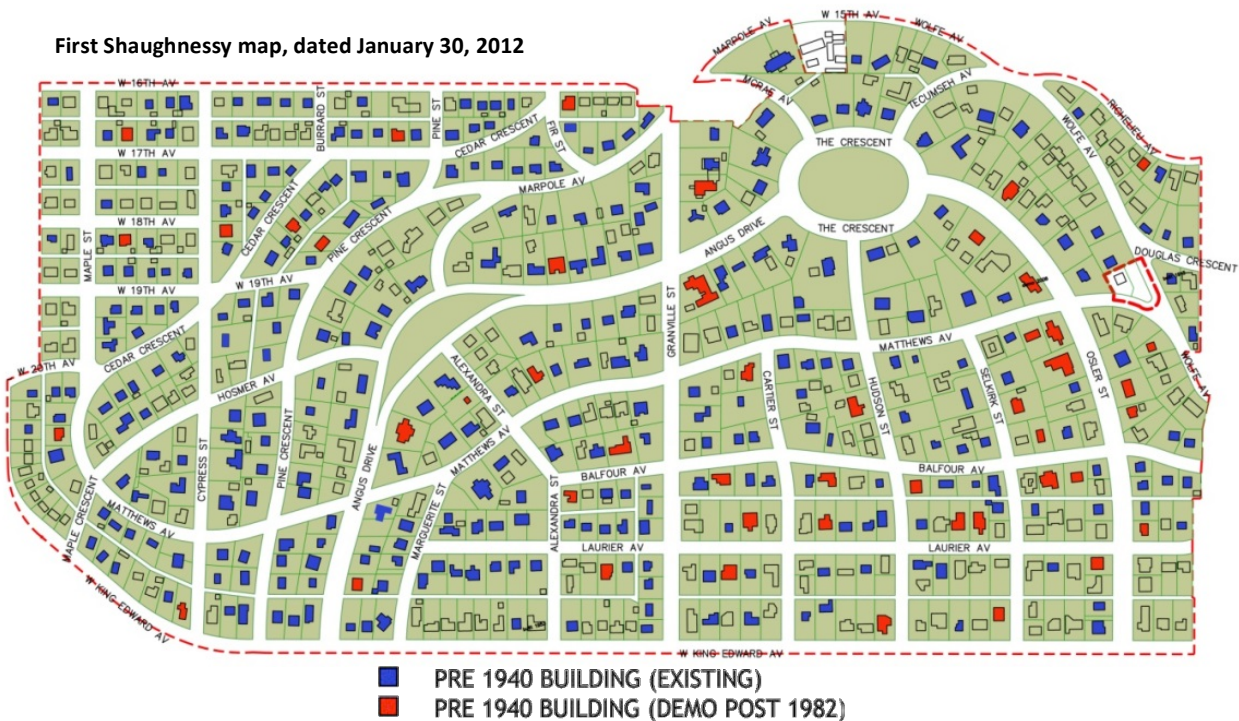
This is in line with City of Vancouver procedures already established under the FSODP, which include public input through the First Shaughnessy Advisory Design Panel, and mirrors the framework established for the Chinatown and Gastown Historic Areas which each have their own advisory panel.

Given the unique circumstances of the City of Vancouver, the establishment of an HCA will require the adoption of an overarching HCA by-law, which will enable individual neighbourhood HCAs. Once established, this will enable the adoption of HCAs for other areas.



2. SUMMARY OF ISSUES AND OPPORTUNITIES

The surging real estate market has resulted in increased redevelopment of sites in First Shaughnessy, and specifically those with existing, historic homes. Permitted, outright densities allow the development of massive new homes, which has led to pressure to demolish smaller heritage homes, and the subsequent impacts of larger homes that are not sympathetic to the historic streetscape character. Additional design challenges have arisen for both existing and new homes and there is a general sense that the historic character of the neighbourhood is quickly evaporating. Through the public consultation process, stakeholders, residents, the general public and City Staff were asked to identify the current challenges in First Shaughnessy, and the following issues have been identified.



2.1 CURRENT ISSUES

Overall challenges:

- There is a growing community concern for loss of heritage and character homes, as well as established landscape features and open spaces;
- There is a lack of clarity and overall agreement on what houses should be retained and how the current regulations define what is considered “heritage”;
- New houses are out of scale and do not fit neighbourhood character. Often, they are not built of the quality materials that have been promised, and landscape plans are rarely implemented as approved;
- Significant concerns have been expressed about heritage properties that have been left vacant and allowed to deteriorate, leading to “demolition by neglect”;
- Demolition enquiries markedly increased in the 18 months leading up to the introduction of the pre-1940 house demolition moratorium in 2014, averaging 11 per year; and
- The pre-1940 house demolition moratorium expires in June 2015.

Zoning and Regulations:

- The outright density allows massive homes to be built on large lots;
- Infill is the most tangible incentive, but often not sufficient to encourage retention;
- Height – a maximum of 35 feet promotes shallow roof forms and inappropriate scale;
- Existing Setbacks – allow houses to be built too close to the street;
- Current floor space exclusions make new home construction more desirable than character/heritage retention – i.e. double-height spaces, underground parking and mechanical rooms are exempted, which is not allowed in other District Schedules. These floor space exclusions result in out-of-scale buildings that impact existing landscapes and open spaces;
- Design guidelines are often misinterpreted and lack regulatory strength – new homes are often encouraged to ‘check all the boxes’ to be “Shaughnessy-esque” but are not always of comparable quality to what is being replaced;
- The guidelines may not reflect contemporary needs for the neighbourhood; and
- Existing zoning mechanics and incentives are unclear, and rely on a ‘gentlemen’s agreement’ for implementation. The current regulations cannot be used to prevent development that is out of scale with the neighbourhood. Comments on the current situation include “there is no hammer” and “no teeth, no specific requirement for retention.”

Design:

- Under the current system, the historic architectural vocabulary of First Shaughnessy is not clearly understood or well interpreted; it is easier to get approval for “historic” houses than thoughtful contemporary designs, leading to pastiche rather than excellent architecture;
- Many new buildings violate historic siting and massing;
- Voluntary envelope upgrades on single-family homes is leading to a loss of historic character;
- Yards and gardens are being eroded through infill or subdivision;
- Parking/auto-courts are interrupting the landscape – creating pits in the landscape that require massive retaining walls; and
- The current zoning exclusions distort new houses, enlarging their footprint, which in turn further erodes landscape character.

Heritage:

- There is a lack of clarity regarding what the existing First Shaughnessy Heritage Inventory means, and no agreement on which properties are meritorious and should be retained;
- The First Shaughnessy Heritage Inventory is not consistent with the Vancouver Heritage Register and there is ambiguity about properties listed on one versus the other; and
- Current research indicates that the identified pre-1940 sites would likely all be eligible for inclusion on the Heritage Register.

Community:

- The lack of a concerted, neighbourhood-wide effort to stem the loss of heritage homes and landscapes has heightened the community’s fears of the wholesale destruction of the overall ‘garden city’ character of First Shaughnessy;
- Many residents and/or neighbours are apprehensive of the changes that they are seeing, and support enhanced regulations, however those wanting to capitalize on their purchases in the district are unlikely to be in support of a HCA and may prefer to “cash-out”; and
- The First Shaughnessy Advisory Design Panel has been unable to address the overall loss of heritage character, as the panel has been encumbered with proposals that technically meet the zoning and design guidelines, but detract from the historic fabric of the existing area.

2.2 STRENGTHS AND OPPORTUNITIES

The original regulatory framework to protect the neighbourhood character of First Shaughnessy was driven by the community over three decades ago. Until recently, this system has served well in protecting character, but the erosion of historic building stock is accelerating, and current development pressure, combined with zoning exclusions, have proven to be destructive of First Shaughnessy's historic character. There are, however, a number of strengths and opportunities presented by the current situation, including the following.

Overall Strengths and Opportunities:

- There is a clear intent and objectives that have been in place since 1982, even though the regulatory framework has proven to be weak;
- Excellent opportunity to examine the socio-cultural context as well as methods to update land use;
- Explore different incentives for heritage, character or development sites;
- Opportunity to better preserve the value of property (timely, reasonable process and negotiated options);
- Need to update the Inventory – undertake a full review and identify the 'lost gems';
- HCA can list significant properties of merit, and therefore signal the high-level intent for the area; and
- Economic studies from other heritage areas indicate that heritage legislation can protect and enhance property values.

Zoning and Regulations:

- The process to review the merit of certain properties is good, as it does reduce the discussion about retention, however it lacks legal rigour;
- Landscape retention guidelines are working well;
- Siting of buildings on large sites works well, but not on small sites;
- Design Guidelines refer to tree retention, which is an excellent start, but needs to be strengthened;
- Design Guidelines are strong, but the regulatory framework is not;
- Minor relaxations in the subdivision by-law would allow more lots to be subdivided;

Design:

- Encourage contemporary as well as traditional architectural responses (as an incentive for taking pressure off pre-1940 homes).

Heritage:

- Clarify which properties are meritorious and should be retained.

Community:

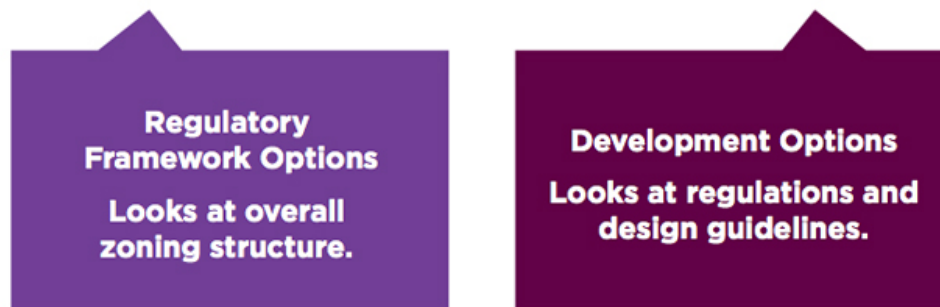
- Clarify the role of the First Shaughnessy Advisory Design Panel.

3. ANALYSIS OF REGULATORY FRAMEWORK OPTIONS

As the Heritage Action Plan project has progressed, strategies have been researched for the enhanced heritage management of First Shaughnessy, which specifically address the identified neighbourhood issues and concerns. Two options have been formulated from the planning study, including **Option 1**: maintaining the existing First Shaughnessy Officially Development Plan (FSODP), while making changes to the zoning regulations; and **Option 2**: introducing a First Shaughnessy Heritage Conservation Area, which would institute a new framework of heritage management procedures.

3.1 OVERVIEW

Two complementary approaches to the identified neighbourhood concerns and opportunities are being explored. This report specifically addresses the Options for the Regulatory Framework, while City Staff is undertaking a separate review of Development Options.



OPTION 1: MAINTAIN EXISTING ODP

The first option involves the incorporation of changes to the existing First Shaughnessy Official Development Plan (FSODP), which would continue to function as outlined below.

The First Shaughnessy Official Development Plan (FSODP) sets out the goals, intentions, development principles, uses and regulations for the First Shaughnessy District. Design Guidelines provide a contextual framework for reviewing all development in the neighbourhood and complement the guidelines/regulations of the FSODP. The Design Guidelines form an important and integral part of the FSODP by outlining broad design principles as well as providing specific design guidelines for both architectural and landscaping treatment. A Heritage Inventory lists properties (generally pre-1940) that are considered to have historic/character merit. New home construction and major renovations are guided through the existing Development Permit process and heritage conservation projects are guided through the Heritage Revitalization Agreement (HRA) process.

Changes that address the identified neighbourhood issues would need to be incorporated into the zoning regulations of the FSODP. These changes would potentially lead to better contemporary house form, scale and massing that collectively would result in a greater respect for the established neighbourhood character of First Shaughnessy. The changes may also limit the attractive parameters for new house designs, such that demolitions of existing heritage resources may not appear as generally preferable as they currently do. However, changes to the zoning regulations of the existing FSODP cannot effectively provide a better management structure for the existing historic resources of First Shaughnessy, namely extant heritage houses and their landscapes. Without changes targeted at these tangible heritage assets of First Shaughnessy, many historic homes and landscapes will continue to be lost to redevelopment, as the real estate market generally favours new, larger homes that detract from the established character of the neighbourhood.

ASSESSMENT OF OPTION 1:

- Would not have significant impact on the loss of character and heritage homes in the area.
- Would not clarify status of pre-1940 homes listed on First Shaughnessy Heritage Inventory.
- Incentives to encourage heritage and character home retention could still be improved in the zoning regulations.
- Compatibility of new development could be improved by refining zoning regulations and the First Shaughnessy Design Guidelines.

OPTION 2: ADOPT A HERITAGE CONSERVATION AREA

The second option involves the introduction of a First Shaughnessy Heritage Conservation Area (FSHCA) overlay, which will be integrated with elements of the existing First Shaughnessy Official Development Plan (FSODP). An HCA is intended to provide long-term protection to a distinctive area that contains resources with special heritage value and/or heritage character. The FSHCA would then function as follows:

The First Shaughnessy Heritage Conservation Area (FSHCA) retains the elements of the FSODP, including goals, intentions and objectives. Tailored zoning regulations in a new District Schedule would allow specific uses and regulations. Design Guidelines would continue to be used, and applications would continue to be reviewed by a community advisory body. New home construction and heritage/character building renovations would be guided through a combined Development Permit and Heritage Alteration Permit process. When required, heritage conservation projects would be administered through the Heritage Revitalization Agreement (HRA) process.

With its origins in Section 596A of the *Vancouver Charter*, designating the First Shaughnessy neighbourhood as a Heritage Conservation Area (HCA) would require the adoption of an Official Development Plan (ODP) by-law. This could be accomplished through the establishment of a citywide Heritage Conservation Area ODP that could be applied to other areas in the future (i.e., it is therefore not necessary for any subsequent HCA to have a separate ODP). An HCA by-law can also identify properties, buildings, structures, or features as protected heritage property. This can be accomplished through a schedule included in the HCA, potentially offering a more regulated use of the existing First Shaughnessy Heritage Inventory, which is found in Appendix B of the First Shaughnessy Design Guidelines.

The introduction of a Heritage Conservation Area would lead to a greater public awareness of the significance of specific neighbourhood character. Under this option, the established heritage character of First Shaughnessy would be much more definitive than under the current regulatory framework. Existing and potential residents of the First Shaughnessy neighbourhood would be offered a renewed strategy to maintain the existing historic character and ensure its survival into the future. An HCA, in addition to specifically managing identified heritage assets of the neighbourhood, would also encourage more refined design responses, as each proposed redevelopment would first be filtered through the lens of heritage character, through the Heritage Alteration Permit process.

A community advisory group would continue to exist under a new HCA management framework. The effectiveness of the advisory group has the potential to be greatly enhanced, as its advisory capacity would have a much stronger mandate focused on neighbourhood heritage conservation. This would allow it to uphold high standards that reinforce the historic character of the neighbourhood, as opposed to struggling with new designs that often detract from the First Shaughnessy character, yet still fulfill zoning regulations.

Under the *Vancouver Charter*, the City may establish one or more heritage commissions for different areas and different purposes, or authorize existing organizations to act as heritage commissions. Under the HCA Bylaw, there is an ability to establish a *First Shaughnessy Heritage Commission* as the community advisory group for the area, replacing the existing First Shaughnessy Advisory Design Panel (FSADP). Conversely, the FSADP could continue to operate under the HCA, with a renewed directive to maintain neighbourhood heritage character (acting as a heritage commission).

Finally, a revised development procedure would streamline the process for both existing and new homes, as the majority of projects requiring permits would flow through the Development Permit/Heritage Alteration Permit process, which reduces the administrative necessities of owner negotiations and processing of Heritage Revitalization Agreements. As an HCA upholds the conservation of identified heritage resources, there would be less time needed to negotiate with property owners for the retention of these resources; their outright retention is expected. The administrative burden is further reduced by the general avoidance of the Heritage Revitalization Agreement process, which would be reserved for properties demanding a high level of heritage oversight. A streamlined processing structure at the City is also a community benefit, as it saves time and money for neighbourhood residents.

ASSESSMENT OF OPTION 2:

- Would clearly distinguish First Shaughnessy as an important heritage area in the city.
- Properties on the First Shaughnessy Heritage Inventory could be listed under the HCA, providing clarity around their significance and retention.
- There would be no loss of development rights to property owners, thus compensation is not required.
- A Minimum Maintenance Standards By-law could be adopted to ensure “demolition by neglect” is avoided. This can apply to all sites within the HCA, as per Section 596 of the *Vancouver Charter*:
 - *The Council, by by-law, may establish minimum standards for the maintenance of real property that is (a) designated as protected by a heritage designation by-law, or (b) within a heritage conservation area.*
- Compatibility of new development could be improved by refining zoning regulations and the First Shaughnessy Design Guidelines.

OPTIONS FOR IDENTIFYING HERITAGE RESOURCES

One of the key areas of confusion and conflict under the current regulatory environment is the lack of clarity over the intent of the First Shaughnessy Heritage Inventory adopted by City Council on January 11, 1994 (Appendix B of the First Shaughnessy Design Guidelines). This Inventory lists the buildings constructed pre-1940, and includes the following wording:

- The properties listed in this inventory were originally developed before 1940 and maintain building and landscape elements representative of that time. (Some listed properties may have buildings or landscapes which have been unsympathetically renovated. They are included so that they may one day be restored.) As examples of the early development of the First Shaughnessy District, these properties have historical significance to the City of Vancouver. In recognition of this historical significance, the properties listed in this inventory are eligible for special development incentives provided in the First Shaughnessy Official Development Plan, which regulates development in the First Shaughnessy District.
- Some properties listed in this inventory are also listed in the Vancouver Heritage Register (VHR). This has been noted, where applicable. (The heritage status of any property should be confirmed against the Vancouver Heritage Register (VHR). The listing of buildings on the VHR is updated to September 19, 2011.). Properties listed in the VHR may be eligible for additional development incentives described in the heritage provisions of the Zoning and Development By-law.
- This inventory was prepared in September 1993, and represents the First Shaughnessy Heritage Inventory and Vancouver Heritage Register status, as of January 11, 1994. Errors and omissions have come to light through the research process.

Although officially adopted by Council, this Heritage Inventory has not been interpreted as being a list of buildings that should be retained, rather the opposite is inferred as there is no specific regulation that requires their retention. In addition, virtually all of these sites would be eligible for inclusion on the Heritage Register, and contribute greatly to the character of the neighbourhood.

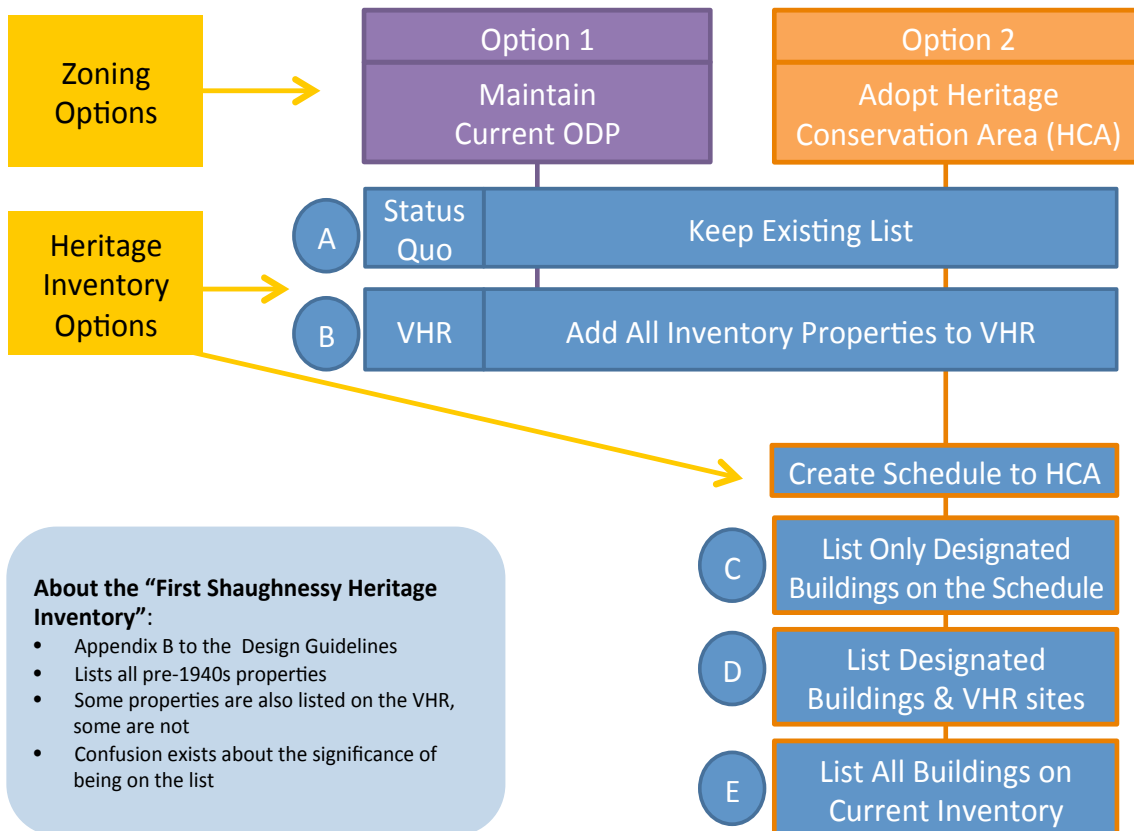
This gap in the regulatory framework was addressed by the First Shaughnessy District: New House Process (Pre- and Post-1940 Buildings) Administrative Bulletin issued May 31, 2012 (amended November 28, 2012 and February 15, 2013), which defines a process of Merit Evaluation. This situation has also been temporarily addressed through the establishment of a one-year moratorium on the demolition of pre-1940 heritage resources while the merits of a Heritage Conservation Area are being assessed. Once the moratorium expires on June 24, 2015, the existing situation will resume, and will continue to result in further demolitions of pre-1940 resources unless this situation is further clarified.

As part of the assessment of Options 1 and 2 for the area, potential mechanisms were reviewed that would clarify the intent of the Heritage Inventory. This included:

- For both options, a review of the potential effectiveness of adding some or all of the non-Register listed pre-1940s sites to the Heritage Register. This was felt to be of limited usefulness, given redevelopment pressure and the lack of ability to force the retention of Register sites without compensation.
- For Option 2, a review of including designated sites, Register sites or all pre-1940 sites in the HCA by-law schedule.

In addition, there was significant discussion during the consultation process that there may be post-1940 sites that have individual value and character merit, and should ultimately be considered for retention. The post-1940 sites have not yet been fully assessed, and could be considered for future study.

Regulatory Framework Options for First Shaughnessy



OPTION A: TWEAK THE EXISTING ODP	
SUB-OPTION #1	SUB-OPTION #2
Use the existing Inventory of pre-1940 buildings	List all buildings currently on the existing FSD Inventory on the Heritage Register
<p>Pros:</p> <ul style="list-style-type: none"> No change from current format. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> Does not resolve the confusion between the Inventory and the Register. Does not resolve any of the current issues about the pre-1940 list and what can and cannot be demolished. Does not resolve current identified issues about the intent of the administration of the heritage area. Does not address the goals of the Heritage Action Plan. 	<p>Pros:</p> <ul style="list-style-type: none"> Buildings with heritage value in Shaughnessy will be recognized consistently, using the same tool, as other buildings with heritage value in the city. The List has already been adopted by Council, so there is theoretically no additional restriction involved other than Charter delays for consideration. Clears up the confusion between the “two lists”. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> Will add a significant number of buildings to the Register. May “overweight” the Register with Shaughnessy sites. Register listing may be perceived as another layer of restriction by home owners and prospective buyers.

OPTION B: ESTABLISH FSD AS A HERITAGE CONSERVATION AREA (HCA)				
SUB-OPTION #1	SUB-OPTION #2	SUB-OPTION #3	SUB-OPTION #4	SUB-OPTION #5
(No Schedule to HCA Bylaw)		(Establish an HCA Bylaw Schedule)		
Use the existing Inventory of pre-1940 buildings	List all buildings currently on the existing FSD Inventory on the Heritage Register	Schedule only the designated buildings	Schedule the designated buildings and the buildings currently listed on the Register	Schedule all buildings currently listed on the existing FSD Inventory
<p>Pros:</p> <ul style="list-style-type: none"> No change from current format – the list will persist under the HCA overlay. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> Confusion between the Inventory and the Register will persist. Does not resolve any of the current issues about the pre-1940 list and what can and cannot be demolished. Does not resolve current identified issues about the intent of the administration of the heritage area. Does not address the goals of the Heritage Action Plan. 	<p>Pros:</p> <ul style="list-style-type: none"> Buildings with heritage value in Shaughnessy will be recognized consistently, using the same tool, as other buildings with heritage value in the city. The List has already been adopted by Council, so there is no additional restriction involved other than Charter delays for consideration. Clears up the confusion between the “two lists”. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> Will add a significant number of buildings to the Register. May “overweight” the Register with Shaughnessy sites. Register listing may be perceived as another layer of restriction by home owners and prospective buyers. 	<p>Pros:</p> <ul style="list-style-type: none"> Establishes a baseline schedule for the FSD HCA, and a precedent for future designated buildings to be scheduled. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> A schedule may be perceived as another layer of restriction by home owners and prospective buyers Does not resolve the confusion between the Inventory and the Register. Does not resolve any of the current issues about the pre-1940 list and what can and cannot be demolished. Does not resolve current identified issues about the intent of the administration of the heritage area. Does not address the goals of the Heritage Action Plan. 	<p>Pros:</p> <ul style="list-style-type: none"> Establishes a baseline schedule for the FSD HCA Provides a further layer of protection for Registered sites No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> A schedule may be perceived as another layer of restriction by home owners and prospective buyers Does not resolve the confusion between the Inventory and the Register. Does not resolve any of the current issues about the pre-1940 list and what can and cannot be demolished. Does not resolve current identified issues about the intent of the administration of the heritage area. Does not address the goals of the Heritage Action Plan. 	<p>Pros:</p> <ul style="list-style-type: none"> Clear signal about which properties contribute to the heritage character of the HCA and when an HAP is required. Establishes a schedule for the FSD HCA Provides a further layer of protection for all pre-1940s sites. Eliminates the confusion between the Inventory and the Register. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> A schedule may be perceived as another layer of restriction by home owners and prospective buyers

Overall, there is no mechanism that will achieve the stated goal of conserving Shaughnessy’s heritage character as effectively as scheduling all of the pre-1940 properties under the HCA by-law.

3.2 LEGAL FRAMEWORK COMPARISON

With advice and guidance from Young Anderson Barristers & Solicitors, an assessment was undertaken of the HCA as a heritage protection regulatory tool, compared with the protection and process inherent in the current First Shaughnessy Official Development Plan (FSODP). With the intent of highlighting some of the benefits of an HCA, as well as some of the key differences between an HCA and the FSODP, a summary comparison is provided below:

Clarity of Character Merit

Throughout the Heritage Action Plan process, and in conversations with community and residents citywide, an often-heard message was the perceived lack of clarity around what constitutes heritage, or character, merit under the FSODP. Specifically, the FSODP uses the Character Merit Evaluation Process to identify heritage or character merit. This is usually done during the enquiry, or pre-application, stages of the development process.

- By comparison, through its option to list or schedule the buildings or features considered protected heritage properties, an HCA proactively establishes the City's heritage conservation objectives and expectations prior to the submission of a development application.

Retention Without Compensation

Under the current FSODP, the City provides development incentives, such as increased density, or relaxed site guidelines, to encourage heritage and character retention. However, when the City recommends that a heritage house should be retained, in opposition to the owner's wishes to pursue new home construction, Council may (as an option) consider designating the house as heritage property. Such action would involve compensating the owner for any loss in property value.

- By comparison, an HCA does not require compensation through its direct identification of protected heritage properties. As well, the practice of outlining possible regulatory incentives, through the accompanying zoning, would continue to ensure the density of each property under an HCA, and could be achieved by retaining heritage or character homes. Further, an HCA would not prevent the City from continuing to employ a Heritage Revitalization Agreement as it is currently used.

Improved and Ongoing Maintenance

The FSODP does not regulate the upkeep of heritage or character homes, aside from the non-regulatory language contained in the heritage goals found in the Application and Intent Section.

- By comparison, and as noted earlier, an HCA allows the introduction of a Maintenance Standards By-law that can apply to all properties within the district.

3.3 COMMUNITY AND STAKEHOLDER FEEDBACK

A key component of the Heritage Action Plan process is engagement with the public and stakeholders. To date, three open houses have been conducted, and a questionnaire has been issued; each property owner in First Shaughnessy was notified of this process by mail. Throughout the engagement, the Shaughnessy Heights Property Owners' Association and the First Shaughnessy Advisory Design Panel were consulted and involved. Comments related to the HCA concept received from the open houses and the questionnaire have also been assessed and reviewed.

The public was asked to provide input on HCAs, and specifically on the application of an HCA in the First Shaughnessy neighbourhood. A majority of respondents voiced their support (strong or general) for a First Shaughnessy HCA. From the questionnaire, 42% of respondents indicated they are strongly supportive of

adopting an HCA, and 18% were generally supportive. Another 13% do not support adopting an HCA, and 8% were strongly opposed. Of the responses, 17% indicated they were not sure if they would support the adoption of an HCA.

There was a mixed response to the preferred approach of scheduling properties under an HCA. From the responses received, 36% were in favour of maintaining the pre-1940 properties as a scheduled list under the HCA (as protected heritage property). Another 34% prefer to maintain the pre-1940 property criteria as an Appendix to the First Shaughnessy Design Guidelines. The remainder of responses either were not sure (22%), or had no preference (6%). The mix of responses may be attributed to concerns around clarity and prescription of the program, potential unintended consequences, and/or potential limitations to enforcing the HCA, in order to achieve desired outcomes.

Need for Clarity and Prescription of HCA Program

- The public expressed the need to clarify the definition of heritage prior to designating an area for heritage conservation. Comments indicated that the definition of historical significance is currently too limited, and unintentionally creates a loophole that builders can bypass. Clarity and inclusion of other definitions was also requested for the HCA, including character, with comments proposing that character include a social component, such as home occupancy, and neighbourly interaction and connection.
- We heard that pre-1940 may not be an appropriate criterion for determining conservation in the HCA, with comments suggesting homes and streets from the subsequent decades (post-1940) may also be worth conserving. Public comments indicate that principle-based design guidelines may be more appropriate for an HCA, rather than building age. Allowing some option for demolition of a pre-1940 home, based on poor building condition or extensive alterations, was also suggested for the HCA.
- Public suggestions on what an HCA should conserve include streetscape, mature landscaping, and setbacks.
- Parking restrictions were thought to be desirable in retaining neighbourhood character.
- Some public comments indicated that the HCA should be a mechanism to preserve existing density, and that infill development and density increases should be limited under an HCA. Much of the density concern revolves around potential changes to height and parking challenges.

Concern for Unintended Consequences of HCAs

- Incorporating sustainability components into an HCA was a recurring theme from the public. Ideas included adaptable reuse of existing buildings and structures, FSR incentives, and monetary rebates for sustainable development and energy efficiency. Some comments indicated that an HCA may be too restrictive, and may not permit variances that could enhance the sustainability and street character.
- A potential HCA should be clearly communicated to potential homebuyers and investors to avoid future misunderstandings, or development/demolition conflicts. A clear understanding of development rights was also raised as a concern.
- There were also concerns that an HCA may be too broad, and should not blanket an entire neighbourhood. Others mentioned that regulating redevelopment in this form is too restrictive, and an HCA may limit new ideas and modern designs.

Concern of Limited Enforcement of the HCA

- Some comments from the public indicated existing by-laws are appropriate for achieving the desired outcomes of an HCA, but that these by-laws have not been adequately enforced. Some comments suggested that reviewing existing tools, including implementation and enforcement, would be more appropriate than introducing an HCA.

- There was also the suggestion that *encouraging* and *fostering* retention and conservation may result in underperforming policies and regulations, while *requiring* these activities would be a more effective approach.
- It was also stated that an HCA could be more effective with the inclusion of penalties and fines if requirements are not respected. Other comments suggested incentives, in lieu of penalties, to encourage more compatible new development.

Another recurring comment was that the application of an HCA should be explored for the protection and heritage management of other potential heritage neighbourhoods of Vancouver. Overall there was more support expressed for the establishment of a First Shaughnessy Heritage Conservation Area than there was for retention of the existing framework.

4. RECOMMENDATION

Based on the assessment and review of the current situation and the potential effectiveness of a revised regulatory framework, the following recommendations provide the most appropriate response to achieving the goals of the Heritage Action Plan.

4.1 ESTABLISH A HERITAGE CONSERVATION AREA AND SCHEDULE ALL PRE-1940 PROPERTIES

After an in-depth review of the two potential options for the future heritage management of the First Shaughnessy neighbourhood, it has been concluded that a First Shaughnessy Heritage Conservation Area (FSHCA) has the greatest potential to achieve the goal of maintaining the established heritage character of the district. The introduction of an FSHCA has the added benefits of reducing administrative requirements for both the City and residents, and will also support a more refined level of sympathetic and appropriate design in the neighbourhood.

Whichever option is selected, there should be a review of the existing First Shaughnessy Design Guidelines, in order to strengthen their ability to encourage designs that sustain the heritage character of the neighbourhood. In addition, the regulatory framework of the existing FSODP should be revised whether it is maintained, or adopted as a District Schedule under an FSHCA. Finally, there should be a Planning initiative to photograph each house that appears in **Appendix C** (recommended properties for the HCA Schedule) to ensure there is an accurate snapshot of the neighbourhood that can be used as a reference into the future as the neighbourhood continues to mature.

4.2 ACTIONS TO IMPLEMENT RECOMMENDATIONS

1. **Adopt a City-wide Heritage Conservation Area ODP by-law. Under this ODP:**
 - First Shaughnessy would be scheduled as the first Heritage Conservation Area (FSHCA)
 - A list of buildings, structures, land or features within the area that are to be protected heritage property under the FSHCA would be scheduled. This Schedule would include all pre-1940 sites within the area, based on the updated list in **Appendix C**.
 - In the future, additional districts could be scheduled as Heritage Conservation Areas under this same ODP.
2. **Adopt a new District Schedule, which would mirror the framework of the existing ODP zoning regulations.**
 - The existing Design Guidelines could be included in either in the FSHCA by-law or remain as a land use policy outside the by-law. They should be updated to specify the use of the Standards and Guidelines for the Conservation of Historic Places in Canada as the key reference for the approval of applications within the HCA.
3. **Adopt a Maintenance Standards By-law.**
 - This would apply to all properties within the FSHCA and could be extended to all designated heritage sites in the city, according to the *Vancouver Charter*.
4. **Use Heritage Alteration Permits for the subdivision of land, building construction, building addition or alteration, or alteration of a protected feature in the HCA, to be issued in accordance with the District Schedule and Design Guidelines.**
 - Establish conditions under which a Heritage Alteration Permit is not required.

The following outcomes are anticipated:

- A greater, city-wide appreciation and understanding of the heritage character of First Shaughnessy;
- Better retention of established neighbourhood character elements, as defined in the First Shaughnessy Historic Context Statement and the Statement of Significance;
- Reduced demolition enquiries for identified heritage resources, as retention will be mandated;
- Clarification on the status of properties listed on the current First Shaughnessy Heritage Inventory and/or the Vancouver Heritage Register;
- Reinforcement of neighbourhood character, by requiring house and landscape designs (for both existing and new properties) that respect the original Garden City character of First Shaughnessy;
- Restored mandate of the community advisory body to uphold excellent designs that support and enhance the heritage character of the neighbourhood; and
- Reduced administrative burdens for both the City and residents, by streamlining the development application and review process.

Taking no action, or selecting a less aggressive framework for the heritage management of First Shaughnessy, would lead to increased heritage house/landscape demolitions and the continued loss of established neighbourhood character. The introduction of Vancouver's first Heritage Conservation Area would achieve the goals of the Heritage Action Plan, and re-establish First Shaughnessy as one of the key heritage areas of Vancouver.

APPENDIX A: FIRST SHAUGHNESSY HISTORIC CONTEXT STATEMENT

THE CANADIAN PACIFIC RAILWAY AND THE ESTABLISHMENT OF FIRST SHAUGHNESSY

As with so many aspects of Vancouver's development, Shaughnessy is deeply intertwined with the history of the Canadian Pacific Railway. Construction on the British Columbia portion of the CPR began in 1881, fulfilling a promise made to B.C. when it entered the Confederation in 1871. The CPR had decided to extend the line further to the West to Burrard Inlet, but withheld this information to ensure greater concessions. In 1887, the new rail line was completed, with Vancouver as the western terminus, setting off an explosion of building activity in the City. As well as opening up the Canadian West to settlement, the CPR was the largest landowner in Vancouver, and had a huge impact on the city's development through its real estate activities. The CPR was masterful in its deliberate management of its land holdings, seeding buildings at key locations throughout the downtown core – and further out as the city grew – as their vast holdings were subdivided and sold.

The lands comprising District Lot 526 were a grant from the Province to Donald Smith and Richard Angus in 1885. This grant was given to these two men at special request of the Board of Directors of the CPR, and was chosen twenty-two years later as a prestigious and elite new subdivision of estate properties. In the early 1900s Vancouver was booming and its population nearly quadrupled in a decade, reaching just over 100,000 by 1911. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The timing was superb, as the economy was thriving, a new Granville Street Bridge was planned for construction (and opened in 1909) and the proliferation of apartment buildings and working class housing in the formerly exclusive West End set the stage for a mass migration of the city's elite to a new, planned Garden City community. The subdivision was to be named after CPR president Sir Thomas Shaughnessy. Its principal streets bear the name of his daughter, Marguerite, and of several early members of the company Board of Directors: Angus, Marpole, Hosmer, Osler and Nanton.



Sir Thomas Shaughnessy [District of Summerland].

Shaughnessy was president of the CPR from 1899 to 1918. Under his administration, the CPR's mileage in western Canada almost doubled, and he was knighted in 1901. In recognition of his stewardship of the CPR and its contributions to the war effort during the Great War, he was elevated to the Peerage of the United Kingdom in 1916 as Baron Shaughnessy.

The political influence of the CPR in the development of the area was obvious. On January 1, 1908, the Municipality of Point Grey was established by breaking away from the Municipality of South Vancouver under the authority of a Provincial Letters Patent. The newly elected Council moved quickly to improve access and services to the area.

In the early stages of the development of Shaughnessy Heights, the CPR took steps to ensure that the Province, rather than the municipality of Point Grey, controlled local zoning regulations, made possible by the preponderance of political and financial leaders who lived in the neighbourhood. The CPR thus retained iron-clad control over the quality of the development, and reviewed

and approved the plans for every house proposed for the area. The CPR commissioned Montreal landscape architect, Frederick Gage Todd and Danish engineer, L.E. Davick for the project.



Frederick G. Todd [McCord Museum II-175018].

Frederick Gage Todd (1876-1948) was one of the great landscape architects and urban planners in Canada during the early twentieth century, and established the country's first resident practice of landscape architecture. After completing school in 1896, he became an apprentice with the firm of Olmsted, Olmsted and Eliot, in Brookline, Massachusetts until he moved to Montreal in 1900. While working under Olmsted's firm, Todd helped with the design plan for Mount Royal. Between 1907 and 1912, Todd designed three major garden city projects in British Columbia: Shaughnessy Heights and Point Grey in Vancouver, and Port Mann on the Fraser River. Todd was an influential and important figure and created many designs for parks, open spaces, public institutions, roadways, and neighborhoods across Canada. A defining feature of his work was how he popularized naturalistic landscape designs and the idea of a 'necklace of parks' as linked open spaces.

In Shaughnessy, curved tree-lined streets were laid out which followed the contours of the land, in contrast to the grid system common in Vancouver. Residents would be able to enjoy generous lot sizes

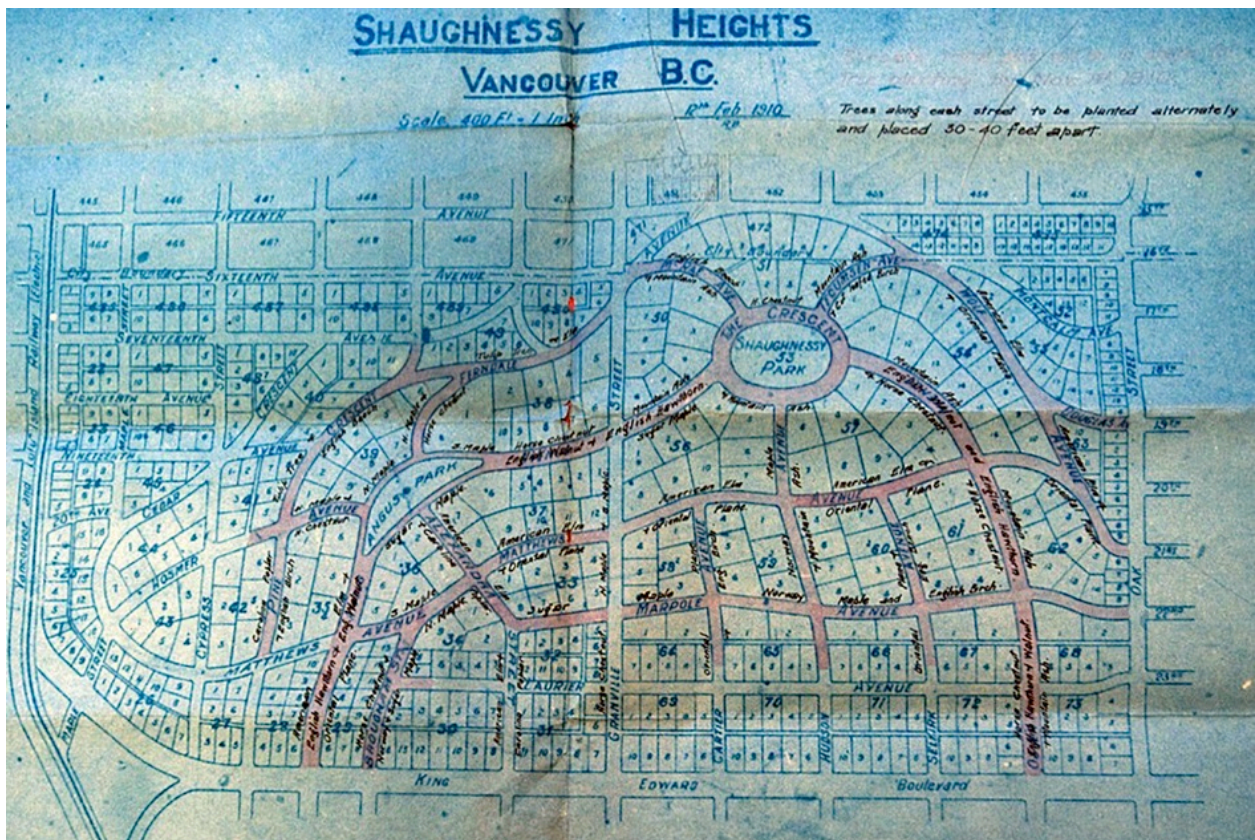
of a minimum of 10,000 square feet. The centrepiece of the plan for the area was The Crescent, a circular drive fronted by expansive properties situated on the highest ground east of Granville Street. Luxurious amenities such as a lawn bowling club, golf course and tennis courts were provided.

The design of Shaughnessy Heights reflected Todd's enthusiasm for the Garden City concept of urban planning, first proposed by Sir Ebenezer Howard in the United Kingdom in 1898. Howard was reacting to deterioration of urban environments through overcrowding and lack of planning. His ideas for orderly civic development included various land uses integrated into self-contained communities of residences, industry and agriculture, divided by a greenbelt and connected by efficient means of transportation. The subsequent development of all-residential Garden City suburbs, built on the outskirts of large cities, was at odds with Howard's original thesis. The idea of a protected garden enclave, strictly residential and emphasizing natural and private spaces, became popular in North America, and many were developed in larger cities. The urban form of these enclaves was often coordinated through the use of early land use controls typical of modern zoning, including controlled setbacks, landscaping, and design controls. Also highly influential on the design of these enclaves was the work of Frederick Law Olmsted and his sons, who designed many such enclaves in pastoral, picturesque styles, featuring vast expanses of plantings to achieve a soothing sense of nature's richness.

With its extensive street landscaping, massive lots with private gardens and large estate houses with generous setbacks, Shaughnessy Heights was a superb expression of a Garden City neighbourhood. The area had a leafy ambiance, with long uninterrupted stretches of treed streetscapes. Houses were positioned to be visible from the street, with public and private spaces being defined through low stone walls, fencing and

wrought iron gates. Landscaping was defined by extensive gardens, with hedgerows, broad lawns and screening between lots. Many of the estates had large gardens, and outbuildings including stables and gate houses.

The CPR land developers spent \$2,000,000 preparing the site before allowing any of the lots to go on sale. In the summer of 1909, 1,200 workers began to cut roads, build and pave sidewalks and install sewers. Mature trees were selected for the design, many of which were ‘fancy evergreens’ rather than regular street trees. In a 1910 letter written to W.R. Baker, Secretary of the CPR from the Canadian Nursery Co. Limited, signed by Frederick Todd, the tender for 544 trees ordered for Shaughnessy Heights is discussed. The cost and challenges of sourcing the “largest size practical for planting” is discussed, “a very large part of which are fancy evergreens, which can only be secured in nurseries dealing in high priced specialties... The large part of the plants on the present list cannot be grown in this part of Canada, and many of them not North of Washington, and those which we could supply cannot be dug from our grounds until too late to meet your requirements, so that we are obliged to purchase everything in a warmer climate and pay extra freight and duty.” This included “rare evergreens from England, where they are grown in large quantities.” The extraordinary care and attention paid to the area’s landscaping shows the high value that was placed on the development of an appropriate setting for the prestigious homes of the city’s wealthy and elite.



1910 Map of Shaughnessy Heights, annotated with notes regarding tree planting, indicating the different tree species specified and how far apart they should be planted [City of Vancouver Archives]

When the first lots went on sale, the cost of the land was comparable to other Vancouver neighbourhoods, but the lots were much larger than what was standardly available. The CPR protected Shaughnessy’s exclusive character by requiring that any house built cost a minimum of \$6,000 dollars (at a time when a standard house cost about \$1,000). Restrictions admitted only ‘racially appropriate’ homeowners. The Shaughnessy Settlement Act of 1914 restricted development to single-family houses.



*Line-up at the foot of Granville Street to purchase lots in Shaughnessy neighbourhood from the CPR, 1909
[City of Vancouver Archives 677-526]*

The developers divided Shaughnessy into three parcels and developed it in phases. First Shaughnessy centred on 'The Crescent' that encircled Shaughnessy Park, and extended from 16th Avenue to King Edward Avenue. Most of these lots were sold by 1914. As this area sold out, the areas further to the south began to develop. Second Shaughnessy was created, with smaller lots, between King Edward and 37th Avenues and was completed in 1929. The development of Third Shaughnessy between West 37th and West 41st Avenues began in 1926. The houses in Second and Third Shaughnessy were comparatively modest in size, built during a time of greater austerity, when incomes were lower and tastes less flamboyant than in the pre-WWI boom years.

Real Estate Snaps

66 ft. lot, Shaughnessy Heights	- - -	\$4000
50 ft. lot, 21st Ave., East, ½ block from car-line, all cleared	- - -	\$1250

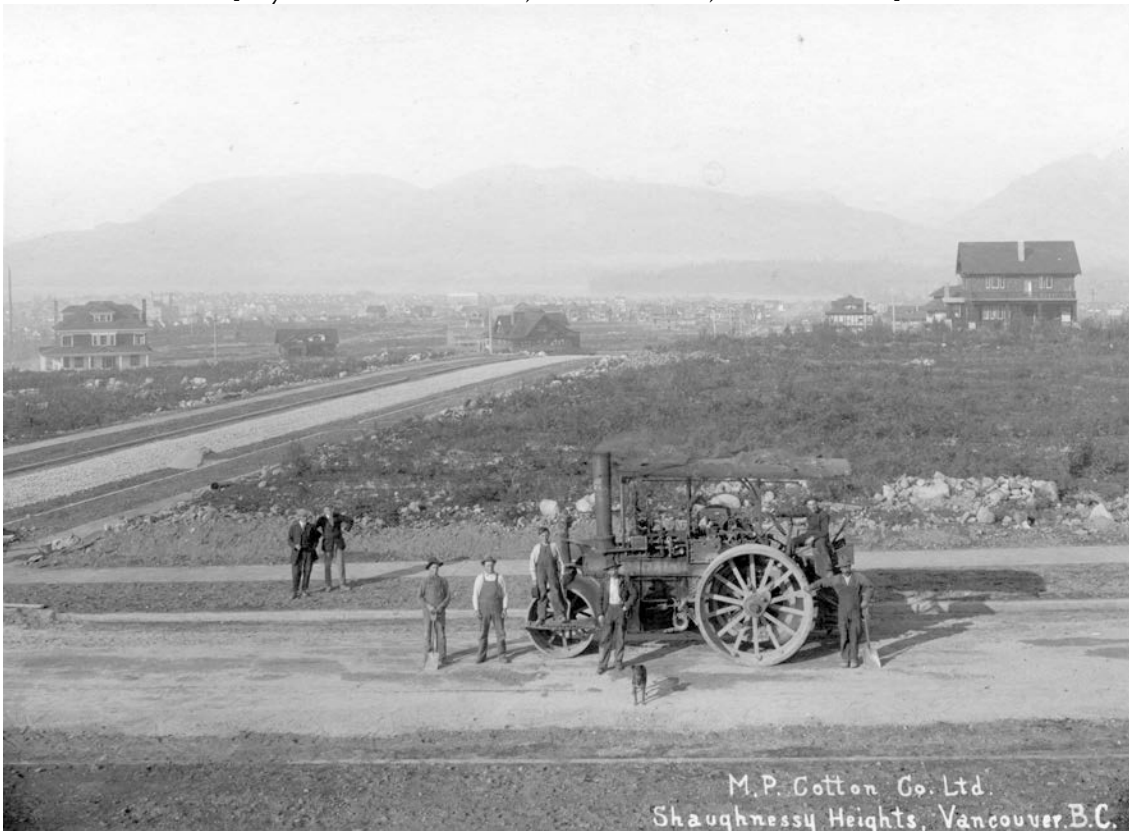
PHONE 992

Advertisement for a Lot in Shaughnessy [*The Western Call*, August 4, 1911]



M.P. Cotton Co. Ltd.
Shaughnessy Heights.
Vancouver, B.C.

*M.P. Cotton Co. Ltd. [engineers and general contractors] road clearing in Shaughnessy Heights, 1911
[City of Vancouver Archives; Above: 677-251; Below: Dist P20]*

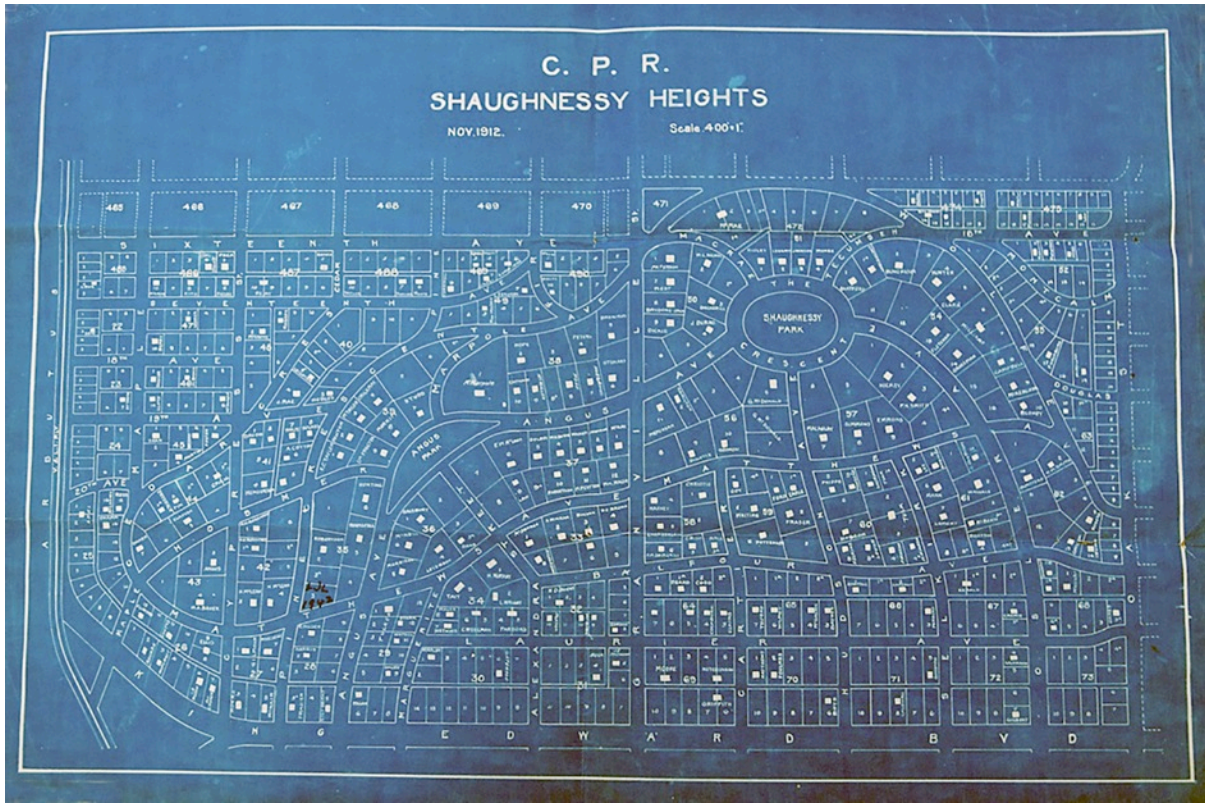


M.P. Cotton Co. Ltd.
Shaughnessy Heights, Vancouver B.C.



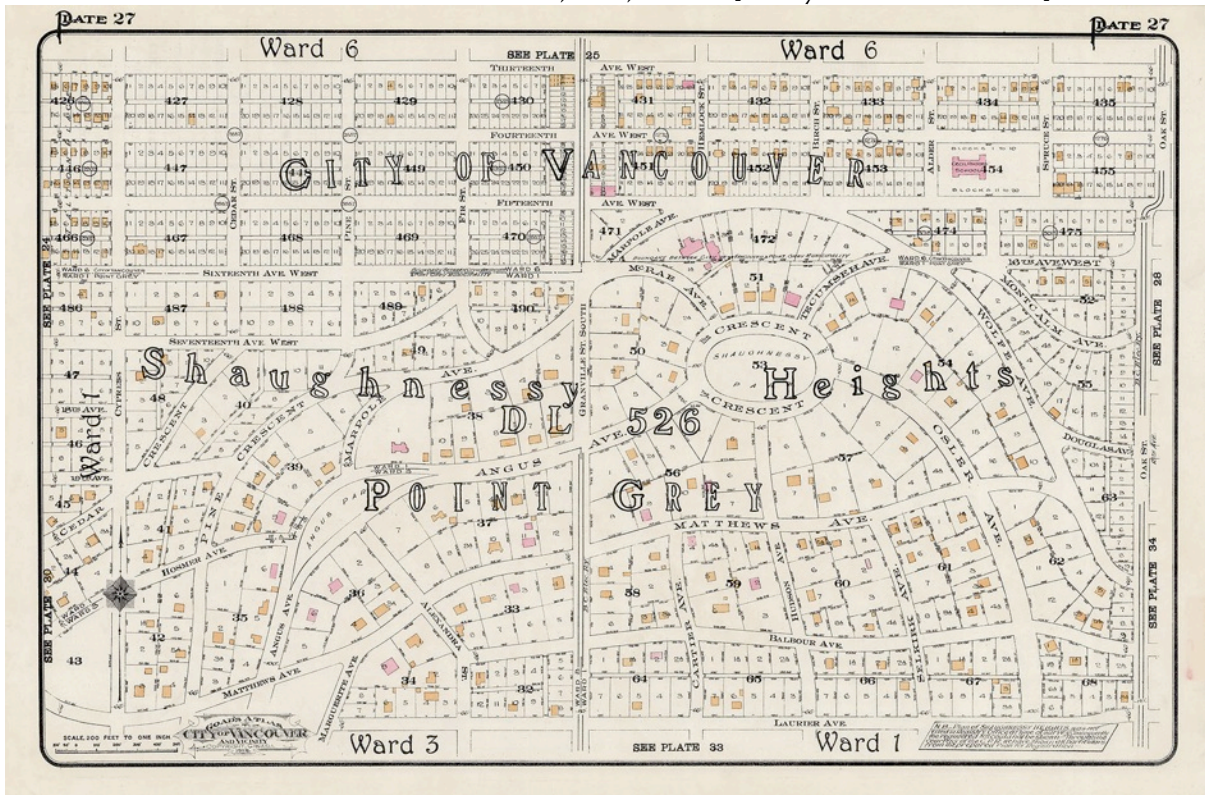
*M.P. Cotton Co. Ltd. construction crew and carts in Shaughnessy Heights, 1911
[City of Vancouver Archives; Above 677-249; Below Bu P164]*





Above: CPR Map of Shaughnessy Heights, 1912 [City of Vancouver Archives]

Below: Vancouver Fire Insurance Plan, 1912, Plate 27 [Library and Archives Canada]



THE GILDED AGE OF SHAUGHNESSY

EDWARDIAN-ERA DEVELOPMENT OF ESTATE PROPERTIES

The first residents of Shaughnessy were the wealthy and socially elite of Vancouver. As a group, they flocked to this new prestigious subdivision, establishing their family estates and displaying their status in elegant homes and richly landscaped gardens. By 1914 there were 243 households in Shaughnessy Heights, 80% of which were listed on the Social Register. Among the people who built their homes in Shaughnessy were the city's most prosperous and successful businessmen, politicians and community leaders.



Alexander Duncan McRae [Library and Archives Canada PA 047299]

Alexander Duncan McRae (1874-1946) was a very successful businessman, a Major-General in the Army during the First World War, a Member of Parliament and a Canadian Senator. After McRae settled in Vancouver in 1907 he proceeded to build a mansion for his family, known as *Hycroft*. The home was built on the brow of a hill on 5.5 acres of land, which cost \$10,000. The thirty-room, three-storey mansion, designed by Vancouver architect Thomas Hooper and completed in 1911, cost \$100,000. After the death of his wife Blanche, in 1942, McRae donated *Hycroft* to the government of Canada to be used as a hospital for wounded veterans. Once converted, it housed 130 beds. Since 1962, *Hycroft* has been the home of the University Woman's Club of Vancouver.



The Honourable Walter Cameron Nichol [City of Vancouver Archives Port P1504]

Walter Cameron Nichol (1866-1928) was a journalist, newspaper editor and publisher, and from 1920 to 1926 was the Lieutenant-Governor of British Columbia. In 1898, Nichol was the editor of the *Province*, and three years later secured control of the paper. By 1910, it was the leading newspaper in Vancouver and one of the most influential in western Canada. In 1912, he hired prominent architects Maclure & Fox to design a grand home, *Miramar*, fronting on The Crescent.

Albert Edward Tulk was born in Hamilton, Ontario in 1879. After a brief stint in the Klondike during the Gold Rush, he moved to Vancouver where he established a number of business interests. In 1902, he married Marie Josephine Nett, who was born in 1877 in Prussia, Germany; Marie's family had moved to Hamilton when Marie was young. Tulk was extremely successful at business start-ups and investments, but decided to attend law school 1907-11, then returned to Vancouver where he practiced as a barrister. Marie and Edward had four children: Alexander Edward Tulk (1912-1995); Eleanor Rosemary Tulk (1913-2014); Philip Albert Tulk (1915-2008); and Peter Haig Tulk (1919-1957). A staunch anglophile, Tulk commissioned a massive British Arts and Crafts house from architects Maclure & Fox, and named it after his daughter, Rosemary. A.E. Tulk died on December 10, 1922 of tuberculosis; at the time of his death, he was one of the richest men in B.C.



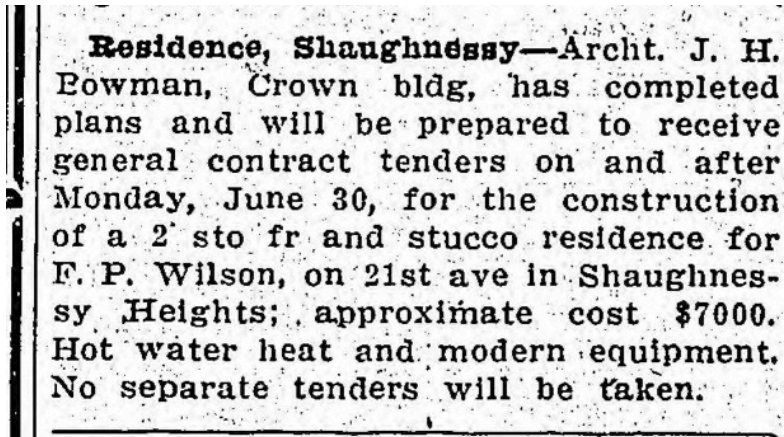
A.E. Tulk [Howay & Schofield, *British Columbia Biographical*, Vol. III, page 175]

These men and their families, who built three of the grandest homes in Shaughnessy Heights, represent the collective power and wealth concentrated in the high-class suburban development of Shaughnessy Heights, carved from the forest and created in just a few short years by the CPR.

THE DEVELOPMENT OF A GARDEN CITY

DIGNITY, BALANCE AND CHARM: A TIME OF ARCHITECTURAL REVIVALS

The pre-First World War era was a time of architectural revivals. Architects offered their clients a choice of historical styles that reflected the owner's tastes and preferences, and symbolized their status and ambitions. The favoured society architects of the period were Samuel Maclure of Victoria and his Vancouver partner Cecil Croker Fox, designers of the classic Tudor revival homes *Rosemary* and *Miramar*, but many others catered to the desire to create grand and beautiful mansions that expressed the status of their wealthy clients. Many early Shaughnessy residents, especially those of British origin, gave their large, grand homes whimsical names such as *Welcome Holme*, *Greystott*, *Miramar*, *Glen Brae* and *Greencroft*.



Local Tenders Wanted [BC Daily Building Record, July 2, 1913]

With a few exceptions, the houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. Conformity to traditional styles is one of the distinguishing features of the neighbourhood. Yet none of the buildings were designed, visually or structurally, as direct imitations of historic buildings. Rather, they represent an amalgam of interpreted styles, forms and details chosen to emphasize the scale and prestige of each building.

Three basic trends in form and style are evident in these historical references:

- *American Vernacular* including Craftsman, Dutch Colonial Revival, Queen Anne Revival and Mission Revival styles.
- *English Vernacular* including British Arts and Crafts and Tudor Revival styles.
- *Classical* including Georgian Revival, Foursquare and Neoclassical Revival styles.

The grand British-inspired homes in the neighbourhood also represented patriotic loyalty to the Mother Country, as many of the early settlers were from England and Scotland. First Shaughnessy was also conceived and executed at a time of increasing patriotism, as rumours increased of impending conflict in Europe.

A typical early Shaughnessy home had up to twenty rooms filled with opulent Edwardian furniture, silverware, and other household items to reflect the owner's wealth and status. These homes had reception rooms, music rooms, ballrooms, and parlours. Carriages drew up under porte-cochères and guests were received in lavish furnished halls. Chinese labourers were housed in basement rooms, and performed domestic duties, earning \$10 to \$30 a month.

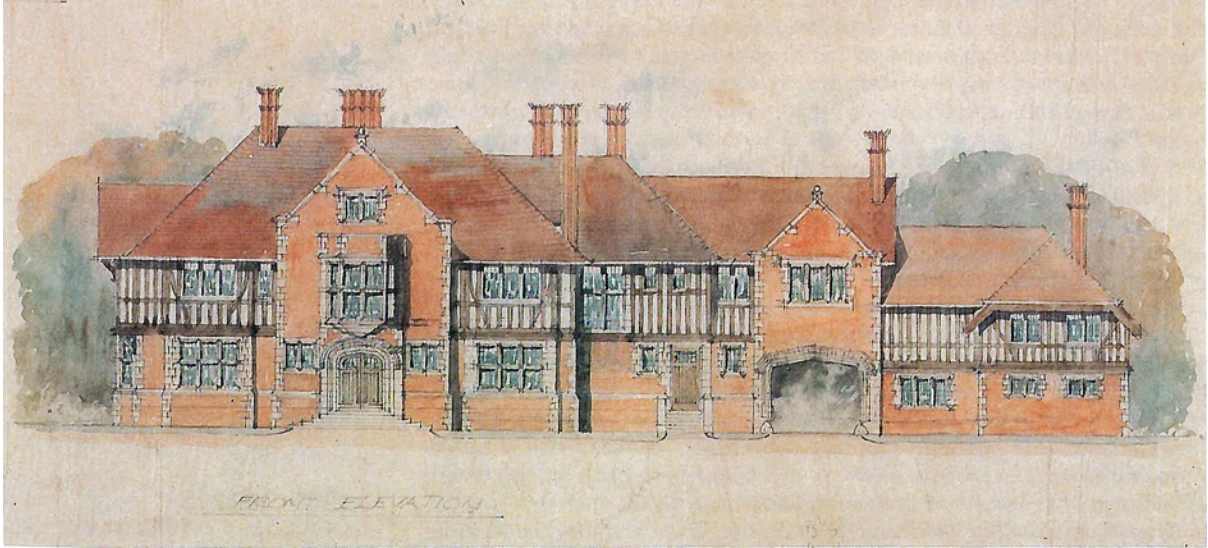
In just a few short years, these elaborate estates rose from a cleared wilderness to form an astonishing collection of some of the greatest houses ever built in Vancouver.



*Above: General A.D. McRae's Hycroft and four other Shaughnessy Heights mansions, 1922
[City of Vancouver Archives Dist. P7]*

Below: Hycroft [City of Vancouver Archives Bu P688]





Above: Original Rendering of Rosemary, Maclure & Fox [University of Victoria Special Collections]

*Below: Rosemary, with the Tulk Children in the rear yard, 1922
[Leonard Frank, Photographer, Vancouver Public Library 5036]*



It is the custom to refer to most buildings as of some particular architectural style, such as Colonial, Tudor, Spanish, Italian, etc., but although there are probably few, at any rate in British Columbia, that can be accurately designated in that way there should be no serious objection taken provided there is no gross mixture of styles and a harmonious whole is obtained. This is in reference to domestic work only. Purity of style is presumably far more important in public or large commercial buildings than private residences.

The domestic work of the Southern Pacific coast seems to be adapted very largely from the Spanish and the old low adobe houses, and well suits the country where there is so much sunlight and shadow. As one comes further north there are numbers of houses designed more after the English half-timbered country house and the Colonial styles, and on reaching British Columbia, the two latter types far outnumber others.

Although there is an abundance of sunshine in British Columbia there are in winter many rainy days, and as the majority of houses are of frame construction and as much stucco is used, the Californian type of house seems hardly as suitable as buildings well protected with overhanging roofs.

There are parts of British Columbia very strongly resembling Switzerland and it is interesting to find houses designed in the style of the Swiss chalet, but as previously mentioned, there seems to be little that is following very closely the old traditions.

In British Columbia where so much of the country is rugged and wild, so totally different from the quiet, pastoral scenery of England and elsewhere, the great things to be striven for are to make the house fit and blend in with the site and surrounding scenery, to make it have the appearance of always having been there, not bought and placed there, to be restful above all things if it is to be a real home. One should not feel tied too strictly to precedent in designing, but feel free to use one's own efforts to give the desired dignity, balance and charm.

Bernard Cuddon Palmer. *Development of Domestic Architecture in British Columbia, The Journal, Royal Architectural Institute of Canada, November 1928, pages 414-416.*



Oblique view of Shaughnessy, 1934 [Leonard Frank, photographer, City of Vancouver Archives Bu P690]



*Above: Casa Loma, the Thomas William Fletcher Residence, 3402 Osler Street, 1910, now demolished
[City of Vancouver Archives]*

*Below: 1924 photo of the James Rae House, 3490 Cedar Crescent, J.S.D. Taylor, architect, 1912
[Library and Archives Canada]*



One of the key defining characteristics of Shaughnessy was the development of lush garden settings that complemented the architecture of the estate mansions. For many of the sites, the gardens were developed with stables, greenhouses, rose gardens, summer houses, pergolas, coach houses and other outbuildings, that supported the suburban lifestyle of the residents.



*The rose garden at the A.D. McRae residence, Hycroft, June 22, 1922
[W.J. Moore, photographer, City of Vancouver Archives Bu P567]*

The massive lots of Shaughnessy were developed at a time when domestic staff was considered essential for running each estate. Some of the biggest houses, such as *Hycroft*, had huge gardens and stables. Extensive landscaping provided privacy, lining the edges of lots and defining an appropriate setting for the grand mansions. The wide, open spaces between buildings in all directions were a key feature of Shaughnessy and unique in a city that was already being densely developed.



Gardens at Hycroft, 1927 [Leonard Frank, photographer, Vancouver Public Library 10446B]



Portrait of Blanche McRae in the garden at Hycroft, 1920s [City of Vancouver Archives Port N528.2]

VANCOUVER'S BEST HOUSES: RESIDENTIAL MASTERWORKS BY THE CITY'S MOST PROMINENT ARCHITECTS

The homes in Shaughnessy were designed by the most prominent and well-respected architects of the era, notably Maclure & Fox, Parr & Fee, Sharp & Thompson, Mackenzie & Ker, Honeyman & Curtis, Dalton & Eveleigh, J.H. Bowman, G.W. Grant, Gamble & Knapp and Thomas Hooper. These architects represent many who received commissions for grand homes in Shaughnessy homes, and who produced masterworks of design for their clients.



The name of architect Samuel Maclure (pictured at left, courtesy Sally Carter) is synonymous with the predominantly Tudor Revival style of his domestic architecture. Praise for his architecture appeared in international magazines and periodicals throughout his forty-year career. During this period it is estimated he designed close to five hundred structures, most of which were houses. An article in the American publication, *The Craftsman*, called a Victoria house of 1908 “absolutely suited to its environment,” while the popular *British Country Life* featured another of his masterpieces in photos and text. A Paris journal in the 1920s called Maclure “this noteworthy artist” and went on to say that he was “gifted with an original, inventive, pliable and trustworthy genius.” Many of his clients, usually those with an English background, preferred his Tudor Revival style. Maclure had absorbed many stylistic influences, however, and was able to adapt his use of indigenous materials with remarkable versatility. In 1900 he took on a young English assistant, Cecil Croker Fox. Born in Falmouth, England in 1879, Fox had attended Malvern School, and then moved to London where he was a student of the famous Victorian architect, Alfred Waterhouse. Fox then entered the very select practice of C.F.A. Voysey (1857-1941), a gifted architect and one of the leading proponents of the British Arts and Crafts

movement. Yet in spite of his work being popular and well-publicized he only employed two or three draftsmen at a time, and Fox would have worked under Voysey’s close supervision. This influence is clearly visible in some of the Maclure & Fox’s greatest commissions.

The booming economy of 1911-13 and the creation of new residential districts such as the Uplands in Oak Bay, and Shaughnessy Heights in Vancouver, created unprecedented growth in the construction of homes for wealthy British Columbians. Maclure & Fox were at the height of their success and influence, and between 1909-15 the Vancouver office alone received almost sixty commissions, including several country clubs, two private schools and a host of large residences. Two adjacent residences facing The Crescent in Shaughnessy Heights demonstrate Maclure & Fox’s stylistic range, the Dockrill Residence, 1910, with its emphatic half-timbering, and the Walter C. Nichol Residence, *Miramar*, 1912-13, more evocative of the British Arts and Crafts movement. Fox also left his particular stamp on the Hunting House in Shaughnessy Heights, 1911-13, by creating a design with unmistakable Voyseyan elements: an extraordinarily low front double gable with rows of casement windows stamped out of the rough stucco façade – not only Voysey trademarks but an imitation of the great architect’s own home, *The Orchard*, at Chorley Wood, Hertfordshire, England, built in 1900.



Maclure's Victoria office: Cecil Croker Fox, left and Ross Anthony Lort, right [Courtesy William R. Lort]

John Parr and Thomas Fee had both arrived and worked in British Columbia before forming their partnership in 1899. Together they were successful and prolific, and had a profound effect on the look of Edwardian Vancouver, acting both as architects and speculative developers. They were the ideal team for the times, hard-nosed and competitive, with Parr handling the majority of design work while Fee ran the business aspects. Fee, who was more entrepreneurial than Parr, built the Fee Block on Granville Street in 1903, which became the base of operations both for the architectural firm and for his personal development offices. Throughout the Edwardian boom years they were immensely successful, and their output was prodigious. Fully aware of technological developments in construction, they introduced one

of the earliest equivalents of the curtain wall in the front façade of a building designed for Buscombe & Co., 1906. In addition to commercial buildings, the firm designed many residential projects, ranging from palatial to modest. Among their larger projects was *Glen Brae*, 1910, an enormous home in Shaughnessy for W.L. Tait, expansive enough to warrant a flanking pair of their trademark bulbous turrets.



Thomas Hooper (pictured at left, *Thomas Hooper Architect*, 1910) had one of this province's longest-running and most prolific architectural careers, but until recently the extent of his accomplishments was virtually unrecognized. He designed hundreds of buildings, travelled extensively in pursuit of numerous institutional and commercial commissions, and made and lost four fortunes. At one point he had the largest architectural practice in western Canada, with offices in three cities, but the First World War and the Great Depression conspired to end his career prematurely.

By 1902 he formed a partnership with C. Elwood Watkins, who had entered his office as an apprentice in 1890. Among the many projects that the firm undertook at this time were the successful competition entry for the Victoria Public Library, 1904; the campus for University Schools Ltd. in Saanich, 1908; additions to St. Ann's Academy in Victoria, designed 1908; and many projects in Vancouver including the Odd Fellows Hall, 1905-06;

the B.C. Permanent Loan Co. Building, 1907; and the landmark Winch Building, 1906-09. After the partnership with Watkins ended in 1909, Hooper concentrated on large-scale commercial and institutional projects, advertising himself as a specialist in steel-framed structures. This was the most prolific period of Hooper's career; his work ranged from the magnificent residence *Hycroft*, 1909-11, for A.D. McRae – the most imposing mansion in the new suburb of Shaughnessy Heights – to court houses, churches, and numerous warehouses and commercial buildings throughout the province. Another grand Shaughnessy residence was *Greencroft*, for Hugh McLean, 1912, with a mixture of Arts and Crafts and Shingle style elements that resembles a baronial hunting lodge, a very unusual departure for Hooper's work.

THE OPULENT 1920s

THE HEYDAY OF SHAUGHNESSY

The local economy peaked in 1912, but the boom years were about to go bust. The economy started a precipitous decline halfway into 1913. Rumours of an impending war in Europe caused even more anxiety for nervous investors. The Dominion Trust Company collapsed, sending waves of panic throughout the financial community. The National Finance Company and the Bank of Vancouver soon failed. Tension mounted as the news from overseas became ever more ominous. The British declared war on Germany, and Canada was at war. The “War to End All Wars” exacted a staggering toll. The world was forever changed by the four years of brutal conflict, and the surviving soldiers returned to a different world, where women were being enfranchised, where traditional social values were breaking down, where Prohibition had been enacted, and all manner of authority was being challenged. The world suffered another tragedy when Spanish Influenza devastated the remaining civilian population in 1918: this pandemic killed more people world-wide than had died during the war. The combined economic impacts were devastating.

The aftermath of the War brought significant changes, including the introduction of income tax (brought in as a temporary wartime measure in 1917) and calls for more affordable housing. Despite the impacts of the War, the 1920s were the heyday of old Shaughnessy. In 1922 the Shaughnessy Heights Building Restriction Act was passed, forbidding the subdivision of lots and limiting construction to one single-family dwelling per lot. First Shaughnessy’s social life resumed with a grand whirl of parties and events, chronicled in the society pages of Vancouver newspapers. Social standing was indicated by the status of the guests invited to one’s home. In the early 1920s the high point of the Shaughnessy social scene was the New Year’s Eve costume ball at *Hycroft*, owned by Alexander Duncan McRae who had made his fortune developing the resources of Western Canada. These elaborate events were held in the ballroom of *Hycroft*, which featured a sprung dance floor.

Typical of the prestige and connections of the Shaughnessy elite, when American President Warren G. Harding toured Vancouver on July 26, 1923 – the first sitting American President ever to visit Canada – he played golf at the Shaughnessy Heights Golf Club prior to meeting with Premier John Oliver and Mayor Charles Tisdall.



New Year’s Eve Masquerade Ball at Hycroft, 1920s [City of Vancouver Archives 434.1]



*United States President Warren G. Harding standing at tee at Shaughnessy Heights Golf Club, 1923; this was the first visit by a U.S. President to Canada, and much of it was spent on the golf links
[City of Vancouver Archives SGN 943.21]*

DEPRESSION AND WAR

The Wall Street Crash of 1929 signalled the beginning of the Great Depression, and the impact on Vancouver was enormous. Wages plummeted, and countless thousands went bankrupt. The local economy was devastated, and the city’s progress was put on hold. British Columbia was especially vulnerable, as the economy relied so heavily on the sale of natural resources to international markets. Unemployment was rampant during the winter of 1929-30, as the seasonally employed returned to the city and many thousands more flocked west, seeking a milder climate and looking for work. Vancouver was the end of the line for many who were thrown out of work. During the depression years the homes of many Shaughnessy residents were either repossessed or placed on the market for a fraction of their original value. Unable to maintain their expensive homes, many homeowners were forced to move out and the once affluent neighbourhood become known as ‘Poverty Hill’ or ‘Mortgage Heights.’ The Tait House, *Glen Brae*, valued at \$75,000 in 1920, sold for \$7,500 in 1939. Ignoring the restrictions of the province, many single-family houses were converted into multiple dwellings.

The outbreak of World War II triggered a number of changes in the Shaughnessy area. Houses stood empty and were deteriorating at a time of acute housing shortages. The War Measures Act, passed in 1939 by the federal government, enabled City Council in 1942 to permit homes in Shaughnessy to be split into much smaller units; this wartime measure did not expire until 1955. Rooming houses and apartments became more common. The City of Vancouver inventory of 1957 indicated that 30% of the buildings contained multiple dwelling units.

In 1942, A.D. McRae gave *Hycroft* to the Federal Government for one dollar, for use by the Federal Department of Veterans’ Affairs as a convalescent hospital for war veterans.



Opening Hycroft as Shaughnessy Military Auxiliary Hospital, 1943 [City of Vancouver Archives 586-1453]

The Great Depression and two World Wars had taken their toll, and by 1960 the neighbourhood was considered a blighted area. The houses were too large to maintain, and in addition to those broken up into suites, many were taken over for institutional uses. An example was *Rosemary*, which from 1947 to 1994, was owned by The Congregation of Our Lady of the Retreat in the Cenacle, who operated it as a retreat house.



*The Society of our Lady of the Cenacle at Rosemary, March 1966
[Gordon F. Sedawie, photographer, Vancouver Public Library 40836]*

POSTWAR REVIVAL

When the 1942 order-in-Council that allowed the mansions of Shaughnessy to be broken into smaller units finally expired in 1955, the Shaughnessy Heights Property Owners' Association led a campaign to return to the pre-war period of single-family homes. Eventually the provincial government decided that it would not change the status of existing multiple family dwellings, but new rental suites would be banned. Any properties that lapsed into single-family use for more than a month would be considered rezoned that way. When the provincial building restriction legislation (the 1922 Shaughnessy Heights Building Restriction Act) expired in 1970, the estate houses continued to be broken into suites.

Change was needed to meet the economic challenges of maintaining large houses, and to accommodate new demographics and social changes. The onerous burden of maintaining large houses and properties was recognized, and to meet the pressures for densification and to encourage the retention of the prime heritage housing stock, an innovative Official Development Plan was passed by the city in 1982. The plan allowed some infill dwellings and – under proscribed circumstances – the conversion of large houses into suites. Design guidelines that recognized First Shaughnessy's unique historical, architectural and landscape qualities were introduced, and a neighbourhood design panel was appointed to oversee future development. This stabilized the character of the area and provided a framework for the revival of First Shaughnessy as an important neighbourhood of grand homes in an estate setting.

FIRST SHAUGHNESSY THEMATIC FRAMEWORK

NATIONAL THEMES	VANCOUVER THEMES	FIRST SHAUGHNESSY THEMES
PEOPLING THE LAND <ul style="list-style-type: none"> • <i>Settlement</i> 	PEOPLING THE LAND <ul style="list-style-type: none"> • <i>Influence of the CPR in the real estate development of the city</i> • <i>Planning Vancouver</i> 	<i>CPR control of the real estate development of First Shaughnessy:</i> <ul style="list-style-type: none"> • <i>Subdivision and sale of the vast land holdings controlled by the CPR</i> • <i>Development of elite new neighbourhoods</i> • <i>Planned development of a prestigious ‘Garden City’</i>
DEVELOPING ECONOMIES <ul style="list-style-type: none"> • <i>Trade and Commerce</i> 	DEVELOPING ECONOMIES <ul style="list-style-type: none"> • <i>The Last Best West: the Edwardian-era boom</i> • <i>The Great War: Impact of Global Conflict</i> • <i>The Roaring Twenties: Postwar Economic Revival</i> • <i>The Dirty Thirties: The Crash and Great Depression</i> • <i>The Second World War: Continued Global Upheaval</i> • <i>Modern Spirit: the Postwar Revival</i> 	<i>The Gilded Age of Shaughnessy:</i> <ul style="list-style-type: none"> • <i>Edwardian-era development of estate properties</i> • <i>Social Register: the city’s elite flock to Shaughnessy</i> <i>The Opulent 1920s:</i> <ul style="list-style-type: none"> • <i>The heyday of Shaughnessy</i> <i>Depression and War:</i> <ul style="list-style-type: none"> • <i>“Poverty Heights” – the impact of economic depression and war</i> • <i>Breakup of single-family houses</i> • <i>Institutional uses</i> <i>Postwar Revival</i> <ul style="list-style-type: none"> • <i>The neighbourhood is revived through community efforts and a revised regulatory framework.</i>
BUILDING SOCIAL & COMMUNITY LIFE <ul style="list-style-type: none"> • <i>Community Organizations</i> 	BUILDING SOCIAL & COMMUNITY LIFE <ul style="list-style-type: none"> • <i>The development of neighbourhood community associations</i> 	<i>Shaughnessy Heights Property Owners’ Association:</i> <ul style="list-style-type: none"> • <i>Role in the postwar revival of First Shaughnessy</i>
GOVERNING CANADA <ul style="list-style-type: none"> • <i>Politics and Political Processes</i> 	GOVERNING VANCOUVER <ul style="list-style-type: none"> • <i>Ongoing development of a civic governance structure</i> • <i>The political influence of the CPR on the development of Point Grey and South Vancouver</i> 	<i>CPR political influence:</i> <ul style="list-style-type: none"> • <i>Direct political influence on the development of Point Grey municipality</i>
EXPRESSING INTELLECTUAL AND CULTURAL LIFE <ul style="list-style-type: none"> • <i>Architecture and Design</i> 	EXPRESSING VANCOUVER’S INTELLECTUAL AND CULTURAL LIFE <ul style="list-style-type: none"> • <i>Architecture and Design</i> 	<i>The Development of a Garden City:</i> <ul style="list-style-type: none"> • <i>“Dignity, Balance and Charm:” a time of architectural revivals</i> • <i>Vancouver’s Best Houses: residential masterworks by the city’s most prominent architects</i>

APPENDIX B: FIRST SHAUGHNESSY STATEMENT OF SIGNIFICANCE

Description of Historic Place

First Shaughnessy is a residential neighbourhood in Vancouver, bordered by 16th Avenue, King Edward Avenue, Arbutus and Oak Streets. It is a distinctive area comprised mainly of large single-family dwellings on large lots with generous setbacks and lush private gardens. The picturesque street plan is centred on 'The Crescent,' a circular drive of property situated on the highest ground east of Granville Street, and surrounding an oval, tree-filled 1.45-hectare park. The curved street layout features sweeping boulevards and extensive mature landscaping, distinguishing it from adjoining neighbourhoods. A significant number of pre-1940 homes exhibit a variety of traditional architectural styles including Arts and Crafts, Craftsman, Neoclassical Revival, Mission Revival, and Tudor Revival. Infill and new principal houses in the area have been built to conform to design guidelines, some imitating 'historical' styles and few with more contemporary designs.

Heritage Value of Historic Place

The First Shaughnessy neighbourhood is valued as: a residential area that reflects the central role the Canadian Pacific Railway (CPR) played in the development of Vancouver; a superb expression of early urban planning movements; a cultural landscape of estate properties; and a collection of traditional architectural styles, designed by notable architects of British Columbia.

The lands that were ultimately developed as First Shaughnessy were a grant from the Province to Donald Smith and Richard Angus in 1885, given to these two men at special request of the Board of Directors of the CPR. First Shaughnessy illustrates the influence of the strategic real estate activities of the CPR, the largest landholder in Vancouver at the time. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The CPR spent more than one million dollars planning the site before it began selling its lots. The enclave was named after Sir Thomas Shaughnessy, the president of the CPR from 1899 to 1918, and its principal streets retain the names given to them when they were named after his daughter and several early members of the company Board of Directors.

First Shaughnessy's romantic urban landscape was planned by Montreal landscape architect Frederick G. Todd in collaboration with Danish engineer L.E. Davick. The design of Shaughnessy reflected Todd's enthusiasm for the 'Garden City' concept of urban planning, initiated in 1898 by Sir Ebenezer Howard in the United Kingdom. At the time, other North American cities were also developing Garden City neighbourhoods, for example Mount Royal in Montreal, which was also designed by Todd. First Shaughnessy is valued as one of western Canada's best examples of a planned Garden City community, and has retained its original development pattern and estate character.

The lush cultural landscape contributes to the presentation of a cohesive image despite variations in the form of development. Landscape screening addresses concerns for privacy, conceals parked vehicles as well as giving a sense of graciousness and aesthetic quality. Landscaping is layered with many types of trees, shrubs and flowers, varying in size, texture and colour. The consistent streetscapes contribute to the overall estate character of the area. Gently curving tree-lined streets, uninterrupted vistas of layered landscaping and lush private gardens create a distinctive 'garden city' quality. The landscaping includes some of Vancouver's most unusual trees, specially imported by the CPR from overseas and elsewhere in Canada.

First Shaughnessy represents a significant collection of excellent examples of Revival-style architecture designed by well-respected architects of the era, including Maclure & Fox, Parr & Fee, Sharp & Thompson, and Thomas Hooper. The pre-First World War era of home construction in Shaughnessy was one of

architectural revivals, and conformity to traditional styles remains one of the distinguishing features of the First Shaughnessy neighbourhood. With few exceptions, all houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. The architectural styles included English Arts and Crafts, Tudor Revival, Craftsman and Colonial Revival. As well as individual heritage value, this collection of unique properties has significant value as a grouping, illustrating a variety of styles and architectural design within one distinct area. These houses are also valued as examples of good workmanship and for their use of high quality materials.

Character Defining Elements

The elements that define the heritage character of First Shaughnessy are its:

- direct evidence of a close association with the CPR, as illustrated by the area’s street names and the name of the neighbourhood;
- continuous residential use;
- distinctive pattern of planned development as expressed by: street layout centred around a crescent and park system; pattern of curved streets; boulevards; large lot sizes; generous setbacks; large private gardens and early outbuildings; enclosed site boundaries with rock walls, fences, iron gates and perimeter plantings; early concrete light standards; and the grand scale of principal residences and estate properties;
- cultural landscape of individually-designed estate properties, linked by their large scale proportions and conforming to traditional styles including British Arts and Crafts, Tudor Revival, Queen Anne Revival, Craftsman and Colonial Revival;
- generous landscaping in both public and private spaces including lush, mature street landscaping, screening, unusual imported tree species and landscaped parks with mature trees and plants; and
- residential masterworks built with superior materials and craftsmanship, designed by many of B.C.’s most prominent early twentieth century architects.

APPENDIX C: RECOMMENDED LIST OF PROPERTIES FOR HCA SCHEDULE

An exhaustive research process involving each parcel of land has led to a conclusive list of properties recommended for inclusion in the HCA Schedule. These pre-1940 sites define the architectural and heritage character of First Shaughnessy and should form the collection of sites that are to be protected as part of the new HCA legislation. A variety of sources were utilized through the research process, including historic CPR Plan Approval books, newspaper articles, permit databases, architectural plans, archival fonds and other historic publications. A research profile has been developed for each site appearing on the recommended properties list.

The process has updated and confirmed the merit of those 353 sites appearing on the existing 1994 Heritage Inventory (part of the current FSODP). Current research has uncovered seven additional pre-1940 sites that were not listed on the original 1994 Heritage Inventory; these additional pre-1940 sites maintain a level of historic integrity that warrants their inclusion on the recommended list. Additionally, forty-three houses have been removed from the 1994 Heritage Inventory, most of them demolished between 1994 and 2015. The final recommended list consists of 317 pre-1940, meritorious sites that each contribute to the historic character of First Shaughnessy. A small number of these sites have been significantly and/or unsympathetically altered, however, these sites have been included so that they may one day be restored.

FSD LIST OF PRE-1940 PROPERTIES

Num	Dir	Street	PID	Legal Address	Zone	1994 Inventory Status	YearBuilt	Original Owner	Architect	Contractor	Confirmed Date of Construction	Notes
1320	W	15TH	008-794-201 (for land)	LOT 6 BLOCK 472 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1916	Glen Holland				1917 Directories: Glen Holland, Real Estate
1350	W	15TH	011-524-782	LOT 5 BLOCK 472 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1922	Sir Charles Hibbert Tupper				1923 Directories: Hon. Sir Charles Hibbert Tupper (of Tupper Bull & Tupper)
1646	W	16TH	009-205-195	LOT 4 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	L.M. Pratt	J.P Matheson & Son	A. Mitchell	April 12, 1912	DBR: April 13, 1912 page 1, residence finished in stucco and half timber, \$6,000
1668	W	16TH	011-521-023	LOT 3 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	E. Calder	rebuilt permit series - architect not yet located			BP# 50, E. Calder [no architect], June 12, 1912, \$6,900; listed as 1664 West 16th Avenue on the 1994 Inventory
1676	W	16TH	003-184-595	LOT 2 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1920	T.H. White	Mackenzie & Bow		January 8, 1920	BP# 2515, Mrs. White, January 13, 1920, \$14,000
1774	W	16TH	004-154-037	LOT 2 BLOCK 488 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1913	H.W.C. Boak	Honeyman & Curtis		September 11, 1912 and November 07, 1913	BP# 1164, H.W.C. Boak, November 11, 1913, \$6,000
1810	W	16TH	008-470-154	LOT 5 BLOCK 487 PLAN VAP4502 DISTRICT LOT 526 NWD GROUP 1.	FSD	on 1994 Inventory	1912	W.W. Beard			January 11, 1912	
1826	W	16TH	011-521-112	LOT 4 BLOCK 487 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	P.H. Alders		M.C. Griffiths (also did plans)	May 23, 1913	BP# 815, PH Alder, May 20, 1913, \$7,500
1888	W	16TH	011-521-091	Lot 2, Block 487, DL 526 VAP4502	FSD	on 1994 Inventory	1922	John Dunning	Harry Walter Postle		March 22, 1922	BP# 4505, J. Dunning, March 20, 1922, \$7,000; listed as 1874 West 16th Avenue on the 1994 FSD Inventory
1904	W	16TH	011-521-287	LOT 5 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Nelson B. Peck				Nelson B. Peck first appears in the directories in 1913, he is listed as Vice President Alta Fin. Corp Limited.
1930	W	16TH	011-521-252	LOT 4 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Duncan Stewart			August 18, 1911	Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: April 25, 1914 p. 18 (F.R. Stewart, Shaughnessy Heights - Granville Street, No architect listed.)
1950	W	16TH	011-521-228	LOT 3 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NWD GROUP 1	FSD	on 1994 Inventory	1921	A.T. Chambers (1921)	R.T. Garrow (1921)		May 13, 1921	BP# 95, Mrs. N.B. Peck, June 28, 1912, \$10,000 (likely never built); BP# 3614, A.T. Chambers, May 18, 1921, \$7,500
1838	W	17TH	011-534-826	LOT 9 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1935	John J. Johnston (wife, Jean)		J.J. Johnston, Building Contractor (directories)	First appears in the directories in 1936	Research information from directories
1864	W	17TH	011-534-800	Lot 8, Block 48, DL 526 VAP4502	FSD	on 1994 Inventory	1912	Charles E. Robson			January 16, 1912	Charles E. Robson, Real Estate (directories); listed as 1868 West 17th Avenue on VanMap
1867	W	17TH	011-521-121	LOT 9 BLOCK 487 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Miss M.E. Reay			July 11, 1911	CPR Plan Approval Book: Lots 9 and 10, house \$5,000
1926	W	17TH	007-158-319	LOT 4 BLOCK 47 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	T.B. Cuthbertson		M.C. Griffith	November 30, 1912	BP#: 439, TB Cuthbertson, November 27, 1912, \$6000
1927	W	17TH	011-521-309	LOT 7 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. Hawkins	Dell & Murrie		October 26, 1912	BP# 395, MJ Hawkin(g)s, November 1, 1912, \$9,000; 1020 Victoria Drive is also a Hawkins house and similar in design
1950	W	17TH	011-534-907	LOT 3 BLOCK 47 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Miss Lillian Lehrner	rebuilt permit series - architect not yet located		May 15, 1912	BP#: 70, Mrs. Lillian Lehrner [architect blank], June 19, 1912, \$6,500
1951	W	17TH	011-521-317	LOT 8 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	King (on FSD 1912 Map) Roderick Cameron (1913 Directories)			May 30, 1912	Roderick Cameron is listed as living in the house in the 1913 directories
1950	W	18TH	011-536-632	LOT 3 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	William R. Brown	rebuilt permit series - architect not yet located		May 18, 1912	BP#: 18, WR Brown, May 28, 1912, 1950 West 18th Avenue, \$7000
1990	W	18TH	011-536-616	LOT 1 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Samuel Sigler	rebuilt permit series - architect not yet located		May 15, 1912	BP#: 68, Samuel Sigler, June 19, 1912, \$6,500
2050	W	18TH	002-843-641	LOT 9 BLOCK 23 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	A.E. Howard	R.J. MacDonald	G.S. Buxton		BP #1261 1914: \$6,000; repairs in 1922: for owner C.J. Kay \$200
1812	W	19TH	011-538-121	LOT 8 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Hughes W. Booth			March 07, 1911; October 12, 1911	Originally addressed in the directories as 1817 West 19th Avenue (by 1921 it was listed as 1812 West 19th Avenue)
1837	W	19TH	007-915-101	LOT 5 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1923	Mrs. C.B. Mansell (1923), first occupant was J.C. Stewart	A.C Hope		April 24, 1923	BP#: 5496; Mrs. C.B. Mansell, \$4,000; first appears in the directories in 1924 with the name J.C. Stewart

FSD LIST OF PRE-1940 PROPERTIES

1864	W	19TH	011-538-031	LOT 2 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Mrs. E.J. McRoberts			November 22, 1923	CPR Plan Approval Book: \$9,000
1903	W	19TH	011-536-683	LOT 6 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	J. Alexander; T.D. Macdonald	rebuilt permit series - architect not yet located		May 15, 1912	BP#: 41, TD Macdonald, June 12, 1912, \$6,000
1927	W	19TH	011-536-713	LOT 7 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	George A. Peck	R.W. Chadney	Woodburn & Chaytor	March 28, 1924	CPR Plan Approval Book: Lot \$10,500, BP#: 6293, Woodburn & Chaytor, 1927 West 19th, March 31, 1924, \$7,000; First appears in the directories in 1926 with George A. Peck as the owner. George Peck was the president of Peck Logging
1938	W	19TH	011-536-870	LOT 6 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1911	W.G. Seaord			September 30, 1911	
1947	W	19TH	011-536-721	LOT 8 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Cecil Killam	G.B. Kaufmann		April 10 and May 30, 1913	BP#: 866, Cecil Killam, June 9, 1913, \$8,000
1964	W	19TH	011-536-837	LOT 5 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	Dean S. Mansell	owner listed	A. Harrison	July 10, 1915	BP#: 8195, A. Harrison, owner, owner, 1964 West 19th Avenue, \$7,800, September 19, 1925
1981	W	19TH	008-028-729	LOT 9 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	J.A. Wallace	owner listed		July 8, 1913	BP#: 982, JA Wallace, July 31, 1913, \$13,000; listed as 1979 West 19th Avenue on the 1994 FSD Inventory
1990	W	19TH	011-536-781	LOT 1 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Alfred Shaw			September 20, 1911	
1995	W	19TH	011-536-748	LOT 10 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Glover Lloyd	owner listed		December 15, 1911	BP#: 840, Glover Lloyd, May 29, 1913, \$8,600; Also known as 3494 Maple Street
2050	W	20TH	011-542-420	LOT 16 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	Herbert R. Glass, 1925 directories	W.T. Gardiner (1925)	Baynes & Horie (1925)	First appears in the directories in 1925	BP#166; Owner: Reekie, J. S.; Architect: Matheson, J. P. & Son; Builder: Oliver, John; 1912-07-27; \$8,500.00 (likely not built until 1925); BP #6441, O/ Glass, H. R., A/ Gardiner, W. T., C/ Baynes & Horie, 2050 20th, May 2, 1925, \$8000; First appears in the directories in 1915: Herbert R. Glass, secretary for Confed. Life
2060	W	20TH	011-542-128	LOT 1 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1924	Henry Pim	E. Evans & Son	J. E. Wright	May 30, 1924	BP# 6547: H. Pim, E. Evans & Son; J.E. Wright; 2098 West 20th Avenue; \$9,000; May 29, 1924; Henry Pim, retired, appears in the 1925 directories; Dr. Frank C. McTavish, appears in 1926 directories (the name Abel appears on the 1912 FSD Map, but the house was likely not constructed until 1924)
3788		ALEXANDRA	005-099-935	LOT 8 BLOCK 33 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	G.W. Richardson			1912	Saturday Sunset: Mr. and Mrs. G.W. Richardson are moving into new home on Shaughnessy Heights, March 30, 1912
3837		ALEXANDRA	011-540-168	LOT 2 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Leslie Wright - 'Claremont'	Maclure & Fox		1910	CPR Approval Book: Lot \$7,350; Cambie Letter Book: May 3, 1910
3890		ALEXANDRA	011-540-311	LOT 12 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Daniel J. McPhail, (1932 FSD Map and CPR Approval)				First appears in the 1914 directories: Daniel J. McPhail, investments, #601 - 402 West Pender. The name ' Jackson' was listed on the 1912 FSD Map.
1426		ANGUS	010-985-468	LOT 3 BLOCK 56 PLAN 6043 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1930	Oscar B. Allan	Sharp & Thompson (Job# 30A44)			Angus Avenue near The Crescent, for Oscar B. Allan, 1930 (dwgs. at Canadian Architectural Archives, Univ.of Calgary); Appears in the 1931 Directories: Oscar B. Allan, President of OB Allan Limited jewellers and opticians; BP# M9, A.B. Palmer, November 30, 1915, \$50, chicken house
1450		ANGUS	005-138-281	LOT 2A BLOCK 56 PLAN 6043 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Walter H. Ker	McCarter & Nairne	Walter J. Read		BP# 12934 W.H. Ker, W.J. Read, 1450 Angus, \$17,500, August 20, 1928
1451		ANGUS	011-533-251	LOT 5 BLOCK 50 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Henry Reifel	Mackenzie & Bow		1921	BP# 4160 October 27, 1921, \$22,000; DLA SOS; Later additions and badminton court for H.R. MacMillan by Sharp & Thompson
1488		ANGUS	011-532-661	LOT 2 BLOCK 56 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	M. Daly Hamilton			March 06, 1911	BP# 1064, R.D. Hamilton, September 15, 1913, \$260 garage; Listed as 1474 Angus Drive on the 1994 FSD Inventory
1499		ANGUS	011-533-269	LOT 6 BLOCK 50 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	W.E. Anderson	W.M. Dodd & Co.		May 19, 1921	BP# 3476 April 27, 1921, \$20,000
1503		ANGUS	013-931-300	Lot 6, Block 38, DL 526	FSD	on 1994 Inventory	1911	F.R. Stewart (on 1912 FSD Map)			March 20, 1911	CPR Plan Approval Boon, house \$18,000 or \$20,000; The house was significantly altered in 1988
1526		ANGUS	011-538-961	LOT 2 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	John Binns Johnson	Paul Phipps		1912	BP#: 378, John Binns Johnson, October 23, 1912, \$18,000

FSD LIST OF PRE-1940 PROPERTIES

1517	ANGUS	006-467-253	LOT 3 PLAN VAS1830 DISTRICT LOT 5 26 NWD GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY	FSD	on 1994 Inventory	1910	W.H. Hargrave (FSD MAP)	A.A. Cox	W. S. McDonald	July 5, 1910	CPR plan approval book, "lot \$8k, house \$9k"; Note - May 30, 1910 entry was "cancelled" May 30, 1910 – date of letter to A.H. Nichol, Land Agent (CPR) from H.E. Cambie Special Assistant Engineer; The Province: October 27, 1910, p. 5 Social and Personal - "Mr. & Mrs. Hargrave are moving today to their new residence on Shaughnessy Heights"; Daily News Advertiser May 31, 1910 p 3 "Mr. W H Hargraves manager of the Eastern Townships Bank has had plans prepared for him by Mr. A. A. Cox, architect, for a handsome residence on Shaughnessy heights, which will adjoin Sir Thomas Shaughnessy's ...The contract has been let to Mr. W. S. McDonald and excavation work will commence today." The Province November 1, 1910 p.5 "Social and Personal - Mr. & Mrs W.H. Hargrave have taken up their residence at Linwood 1175 Haro street, until their new residence at Shaughnessy Heights is completed."; Listed as 1527 Angus Drive on the 1994 FSD Inventory
1550	ANGUS	011-538-996	LOT 3 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	K. Walkem (1912 FSD Map)	Honeyman & Curtis			CPR plan approval book, lot \$5450; BP #3035, K. Walkem, S. J. Newitt (contr), Sept 16, 1920, \$5k;
1551	ANGUS	011-538-660	Lot 8, Block 38, DL 526	FSD	on 1994 Inventory	1910-1912	Poff (Sir Thomas Shaughnessy on CPR approval)	Honeyman & Curtis		1910-1912	CPR plan approval book, "\$11,750" The Province March 17, 1910 p. 1 "Building Active at Shaughnessy Heights"; The Province: Nov. 30, 1910 p.5 "Social and Personal - Mr & Mrs. Poff are occupying Mr. R. Marpole's residence until their own is completed"
1574	ANGUS	016-078-497 and 016-078-519	LOT 4 BLOCK 37 DISTRICT LOT 526 VAS2662	FSD	on 1994 Inventory	1910	William E. Burns (on FSD 1912 Map)			1910	Constructed in 1910. First appears in the directories in 1911: William E. Burns of Burns & Walkem; Barristers, Solicitors, Notaries Public, 415 Winch Building. CPR approval book, lot \$5450
1598	ANGUS	011-539-011	LOT 5 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Dr. Dolbey	Likely Paul Phipps as he designed the garage the same year	J.E. Wright & Co.	1912	BP #53, Dr. Dolbey, [arch blank], J. E. Wright & Co, June 12, 1912, 1598 Angus, \$10k; BP #459, Dr. Dolby, Paul Phipps, J. E. Wright, Dec 9, 1912, \$400, garage;
1637	ANGUS	011-538-741	LOT 10 BLOCK 38 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Enthoven			February 11, 1911	Mr and Mrs. Enthoven have removed to their new residence on Shaughnessy Heights, <i>Saturday Sunset</i>
1638	ANGUS	006-194-672	LOT 6 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	William F. Brougham, (1911 directories); E.W. McLean (on FSD 1912 Map and owner as of 1912)			1910	CPR Plan Approval Book: lot \$15,500, house \$13,650; The Province, March 17, 1910, page 1, "Building Active at Shaughnessy Heights"; William F. Brougham, solicitor, notary, and commissioner, is listed as the original owner/occupant of the house in 1911
1675	ANGUS	009-175-547	LOT 5 BLOCK 38 PLAN VAP6783 DISTRICT LOT 526 NWD OF LOT 1	FSD	on 1994 Inventory	1909-1910	Richard Marpole	Honeyman & Curtis			The Province March 17, 1910 p. 1 "Building Active at Shaughnessy Heights"; Hill DCA - ANGUS DRIVE, near Granville Street, residence for Richard Marpole, 1909-10 (City of Vancouver Planning Dept., Vancouver Building Register, 1973)
1695 (coach house only)	ANGUS	007-317-191 (no PID for coach house)	LOT 1 BLOCK 38 PLAN VAP6783 DISTRICT LOT 526 NWD OF LOT 1.	FSD	on 1994 Inventory	1939					Original main house demolished; This is the original coach house.
1733	ANGUS	011-538-546	Lot 7, Block 39, DL 526VAP4502	FSD	on 1994 Inventory	1910	E.A.C. Studd	Maclure & Fox		November 24, 1910	CPR plan approval book, house \$12,750 Maclure and Lort List 1920: Lort Commission List 1975; The Province: October 7, 1910 p.32 "Social and Personal - Mr. & Mrs. E.A.C. Studd have taken rooms at the Glencoe Lodge until their residence at Shaughnessy Heights is ready for them; Alternatively addressed as 1707 Angus Drive and 3537 Angus Drive
1738	ANGUS	024-349-445	LOT 2 BLOCK 36 PLAN LMP40345 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Clarence Marpole (1910-1913, completed in 1913); Dr. T.B. Anthony (March 23, 1923)	Maclure & Fox			Used to have a small outbuilding on the lot, addressed as 3637 Alexandra. This small outbuilding has now been demolished and has been removed from the 1994 inventory. Appears in 1914 directories: Clarence Marpole, president Macdonald Marpole Company.
1790	ANGUS	008-319-481	LOT 1 BLOCK 36 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	William F. Salsbury (FSD 1912 Map)	Alfred Arthur Cox		1912	Cox, Alfred Arthur; \$25,000 Shaughnessy Heights, mansion for William F. Salsbury, Angus Avenue, 1912 (Province [Vancouver], 31 Aug. 1912, 23, illus. & descrip.; Vancouver Heritage Inventory Summary Report, 1986, 65, illus.) Province August 31, 1912 p.23 "Magnificent Dwelling One of the Finest..." - Illustration and "Fine Residences in Shaughnessy"
3577	ANGUS	010-878-998	LOT 1 (originally Lot 8), Block 39, DL 526	FSD	on 1994 Inventory	1912	C.M. Merritt	Paul Phipps	J.E. Wright	Oct. 35, 1912	BP#: 458, CM Merritt, JE Wright, December 09, 1912, \$13,000; Also addressed as 3589 Angus Drive

FSD LIST OF PRE-1940 PROPERTIES

3637	ANGUS	004-394-046	Lot 9, Block 39, DL 526	FSD	on 1994 Inventory	1910	Dr. Arthur P. Procter			Set. 26, 1910	Saturday Sunset, July 27, 1912, p. 16 An exceedingly smart house dance was given by Dr. & Mrs. A.P. Procter in their lovely home on Shaughnessy heights... Also has a pre-1940 garage on site [1819 HOSMER], which is also on the 1994 inventory. The two buildings should remain two separate heritage resources.
3689	ANGUS	005-062-179	LOT 6, BLOCK 35, DL 526	FSD	on 1994 Inventory	1912	W. Foster Huntting	Maclure & Fox		March 5, 1912	CPR plan approval book, "Plans approved but plan of layout not furnished. Aug 16, 1911. was notified, plans cancelled by Maclure & Fox, Oct 6, 1911" UVIC AP 904-928; DBR March 5, 1912 p.1 "Contract Awarded for \$25,000 Home"; Saturday Sunset, November 9, 1912 p. 19 Mr. & Mrs. Foster Huntting have moved into their beautiful residence on Shaughnessy Heights this week. (Mac & Fox) McPherson & Sinclair
3737	ANGUS	008-449-082	LOT 5, BLOCK 35, DL 526	FSD	on 1994 Inventory	1910-1911	F.W. Rounsefell	Maclure & Fox		December 23, 1910	CVA Lort #30
3802	ANGUS	004-387-007	LOT 2 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER LOT 1 , BLOCK 29, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT.	FSD	on 1994 Inventory	1912-1913	J.E. Tucker (FSD 1912 Map) [1, 2 & 3]. Hendry was the owner as of 1918	Maclure & Fox			Completed in 1913: first appears in the directories in 1914 as John E. Tucker. CPR plan approval book, house \$28,000; lots 1, 2 & 3 Need source for construction of house for J.E. Tucker by Maclure and Fox; Saturday Sunset, April 27, 1912 p. 7 Mr. & Mrs. Tucker and Mr. & Mrs. Knight have moved from Nicola Street into their new residence on Shaughnessy Heights. BP #1500, John Hendry, 3802 Angus, Repairs \$600;
3837	ANGUS	002-511-444	LOT 9 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. P. Jones (CPR Approval name)	Honeyman & Curtis	G. Black	1912	BP#: 499, G. Black, \$12,000
3889	ANGUS	011-541-423	LOT 8 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Lamprey, E.W.				
3898	ANGUS	011-540-656	LOT 3 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912-1913	J.E. Tucker (FSD 1912 Map) [1, 2 & 3] Hendry (1918)]	Maclure & Fox			Originally was an accessory building for the Tucker House (Hendry House) at 3802 Angus. Now its own pre-1940 building on its own lot.
3926	ANGUS	024-294-659	LOT 4 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	S.J. Crowe	W.T. Dalton		1922	BP#: 4974, \$11,000
3937	ANGUS	011-541-393	LOT 7 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Dr. W.J. Lea				
3979	ANGUS	011-541-377	LOT 6 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1927	Ivan D. Smith (1928 Directories)			1927	CPR plan approval book for "Smith" - "no plans", and no date, in between a 1926 & 1927 date. Confirmed 1927 construction date, appears in the directories for the first time in 1928 with the listing of Ivan D. Smith
3989	ANGUS	011-541-351	LOT 5 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	A. Des Brisay (Desbrisay)	Sharp & Thompson			CPR plan approval book, lot \$5500, house \$9500; June 4, 1910 – Letter to A.H. Nichol, Land Agent from Henry J. Cambie, Special Assistant Engineer; Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes":Oct.10, 1914 p.6 (Albert DesBrisays, near King Edward Avenue, Sharpe & Thompson Architects);
1033	BALFOUR	011-531-240	LOT 14 BLOCK 62 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1911	R. Irving			May 20, 1911	BP# 2626 Mr. McGovern (or McGivin), March 18, 1920, \$300 repairs
1054	BALFOUR	011-530-227	LOT 2 BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	N.Y. Cross	N.Y. Cross prepared his own plans	G.A. Arbuthnot	April 20, 1914	BP# 1376 \$7,500
1063	BALFOUR	004-837-240	LOT 13 BLOCK 62 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	F.L. Gwillin			September 16, 1911	Bp# 690, F.L. Gwillim, April 7, 1913, \$400; BP# 3079, J.M. Mercer, October 1, 1920, \$300 addition; BP# 4249, J.M. Mercer, Day & Körner, December 5, 1921, \$1,500, repairs
1064	BALFOUR	008-153-221	LOT 1A BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	J. McAllister	Townsend & Townsend		July 4, 1911	CPR approval book, house value \$10,525. E 1/2 1-68 VBR July 4, 1911 p. 1 "Contract Awarded for House To Cost \$12,000, Contract for a residence on Marpole Ave, SH for J. McAllister has been let to the Vancouver Construction Co. at a figure of about \$12,000.Plans were designed by Townsend & Townsend. Blue stone foundation, ornamental frame construction and 4 stone fireplaces..." E 1/2 1-68" J. McAllister
1111	BALFOUR	011-531-801	LOT 4 BLOCK 61 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910	L. R. Bentson			September 10, 1910	BP# 2073 M.G. Cull, January 27, 1919, \$500, repairs; Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": Sept. 12, 1914 p.6 (L. R. Benson, Shaughnessy Heights, 1131 Balfour avenue, No Architect listed); Listed as 1137 Balfour on the 1994 FSD Inventory
1212	BALFOUR	004-154-045	LOT 2A BLOCK 66 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	H.J. Davis (Davies?)			May 1, 1923	BP# 5504 \$15,000

FSD LIST OF PRE-1940 PROPERTIES

1237	BALFOUR	011-531-959	LOT 4 BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	P. Winram			July 15, 1910	CPR Approval Book House Value \$6,500 - W. 1/2 of 4
1238	BALFOUR	011-530-375	LOT 2 BLOCK 66 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	G .Cameron	Townsend & Townsend			CPR Plan Approval: lot \$6250; Page 1, July 4, 1911: "contract awarded for house to cost \$12,000"
1263	BALFOUR	011-532-025	LOT 8A BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Lough (1912 FSD Map); Baird (Building Permit)	Mackenzie & Ker (likely as they designed the garage two years later)	J.A. Jackson	May 30, 1912	BP# 90 W.J. Baird, [architect blank], J.A. Jackson, June 20, 1912, \$7,000; BP# 1412 W.J. Baird, Mackenzie & Ker, May 4, 1914, \$300, garage
1264	BALFOUR	011-530-367	LOT 1A BLOCK 66 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Hugh McLean	Townley & Matheson	William J. Read	July 23, 1923	BP# 5263 \$9,500
1312	BALFOUR	011-530-448	LOT 2A BLOCK 65 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1928	James Thomson			September 14, 1927	BP# 11626 J. Thomson, owner, 1312 Balfour, \$9,000, September 22, 1927
1428	BALFOUR	008-285-012	LOT 2 BLOCK 64 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911-1912	S.A. Codd	Somervell & Putnam	J. Ledlin	October 4, 1911	The Province, October 26, 1912, p.30 "Attractive House Which was Recently Completed on Shaughnessy Heights"- Illustration; Saturday Sunset, November 9, 1912 p.16 Mr. Selby Codd, Shaughnessy Heights, has left for Regina for a few days; Vancouver Building Record - Oct 3, 1911 "Somervell & Putnams have awarded the contract for a 2-storey frame residence for Shaughnessy Heights for S. A. Codd to J. Ledlin. The general contractor will handle all minor contracts.
1469	BALFOUR	011-532-394	LOT 3 BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	G. Crisp			March 10, 1911	BP# 664, F.G. Crisp, March 31, 1913, \$400 garage; CPR Plan Approval Book: House value \$10,900
1490	BALFOUR	012-026-123	LOT 1 BLOCK 64 PLAN VAPVAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1913	Van Houten	O.W. Moberg		1913	BP# 491 W.G. Van Houten, December 30, 1912, \$12,000; BP# 1786 A.E. Griffin, Twizell & Twizell, March 17, 1916 \$800 repairs; DLA SOS
1495	BALFOUR	007-189-923	LOT D (originally Lot 6) BLOCK 58 PLAN 18254 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Charles Merritt		W.W. Beard	May 30, 1912	BP# 132 Ch. Merritt, July 16, 1912, \$10,000
1516	BALFOUR	007-906-498	LOT A (originally Lot 5) BLOCK 32 DL 526	FSD	on 1994 Inventory	1922	William E. Herger	Gardiner & Mercer	H.P. Leck	April 27, 1922	As of 1914 there was a small police office on this site: BP#1618: Owner: Corporation of Point Grey; Architect: Engineering Department; Builder: John Cook, November 13, 1914; \$300.00 for an office (BP#M70: owner/architect/builder: Municipality of Point Grey, April 10, 1917, \$50.00 - repairs). 1919 Directories: 1500 Balfour: Police Office. 1920 Directories: William E. Herger, sales manager at Gault Bros.Herger may have lived in the converted Police Office until 1922, when construction on his estate began: BP#4641: Owner: William E. Herger; Architect: Gardiner & Mercer; Builder: H.P. Leck; April 27, 1922; 1502 Balfour; \$10,000 house; Listed on the 1994 FSD Inventory as 1504 Balfour
1526	BALFOUR	016-742-362	LOT 4 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1936	H.G. Nicholson				W.D. Wood originally owned both lots 3 and 4. 1937 directories list H.G. Nicholson as the owner of 1526 Balfour Avenue, this is the first time the house appears in the directories.
1550	BALFOUR	007-869-053	LOT F BLOCK 32 PLAN VAP14308 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	William D. Wood				William D. Wood first appears on Balfour in the directories in 1914. This house is likely 1914, though its steamed cedar shingle roof makes it look like a later building. By 1917 the directories lists the address as 1550 Balfour
1563	BALFOUR	024-090-506	LOT 7 PLAN LMS3155 DISTRICT LOT 5 26 NWD	FSD	on 1994 Inventory	1912	Mrs. C.J. Brenton	Grant, Henderson & Cook		1912	The Architect, Builder and Engineer Aug.31, 1912 page 10; DBR August 24, 1912 p.1; Saturday Sunset, December 14, 1912 p. 22 Mrs. Brenton has moved into her home on Balfour Ave., Shaughnessy Heights this week., 2 storey frame residence BP #88, C. J. Brenton, June 20, 1912, \$12.1k;
3689	CARTIER	011-532-351	LOT 2 BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1917	Mrs. E.M. Tatlow	Bernard Cuddon Palmer; alterations in 1944 by CBK Van Norman		August 14, 1917	BP# 1890 Mrs. E.M. Tatlow, August 1, 1917, \$14,000; BP# 2126 Mrs. R.J. Tatlow, B.C. Palmer, April 2, 1919, \$480 garage; alterations in 1944, CBK Van Norman; residence alterations for Mr and Mrs Graham King, 3869 Cartier (CVA folder 16, VAN 68 and 68)
3690	CARTIER	003-759-377	LOT 2 (Lot 5 Block 59) PLAN VAS1651 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 346/938 S HARE IN COM PROP THEREIN	FSD	on 1994 Inventory	1911	F.B. Whiting			December 4, 1911	Two infills were added in 1986
3750	CARTIER	009-323-945	LOT A (originally Lot 6) BLOCK 59 PLAN VAP10647 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	A.B. Pottinger	Grant, Henderson & Cook		March 16, 1910	BP #2004, Mr. Stewart, July 22, 1918, \$600; CPR approval book March 16, 1910: lot \$9500, house \$7200; The Province, November 2, 1912, p.32 "Bungalow Makes for Ease and Comfort"; Saturday Sunset, December 2, 1911 p 12 Mrs Gauvrea of New west is a guest of Mrs. D.D. Hutchinson of Shaughnessy Heights for a few days.

FSD LIST OF PRE-1940 PROPERTIES

3773	CARTIER	011-532-416	LOT 3A BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.S. Burly (1912); General Duff Stewart	Sharp & Thompson		April 17, 1912	Sharp & Thompson Project List: Job #D92p; CPR Plan Approval Book: none - Duff Stewart; CPR Plan: Stewart - proposed extension to garage, no date, but between 2 1929 entries; Maclure & Lort repairs 1921 permit # 3810; Saturday Sunset November s.9, 1912, page 16, Mr and Mrs W.S. Burly have moved to their new residence on Shaughnessy Heights
3828	CARTIER	011-530-413	LOT 1 BLOCK 65 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	M.H. Jones	Grant & Henderson		August 14, 1912	BP# 229 H.J. Jones, August 22, 1912, \$10,000
3837	CARTIER	008-211-230	LOT 2A BLOCK 64 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	J. Matthews	Robert William Stinnell Chadney			BP# 4003 J. Matthews, September 8, 1921, 1412 Balfour, \$8,500; 3837 Cartier; Also addressed as 1412 Balfour
4050	CARTIER	008-115-842	LOT 10 BLOCK 70 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1920	J. Graham	Gillingham & K�rner		April 7, 1920	BP# 2665, \$15,000
1611	CEDAR	011-521-031	LOT 5 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	Dr. A. C. Cummins	J.D. Smedley		March 6 and 13, 1914	CPR plan approval book, "plans approved March 13, location approved March 6, 1914" Lot 5 & 6 BP #1306, Dr. Cummings, Mar 13, 1914, \$7k; BP #1399, Dr. A. Cummings, Apr 29, 1913, \$200, garage;
1612	CEDAR	011-534-753	LOT 7 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	A. Ferguson	Townsend & Townsend		May 10, 1912	BP# 44, A. Ferguson, June 12, 1912, \$10,000; BP# 4857, F.E. Burke, July 6, 1922, \$1500, repairs. The Province September 21, 1912, page 28, "\$12,000 is About Complete"
1637	CEDAR	011-521-058	LOT 7 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	John J. McRae			May 14, 1925	
1650	CEDAR	011-534-672	LOT 3 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Reverend J. Wilson	Honeyman & Curtis (likely, as they designed the garage)			BP# 1801, Mary J. Wilson, May 17, 1916, \$600, repairs; BP# 1274, RJ Wilson, Honeyman & Curtis, February 18, 1914 \$600
1663	CEDAR	011-521-066	LOT 8 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Mr. L.F. Pearce (1921)		Robert McCoubray	November 29, 1921	CPR Approval: A. A. Chapman, January 6, 1913 BP# 4237, Mr. L. F. Pearce, arch. Owner, Robert McCoubray (contractor); November 29, 1921, \$7,800. This house could also be 1926 as it does not appear in the directories until 1927: Frank E. Weldon, retired
1695	CEDAR	011-521-074	LOT 9 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	G. Corriveau, L.F. Pearce, Mildred Anderson (all CPR Approval Name)	rebuilt permit series - architect not yet located		May 27, 1912; November 28, 1921	BP# 56, G. Corriveau, June 12, 1912, \$7,300; BP# M3, Correran, G. September 20, 1915, \$50, chicken house
1703	CEDAR	011-524-120	LOT 6 BLOCK 488 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.G. Moore	J.P Matheson & Son	W.G. Moore	September 12, 1912	BP# 270, WG Moore, September 12, 1912, \$10,000
1712	CEDAR	011-538-422	LOT 11 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	E. Francis	James C. MacKenzie; MacKenzie & Ker		January 04, 1913, September 24, 1913	CPR plan approval book, "this position approved again owing to plans being destroyed." BP #571, E. Francis, Feb 21, 1913, \$18k; BP #1529, E. Francis, July 25, 1914, \$5k; BP #1659, Tulk, M&K, Mar 8, 1915, \$1500, repairs;
1738	CEDAR	011-538-376	LOT 10 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	Mrs. Francis Phillip	Day & K�rner		May 23, 1924	BP#: 6518, CJ Philips, May 21, 1924, \$10,000
1751	CEDAR	011-524-146	LOT 8 BLOCK 488 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1918	J.F. Watkins (1918)			April 29, 1918	John F. Watkins (of Paul & Watkins) shows up in the directories at 1751 West 17th Avenue in 1919. BP# 1939, TS Watkins, February 19, 1918, \$6,000; CPR Plan Approval Book: lot \$7351, house illegible
1778	CEDAR	011-538-317	LOT 9 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	P. Winram	F. Cross		Oct. 22, 1921	BP#: 4150, P. Winram, Oct. 22, 1921, \$9,000
1788	CEDAR	008-139-059	LOT 1 BLOCK 40 PLAN 5768 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1927	Theodore Winram (CPR Approval Book)		M. Finley	August 31, 1927	BP#: 11518, T.J. Winram, Owner, M. Finley, 1790 Cedar, August 29, 1927, \$5,500; Listed as 1790 Cedar Crescent on the 1994 FSD Inventory
1799	CEDAR	009-469-222	LOT 10 BLOCK 488 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. S. Taylor	D. Campbell		July 10, 1912	BP# 159, Samuel Taylor, July 25, 1912, \$13,000; BP# 1094 Samuel Taylor, September 22, 1913, \$200, garage and chicken house; BP #4874 N.. Taylor, July 12, 1922, \$1500 repairs
1903	CEDAR	011-536-900	LOT 7 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	John W. Foster	Perry & Nicolais		May 22, 1912	BP #12, John W. Foster, May 21, 1912, \$10k; (Province [Vancouver], 9 March 1912, 38, descrip.; list of works on A.I.B.C. Application form for R.T. Perry) Jonathan W. Foster
1926	CEDAR	006-709-460	LOT 3 BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	C.W. Craig			April 7, 1911	CPR Plan Approval: house for \$15,000
1950	CEDAR	011-537-451	LOT 2A BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	M.P. Morris	Twizell & Twizell		November 19, 1913	CPR Plan Approval: Lot E 1/2 of 2, house value \$7,494 BP#: 1176, Mrs. Morris, November 21, 1913, \$7400
1961	CEDAR	004-584-694	LOT 4 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1911	G.C. Martin			August 10, 1911	

FSD LIST OF PRE-1940 PROPERTIES

1974		CEDAR	005-202-132	LOT 2 BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Mrs. Laura Pim			September 25, 1911	
1998		CEDAR	011-537-434	LOT 1A BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Charles A. Crysdale			April 29, 1912	
1999		CEDAR	011-536-811	LOT 3 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1913	George T. Wadds	Raphael A. Nicolais		July 18, 1913	BP#: 983, George Wadds, July 31, 1913, \$8,000
2000		CEDAR	011-537-400	LOT 1 BLOCK 44 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1912	G. Hunter	Grant, Henderson & Cook		September 11, 1912	BP#: 285, George Hunter, September 23, 1912, \$8,250
3302		CEDAR	011-073-802	LOT 1A BLOCK 40 PLAN 5768 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1927	Mrs. Fanny Gold (CPR Approval Book) - Martin L. Gold		J.L. Northey	June 4, 1927	BP#: 11175, Dr. L.M. Gold, owner, J.L. Northey, 3302 Cedar, June 4, 1927, \$9,000; Constructed in 1927. Martin L. Gold, Gold's Haberdashery
3333		CEDAR	011-534-834	LOT 10 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1922	W.E. Jardine		W.E. Read	May 12, 1922 and June 2, 1922	BP# 4754, W.E. Jardine, June 2, 1922, \$8,000
3388		CEDAR	006-755-658	LOT 2A BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	J.H. Grady	John Smith Davidson Taylor			BP#: 1436; J.H. Grady, JSD Taylor, May 20, 1914, \$6750; BP #1701; JH Grady, May 06, 1915, \$250, garage
3389		CEDAR	003-669-424	LOT 7 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	A.D. Wilder	Benzie & Bow		September 4, 1925	BP# 8399, A.D. Wilder, 3389 Cedar Crescent, \$8,000, September 1, 1925
3438		CEDAR	011-538-228	LOT 3A BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Robert Leighton				BP #4184, W. A. Bauer, Nov 4, 1921, \$150, garage; Saturday Sunset, March 9, 1912 p.16 Mr. & Mrs. Robert Leighton have returned after several months absence in England. They are moving into their new home on Shaughnessy Heights this week.
3439		CEDAR	011-534-796	LOT 6 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1924	T.G. Bragg			May 15, 1924	BP# 6501, TG Bragg, owner, McIlmoyle, 3437 Cedar, \$6,500, May 19, 1924; Listed as 3437 on the 1994 FSD Inventory
3490		CEDAR	004-777-841	LOT 4 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	James Rae	John Smith Davidson Taylor			BP #153; James Rae, July 24, 1912, \$36,600; (Province [Vancouver], 6 July 1912, 25, illus. & descrip.)
3637		CEDAR	011-542-373	LOT 15 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Ross (on 1912 FSD Map)	Honeyman & Curtis			DBR Feb. 27, 1912, page 1. \$9,000
3689		CEDAR	008-405-719	LOT 14 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Chapin (from 1912 map)	R. Knowles	Nixon, D.S.	1912	BP#: 122, \$5,500, 1912; BP #: 3435, owner T.W. Greer, architect was E. Evans & Son, 1921, \$5,000 in alterations
3789		CEDAR	011-542-276	LOT 12 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1912	Ritchie, C.	E. Sonnichsen		1912	BP #: 342, \$12,000
3350		CYPRESS	004-173-007	LOT 2 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	H.P. McCraney			June 6, 1911	
3398		CYPRESS	010-449-001	LOT 3 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	F.E. May			August 18, 1924	BP#: 6889, F.E. May, 3398 Cypress Street, \$10,000
3490		CYPRESS	011-534-788	LOT 5 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Arthur P. Bogardus	A. Williams (contractor)	A. Williams supplied plans	August 27, 1912	BP#: 302 Arthur P. Bogardus, A. Williams, 3490 Cypress, September 28, 1912, \$10,000
3538		CYPRESS	002-694-867	LOT 1 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1911	Harry W. Brodie				Brodie home plan #480 Saturday Sunset, October 7, 1911 p. 11Mr & Mrs H.W. Brodie have removed to their new residence on Shaughnessy Heights.
3590		CYPRESS	011-538-040	LOT 3 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Captain Montague Tuck	Bernard Cuddon Palmer	W.W. Bailey	August 4, 1921	BP#: 3901, W.W. Bailey, August 8, 1921, \$40,000; BP#: 4328, Tuck, Montague, January 27, 1922, BC Palmer, \$2,000, garage
3698		CYPRESS	011-537-787	LOT 1 BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	J.H. Alexander	J.H. Bowman	Hopper, M. G.		BP#: 320, J.H. Alexander, October 4, 1912, \$11,000; BP#: 1128, R.H. Alexander, October 8, 1913, \$250, garage
3738		CYPRESS	008-914-958	LOT 1A BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Henry O. Alexander			February 22, 1911; March 16, 1911	CPR Plan Approval: house value estimate \$6993
3751		CYPRESS	009-745-491	LOT B BLOCK 43 PLAN VAP9136 DISTRICT LOT 526 NWD OF LOT 3.	FSD	on 1994 Inventory	1912	R.B. Angus	Paul Marmette	P. Tardiff		BP#: 118, R.B. Angus, July 10, 1912, \$11,000, 3751 Cypress
3790		CYPRESS	011-537-833	LOT 2 BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1913	Richard H. Alexander				BP#: 870, H.O. Alexander, June 10, 1913, \$2,900, repairs; District: Point Grey BP# 1128 Owner: Alexander, R. H., Architect: Alexander, R. H., Builder: Hopper, M. G., Legal Address: DL: 526 Block: 42 Sub: Resub: Lot: 1, Date: 1913-10-08, Cypress Street & Hosmer Avenue, \$250.00, Garage.; Richard H. Alexander shows up on the east side of Cypress Street in the 1914 directories (next to Henry O. Alexander at 3738 Cypress Street)
3823		CYPRESS	007-680-244	LOT B BLOCK 43 PLAN VAP15237 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	W.A. Bauer	Somervell & Putnam		September 13, 1912	Assume this lot, CPR plan approval book, "portion B 43" - matches to CPR map 1912. BP #296, W. A. Bauer, Aug 26, 1912, \$20k; BP #528, W. A. Bauer, Somervell & Putman, Jan 28, 1913, frame and brick garage, \$4k;

FSD LIST OF PRE-1940 PROPERTIES

3818		CYPRESS	025-839-063 and 025-839-071 and 025-839-080 and 025-839-098	Lot 3, Block 42, DL 526	FSD	on 1994 Inventory	1912	Hugh McLean	Thomas Hooper		May 3, 1912	Saturday Sunset, December 13, 1913 p. 9 Mr. and Mrs. Hugh McLean have moved into their handsome residence on Hudson Ave., Shaughnessy Heights. BP #1857, Hamber, E. H., Apr 19, 1917, \$6,600, concrete garage building; BP #2990, Hamber, E. W., Aug 30, 1920, \$2k, repairs; Job# 395: Townley & Matheson designed a greenhouse in 1928 with contractor John K. Sinclair; Listed as 3838 Cypress Street on the 1994 FSD Inventory
3890		CYPRESS	011-541-466	LOT 1 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	H.B. Gilmour (FSD 1912 Map)				
3996		CYPRESS	011-541-474	LOT 2 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Youngman, F.				
1053		DOUGLAS CRES	011-532-769	LOT 15 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	William J. McMillan	no architect listed yet, rebuilt permits		April 24, 1912	Constructed in 1912. First appears in the 1913 directories: William J. McMillan, President and Manager of McMillan & Co. Ltd. Wholesale Grocers, 871 Beatty Street, corner Smythe. House Douglas Crescent near Oak. BP# 24, McMillan W.J.; June 5, 1912, \$6,000
1069		DOUGLAS CRES	006-715-842	LOT 16 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	E.D. Spencer			August 21, 1911 and April 1, 1912	
1075		DOUGLAS CRES	011-532-777	LOT 17 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910	G. H. Ehrenborg	Maclure & Fox		Dec. 22, 1910	CPR approval value of house \$6503.70; Donald Luxton SOS CVA Lort #19; Saturday Sunset, October 26, 1912 p. 19 Mr. Ehrenborg, Mr. Kitto and Mr. Whiteman gave a very jolly dance on Friday night at their cosy bachelor quarters on Shaughnessy Heights.
3690		EAST BOULEVARD	011-542-195	Lot 3, Block 25, District Lot 526,VAP4502	FSD	on 1994 Inventory	1924	Captain Phillips G. Groves	E. Evans & Son	C.A. Harrison	1924	Constructed in 1925. First appears in 1926 directories: Phillip G. Groves, Manager Empire Steved. BP #: 6375, \$8,500
3340		FIR	011-292-024	LOT 10 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	Miss Marguerite King	H.H. Gillingham		June 19, 1922	BP# 4812, Miss M. King, June 20, 1922, \$8,500; Listed as 3338 Fir Street on 1994 FSD Inventory
3290		GRANVILLE	006-478-247 and 006-478-280 and 006-478-611 and 006-478-646	LOT 2 (originally Lot 7) PLAN VAS1266 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	John West	Grant, Henderson & Cook; Alexander & Brown		December 9, 1910; March 8, 1912	Daily Province, 2 Nov. 1912, p32, illus. & descrip.; Handsome residence, splendidly built nearly ready for occupancy - cost \$30k; Mission style of architecture... Grant, Henderson & Cook are the architects VBR June 24, 1911; Preparing plans for ten thousand dollar house; Archts. Alexander & Brown are preparing plans for a two-story frame and stucco house, 50x35 ft to be erected on Granville St., Shaughnessy Heights, for J. West at a cost of \$10k. It will be of California mission style of architecture.
3338		GRANVILLE	024-903-990	LOT 8 BLOCK 50 DISTRICT LOT 526 LMP48032	FSD	on 1994 Inventory	1912	Dr. W.D. Jack Brydone	Alexander & Brown (John Thomas Alexander and Percival H.E. Brown)		1912	BP #310 Sept 30, 1912 \$30k; (Sun [Vancouver], 8 July 1912, 14, illus. & descrip.; C.R., xxvi, 7 Aug. 1912, illus. & descrip.); Consolidated parcel with the demolished 3380, now the Chinese Consulate; Repairs in 1920 by Townley & Matheson for owner Charles E. Campbell (Townley & Matheson project list); Listed as 3380 on VanMap
3351		GRANVILLE	007-365-012	LOT 1 (ORIGINALLY LOT 5) BLOCK 38 PLAN VAP16781 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911- 1913	Arthur Brenchley	Maclure & Fox			Arthur Brenchley was the managing director of Slade & Stewart Ltd., a wholesale produce firm. BP #390, Oct 30, 1912, A. Brinckley, \$800 - garage; 2 north infills both 1979 (according to VanMap) CVA Lort #38; PGBP 390 Maclure & Fox for A. Brenchley 1912-10-30 for garage. Entry from Heritage Vancouver: This sumptuous home was built for Arthur Brenchley, managing Director of Slade & Stewart Ltd., a wholesale produce firm. Brenchley was English, and requested a house that would reflect his background. Beautifully detailed in the Tudor idiom, this exquisite residence has been lovingly preserved. Numerous original features, typical of Maclure & Fox's fine detailing, survive, including the vaseline glass light fixtures in the main hall, and a mural painted on burlap above the library fireplace. A small entry vestibule leads to a grand two storey oak panelled galleried hall. The tapered newel posts and balusters are inlaid with decorative ebony and mother of pearl insets. Large pocket doors separate the living room from the hall; these oak doors have inset stained glass panels so that light penetrates even when they are pulled shut. The large dining room has dark red mahogany panelling, and a built-in sideboard. Even the ground floor powder room retains its tile walls, pedestal sink, and 'powder-puff' toilet tank.
3589		GRANVILLE	011-792-043	LOT 12 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	William Walsh (FSD 1912 Map)	N. MURRAY		1912	BP#: 105, W. Walsh. July 3, 1912, \$15,000; Also addressed as 1533 Matthews

FSD LIST OF PRE-1940 PROPERTIES

3651		GRANVILLE	006-175-015	LOT 4 BLOCK 33 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	David E. Brown - House called 'The Bunkers' on 1927 FIM	Maclure & Fox		1912	BP#: 59, \$19,000; Listed as 1512 Matthews on the 1994 FSD Inventory
3738		GRANVILLE	011-532-441	LOT 5 BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1911	R.G. Chamberlain			March 24, 1911	BP# 186 P.G. Chamberlain, August 5, 1912, \$400 frame garage; BP# 3810 P.G. Shallcross, \$3,300, repairs, Maclure & Lort, July 13, 1921; CPR Plan Approval Book: \$7,500
3751		GRANVILLE	011-540-249	LOT 5 BLOCK 33 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	Mrs. A. M. Winters	Townley & Matheson	Archibald Rodger	April 7, 1922	BP#: 4622, \$15,000; Townley & Matheson Job #108
3857		GRANVILLE	011-279-591	LOT B BLOCK 32 PLAN VAP4915 DISTRICT LOT 526 NWD OF LOTS 5 TO 8.	FSD	on 1994 Inventory	1923	William J. Watson	Townley & Matheson	William J. Read	June 26, 1923 (T&M Project List)	Constructed in 1923. First appears in the 1924 directories: William J. Watson, metalurgist; Townley & Matheson Job #166
3989		GRANVILLE	011-540-524	LOT 6 BLOCK 31 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1919	Mrs. A.B. Martin				
4025		GRANVILLE	011-190-272	LOT B BLOCK 31 PLAN VAP5280 DISTRICT LOT 526 NWD OF LOTS 7 & 8.	FSD	on 1994 Inventory	1924	Palmer C. Andrews				Constructed in 1924. First appears in 1925 directories: Palmer C. Andrews
1819		HOSMER	004-394-054	West 1/2 of LOT 9, Block 39, DL 526	FSD	on 1994 Inventory	1910-1912					Pre-1940 coach house, originally for 3637 Angus Drive. The building is still part of 3637 Angus, but should remain distinct from the original house and recognized as a separate heritage resource
1837		HOSMER	006-958-931	LOT 1 BLOCK 39 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	E.C. Taylor			December 04, 1911	
1937		HOSMER	008-345-287	LOT B BLOCK 44 PLAN VAP9592 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	E. Clayton		Builder, J.G. Ranch planned the design (Cambie letter book)	June 20, 1910	SOS by Donald Luxton & Assoc.; org owner Edward Clayton; CPR plan approval value of house \$6k; Cambie letter book June 30, 1910 & June 13, 1910; Contractor Mr. J. G. Ranch
1950		HOSMER	011-107-278	LOT B (OF LOT 2) BLOCK 43 PLAN 5629 DISTRICT LOT 526 NWD OF LOT 2.	FSD	on 1994 Inventory	1929	John K. Sinclair				First appears in the directories in 1930, John K. Sinclair was a building contractor
1975		HOSMER	011-537-493	LOT 6 BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1931	Dr. Frederick J. Brodie				Constructed in 1931. First appears in the directories in 1932: Dr. Frederick J. Brodie, physician #229-718 Granville Street
1998		HOSMER	005-492-751	LOT 1 BLOCK 43 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1913	Dr. Baker	Arthur J. Bird		February 18, 1913	BP#: 614, Dr. Baker, March 10, 1913, \$15,000
3590		HUDSON	029-308-313	LOT 1 (originally Lot 7, Block 57) PLAN VAS2347 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 56/100 SH ARE IN COM PROP THEREIN.	FSD	on 1994 Inventory	1910-1911	C.H. Macaulay	Gamble & Knapp		August 24, 1910 and October 22, 1910	Plan Approval for August 24, 1910 'cancelled'; Province [Vancouver], 9 Nov. 1912, 31, illus. & descrip.) "Excellent Ideas contained in Fine \$25,000 Residence"- Illustration; Saturday Sunset, August 19, 1911 p.12 Mr & Mrs. C.J. Macaulay are in their new home on Shaughnessy Heights. "HUDSON HOUSE"
3637		HUDSON	007-049-846	LOT B (originally Lot 1A Block 59) BLOCK 59 PLAN 18922 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Earle	Maclure & Fox		April 20, 1910	CPR plan approval lot \$3600; E 1/2 of 1 CVA Lort #22; Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": March 21, 1914 p.18 (E.A. Earle, Shaughnessy Heights, The Crescent, Maclure & Fox Architects) Cambie letter book April 20, 1910; "...regard to Mr. Earl's proposed house..."; "I told Mr. Fox, his architect..."
3888		HUDSON	011-475-471 and 011-475-480 and 011-475-498 and 011-475-501	LOT 2 (originally Lot 7) BLOCK 66 DL 526 VAS2164	FSD	on 1994 Inventory	1918	Melville A. Dollar	Townley & Matheson	William J. Read	1918	Canadian Robert Dollar Company Ltd. BP #1998, Dollar, A. M., June 26, 1918, \$5k, house, (no arch listed), lot 6 & 7; BP #3175 Dollar, M., Nov 22, 1920, \$7,500, repairs, Townley & Matheson, lot 7, Job# 43, William J. Read contractor; Job# 401: Townley & Matheson, addition, 1929, with contractor William J. Read CPR plan approval book "see Tavender" (Earlier Building Permits, likely not constructed until 1918 as above: BP #475, Tavender, E. F. L., Dec 20, 1912, \$400, Colborne; BP #712, Tavender, E. F. L., Apr 15, 1913, \$9,900, house, Colborne, F. (arch), 1299 Laurier; BP #1186, Ingram, J. H., Nov 27, 1913, \$1,500, repairs; CPR plan approval book under Tavender, "see T. A. Croft" & "see F. McIntyre"); Also addressed as 1295/1299 Laurier Avenue and is listed on the 1994 FSD Inventory as 3890 Hudson
3950		HUDSON	012-916-633	LOT 1, BLOCK 71, DL 526	FSD	on 1994 Inventory	1923	F.A. Ashton	F.W. Macey	Davies	June 22, 1923	BP# 5654, \$9,000
1251	W	KING EDWARD	011-527-455	LOT 8 BLOCK 71 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	D.C. Caldwell			July 4, 1911	CPR Plan Approval Value \$4,800

FSD LIST OF PRE-1940 PROPERTIES

1375	W	KING EDWARD	011-527-757	LOT 9 BLOCK 70 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	W.G. Salsbury (Jr.); E.A. Earle is listed on the 1932 FSD Map	Gardiner & Mercer		February 15, 1921	BP# 3289, \$8,500
1427	W	KING EDWARD	011-530-162	LOT 7 BLOCK 69 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Malcolm C. Griffith				Constructed in 1911. Appears in 1912 directories. Malcolm C. Griffith, builder, house King Edward Boulevard, Shaughnessy Heights
1475	W	KING EDWARD	011-530-189	LOT 9 BLOCK 69 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1926	John Moore (wife Mrs. Wanda R. Moore)		J.L. Northey	July 28, 1926	BP# 9845, \$10,000
1503	W	KING EDWARD	011-190-281	LOT C BLOCK 31 PLAN VAP5280 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1927			Pappajohn Bros. (contractors)		
1599	W	KING EDWARD	005-162-696	LOT 11 BLOCK 31 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	W.W. Montelius	Gardiner & Mercer			
1619	W	KING EDWARD	011-540-621	LOT 9 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924-1925	James L. Northey	Gardiner & Mercer	James L. Northey		BP#: 9109, \$8,000
1751	W	KING EDWARD	011-540-745	LOT 7 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1929	Agnes Lea	J.A. Pauw	Brenton T. Lea	1929	BP#: 25429, \$6,000
1799	W	KING EDWARD	011-540-699	LOT 6, BLOCK 29, DL 526 VAP4502	FSD	on 1994 Inventory	1910	F.L. Fagan and Ellen Francis Fagan	Paul Marmette (Cambie letter)		1910	CPR plan approval book, lot \$5500, house \$8k; June 4, 1910 – Letter to A.H. Nichol, Land Agent from Henry J. Cambie, Special Assistant Engineer.; Saturday Sunset, November 25, 1911, p.12 The funeral cortege for Ellen Frances Fagan w/o F.L. Fagan, Provincial Assesor left from their home King Edward avenue, Shaughnessy Height; Addressed as 3998 Angus Drive on VanMap
1825	W	KING EDWARD	011-541-334	LOT 4 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	T.D. Mitchell	A.C. Hope		1912	BP#: 326, \$10,000
1875	W	KING EDWARD	011-541-512	LOT 4 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	Dr. Lyall Hodgins				
1925	W	KING EDWARD	008-202-125	LOT 6 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	S. Wilson (both FSD Maps, 1912 and 1932)				
1961	W	KING EDWARD	011-541-628	LOT 3 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Hopcraft (1912 FSD Map)	W.M. Dodd & Co.		1911	August 11, 1911 p. 1 "Contract Awarded on Fine Residence" W.M. Dodd & Co...has awarded contract on house for Mr. Dixon W. Hopcraft on SH...to Chas. Kilpin. House is 2 storey, all modern conveniences, to cost \$5,000.; Saturday Sunset, May 18, 1912 p. 7 Roland Grant is the guest of Mrs. Hopcraft, Shaughnessy Heights. 1961 King Edward Katherine Avenue: also known as the Reichert house
1975	W	KING EDWARD	011-541-598	LOT 2 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Rourke, W.H.			1912	BP#: 2, 1912, \$7,000
1989	W	KING EDWARD	016-125-045	LOT 1 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	H. Dover - FSD Map	E.G.W. Salt		1921	BP#: 3726, \$5,500; BP#: 3742, \$3,000 - both 1921
1051		LAURIER	011-530-243	LOT 4 BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	A.W. McGregor			June 1, 1922	BP# 4749, \$8,500
1186		LAURIER	006-548-016 and 003-928-764	LOT 1 PLAN VAS1380 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 467/748 S HARE IN COM PROP THEREIN. (Originally: Lot 2, Block 72, DL 526)	FSD	on 1994 Inventory	1912-1913	Jonathan Story	William T. Whiteway		November 1, 1912	BP# 396, \$8,000; BP# 158, July 25, 1912, \$2,000 stable (W.T. Whiteway). This stable remains extant at the rear of the property.
1315		LAURIER	011-530-511	LOT 3 BLOCK 65 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Frank Baynes (1912)	R.J. MacDonald			BP #37, Frank Baynes, June 12, 1912, \$10,500; BP #1906, Dr. R. B. Boucher, Oct 2, 1917, \$500, repairs; Originally addressed as 3889 Hudson Avenue and listed on the 1994 FSD Inventory as 3889 Hudson
1326		LAURIER	011-527-633	LOT 4 BLOCK 70 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1923	C.J. Phillips	R.W.S. Chadney		July 5, 1923	BP# 5678, \$10,000
1327		LAURIER	011-530-626	LOT 4 BLOCK 65 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	McGachie (FSD 1912 Map); W.R. Craig (1918 CPR Map)			May 22, 1912	BP# 2863 Lewis Godbolt, July 5, 1920, \$250 dwelling (or a garage)
1374		LAURIER	014-546-515	LOT 2 BLOCK 70 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Mrs. C.B. Mansell		J.H. Whittaker	October 11, 1923	BP# 5947, \$9,000

FSD LIST OF PRE-1940 PROPERTIES

1426	LAURIER	011-530-111	LOT 4 BLOCK 69 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	D.D. Hutchinson	Claude Percy Jones			CPR house value \$7,800; lots 4 & 5 The Province March 16, 1911 p. 5 "Social and Personal Mr & Mrs. D.D. Hutchinson have moved into their new residence at Shaughnessy Heights"; Saturday Sunset, December 2, 1911 p 12 Mrs Gauvrea of New west is a guest of Mrs. D.D. Hutchinson of Shaughnessy Heights for a few days. Cambie letter book July 15, 1910; "...the first storey being of stone". Donald Luxton & Associates Inc. SOS
1453	LAURIER	011-530-928	LOT 5 BLOCK 64 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	George R. McQueen				Constructed in 1911. Appears in 1912 directories: George R. McQueen of Ellis & McQueen, house Laurier near Cartier, Shaughnessy Heights. Ellis & McQueen Barristers & Solicitors, 70 and 71 Hutchinson Building, 429 West Pender (Robert W. Ellis B.A. and George R. McQueen B.A.)
1498	LAURIER	011-530-090	LOT 2 BLOCK 69 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Edward H. Moore	Hugh Astley Hodgson	Edgell & Dixon		BP #190, Moore, Edward H., Aug 8, 1912, \$1,250, Garage, Architect: Hodgson, Hugh; The Province, October 26, 1912, p.30; DBR February 27, 1912 p.1; DBR March 21, 1912 p.1; \$20k, Edgell & Dixon builders Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": January 10, 1914 p. 19;) Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": Oct. 3, 1914 p.6 ; The Province, October 26, 1912, p.30 "No lack of Fireplaces in this New \$23,000 Residence"; Biographical Dictionary of Architects in Canada website: Residence for Edward H. Moore, Granville Street at Laurier Avenue, 1912 (Province [Vancouver], 23 March 1912, 40, illus. & descrip.; 26 Oct. 1912, 30, illus. & descrip.) Original rendering at the West Vancouver Museum.
1515	LAURIER	011-279-605	LOT C (originally Lots 7 and 8) BLOCK 32 PLAN VAP4915 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Dr. A.J. Gordon	Sharp & Thompson		1912	9 room; DBR March 18, 1912, page 1, Dr. A.J. Gordon
1526	LAURIER	011-540-486	LOT 4 BLOCK 31 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	A.E. Beck				
1527	LAURIER	003-552-055	LOT 9 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912-13	J.O. Benwell (sold to F. Smith [this name appears on 1932 Map])	Townley & Matheson (project list)			CPR plan approval book, "by agreement over phone with Mr. McQueen 18/10/12" and "Approved over phone Feb 28, 1913" CPR book under "Smith"; "see J. O. Benwell, original purchaser of lot"
1551	LAURIER	011-540-281	LOT 10 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911-13	McQueen, G.B.			1911-13	The Province, February 3, 1913 p. 8 Social and Personal "At Home"; Saturday Sunset, February 8, 1913 p. 19 Mrs. McQueen and her daughters received for the first time at their beautiful new home on Shaughnessy Heights on Friday afternoon.
1575	LAURIER	011-540-303	LOT 11 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	John W. Kerr				Constructed in 1913. Appears in the 1914 directories: John W. Kerr, Manager, Standard Life Assurance Company
1606	LAURIER	004-950-186	LOT 7 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1919	Dr. Archibald Smith	F.L. Townley		1919	BP#: 2224, \$11,000
1626	LAURIER	011-445-491	LOT 6 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Dr. Charles Gatewood			1911	
1627	LAURIER	011-540-184	LOT 4 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NWD LOT 3, BLOCK 34, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT	FSD	on 1994 Inventory	1911-1912	Charles Parsons	Grant & Henderson		1911-1912	VDB August 16, 1911 p. 1 "Another Fine Residence for SH" Grant & Henderson have completed plans for a residence for Chas. Parsons (1342 Beach St.) and awarded the contract to J.J. Disette. Residence to be erected on SH - 2 sto. Frame, stone found., basement and first storey, frame for upper storey. Finished in fir. Cpst \$17,000.; Saturday Sunset June 22, 1912, p. 16 Marriage of Miss Kathleen Templeton, daughter of Mrs. Charles Parsons to Mr John Burton Harstone of Edmonton took place at their beautiful home on Shaughnessy Heights last Wednesday.; Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": January 24, 1914 p.18 (Mr. C. Parsons, Shaughnessy Heights, Laurier Avenue, Grant and Henderson Architects)
1646	LAURIER	011-136-596	LOT 5 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Walter Walsh	Twizell & Twizell		1913	BP#: 710, \$12,000
1649	LAURIER	007-970-196	LOT 5 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Rupert C. Buchanan				Constructed in 1923. First appears in 1924 directories: Rupert C. Buchanan, Manager Royal Securities Corp.
1656	LAURIER	008-764-964	LOT H BLOCK 30 PLAN 12959 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	J.W. Hobbs	Gardiner & Mercer		1924	
1675	LAURIER	011-540-192	LOT 6 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Creelman				
1696	LAURIER	007-752-636	LOT 1 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.H. Whalen			1912	BP#: 52, \$15,000

FSD LIST OF PRE-1940 PROPERTIES

1699		LAURIER	008-207-313	LOT 7 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.F. Watkins - 'Elms Close'			1912	BP#: 1958, for Adam Johnston, Gardiner & Mercer, April 02, 1918, \$600 repairs
3290		MAPLE	011-521-333	LOT 10 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Atkinson (FSD 1912 Map)				
3337		MAPLE	011-543-001	LOT 8 BLOCK 22 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1929	Copp, A. Russell (CPR Approval)				
3390		MAPLE	005-433-380	LOT 10 BLOCK 47 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. Johanna Barry	F.W. Mellish		July 29, 1912	BP#: J. Barry, August 9, 1912, \$5,000; BP#: 768, Mrs. Jane Barry, May 5, 1913, Jones & Aspell, garage \$120
3550		MAPLE	003-079-791 and 002-555-816	LOT 2 PLAN VAS1337 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 55/100 SH ARE IN COM PROP THEREIN	FSD	on 1994 Inventory	1925	Mr. D.E. McTaggart; Mrs. Ada Florence McTaggart	A.E. Henderson	F. Melton	September 23, 1925	BP#:8510, DE and AF McTaggart, F. Melton (contractor), 3550 Maple Street, \$7,500, September 22, 1925
3850		MARGUERITE	011-540-206	LOT 8 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Walsh	Grant & Henderson		1912	BP#: 38, \$10,000 (Robert E. Veith [1932 FSD Map owner] listed in Exploring Vancouver, 1974)
3851		MARGUERITE	011-540-818	LOT 12 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1912	Mrs. James Stark				Daily World: April 25, 1912 "Society, p. 9 Saturday Sunset, April 27, 1912 p. 7 Mrs. James Stark moved into her new residence on Marguerite St., Shaughnessy Heights.; Saturday Sunset April 30, 1910 Society- Mrs. Stark residence Bonnie Blink
3899		MARGUERITE	011-540-788	LOT 11 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	J.B. Watson (or H.J. Watson)	August F. Heide		1912	BP#: 236, \$9,000
3937		MARGUERITE	005-615-381	LOT 10 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1919	John D. McNeill	R.M. Matheson		1919	BP#:2394, \$10,000; Residence for John D. McNeill, 1919 (British Columbia Record [Vancouver], 3 Nov. 1919, 2 & 4)
3989		MARGUERITE	002-508-044	LOT A BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER OF LOT 10, LOT 9, BLOCK 29, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT	FSD	on 1994 Inventory	1911	Dr. W.S. Dalby	David Blair (VDR Aug 14 1911)		1911	CPR plan approval book, house \$6500; Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": July 4, 1914 p.16 (Dr. W.S. Dalby, Shaughnessy Heights- Marguerite Street . August 19, 1911 p. 1 "Shaughnessy Heights Contract Awarded" Dr. W. S. Dalby, 51 Granville St. has awarded the contract for a residence to Falter & Son. House 2 storeys and basement, concrete and granite. Cost about \$11,000.; Saturday Sunset, November 23, 1912, p. 20. Mr. & Mrs. C.M. Marpole have rented the residence of Dr. Dolby on Shaughnessy Heights for the winter and will occupy it next week. VDR Aug 14 1911 - Plans completed next week for large new residence; Archt David Blair... for a large new house for Dr. W. S. Dalby.. Possible plans also by architect, James W. Keagey
3990		MARGUERITE	011-540-567	LOT 2 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	George A. Walkem	R. Mackay Fripp		1913	BP #1197, George Walkem, Dec 11, 1913, \$1150, garage; BP #1211, George Walkem, Dec 29, 1913, \$700, foundation; BP #1330, George Walkem, Mar 23, 1914, \$12k; BP #3080, George Walkem, Oct 1, 1920, \$175, addition, Sharp & Thompson, Job# 19W34;
4051		MARGUERITE	005-519-799	LOT 8 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1929	Brenton T. Lea House (Exploring Vancouver #332); Stuart, D.M.)	John A. Pauw		1929	BP#: 13400, \$12,000; in Exploring Vancouver as the B.T. Lea House #332 (B.T. Lea is also listed as the contractor for 1751 West King Edward, and was likely the owner of that house [wife was listed as owner])
1511		MARPOLE	005-911-184	LOT 6 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Dr. W.L. Coulthard	R.P.S. Twizell		1913	BP# 963, Dr. W. Coulthard, July 17, 1913, Lot 6, \$8,000
1537		MARPOLE	005-493-765	LOT 7 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Mrs. Kelly Long	A.A. Cox		February 20, 1923	BP# 5312, N.R. Lang, A.A. Cox (architect and builder applicant), 1537 Marpole, \$15,000, February 19, 1923
1550		MARPOLE	011-538-643	LOT 4 BLOCK 38 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910-1912	Frank Peter	F.F. Busteed	Paul Marmette	1910-1912	Saturday Sunset, June 29, 1912 p. 16 Mr. & Mrs. Frank Peter arrived from Winnipeg this week and will take up residence on at their residence on Shaughnessy Heights.
1589		MARPOLE	004-417-780	LOT 8 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	W.S. Barwick	R. Mackay Fripp		1913	BP# 704, W.S. Barwick, April 12, 1913, \$6,000
1595		MARPOLE	003-186-105	LOT 9 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	Charles J. Phillips (1925)			February 20, 1925	BP# 7516, CJ Phillips (owner), 1595 Marpole, \$11,000, February 26, 1925
1598		MARPOLE	012-037-575	LOT 3 BLOCK 38 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Mrs. Rosemblat		J.L. Northey	August 28, 1928	BP#: 13051, J.L. Northey, 1598 Marpole, \$25,000, September 12, 1928
1605		MARPOLE	017-565-171	LOT B BLOCK 49 PLAN LMP2442 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1930	Dr. Alfred Thompson				Dr. Alfred Thompson, dentist, and the house, addressed as 1603 Marpole, first appear in the directories in 1931. Thompson remains in the house until 1940. In 1941 the house is vacant. In 1942 it is occupied by Theodore Korner. By 1948 the house is owned by 'Gattie'. The date of 1948 for the CBK Van Norman Plans is likely incorrect. "CVA Van Norman plans: Residence for Mr & Mrs Theodore Körner 1605 Marpole Ave, 1948. Map cabinet B, drawer 3, folder 19, VAN90" Van Norman could have done an interior renovation for the Körners in 1941/2

FSD LIST OF PRE-1940 PROPERTIES

1625	MARPOLE	007-945-213	LOT 5 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1926	Dr. McIntosh; H. Hamish	Townley & Matheson	C.W. Purdy	September 16, 1926	CPR approval book house - values (unclear) BP #9940, Dr. H. McIntosh, Townley & Matheson, C. W. Purdy, 1625 Marpole, Aug 20, 1926, \$12k; Townley & Matheson Job#296
1628	MARPOLE	023-604-280	LOT 2 BLOCK 38 PLAN LMP30847 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911-1912	John Hope (FSD 1912 Map)		R.B. Angus		CPR plan approval book, Angus - lot \$8k; The Province March 17, 1910 p. 1 "Building Active at Shaughnessy Heights"; Sunset, February 3, 1912 p.7 Mr. & Mrs C.B. McNeill have taken the residence of Mr. & Mrs. John Hope, Shaughnessy Heights during the latter's absence in England
1645	MARPOLE	011-534-737	LOT 4 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1920	Dr. C.H. Vrooman	James A. Benzie		June 1, 1920	BP# 2811, Vrooman, June 2, 1920, \$10,000
1652	MARPOLE	010-808-361	LOT 3 (Lot 1 originally) BLOCK 38 PLAN VAP6783 DISTRICT LOT 526 NEW WESTMINSTER OF LOT 1.	FSD	on 1994 Inventory	1939					CBK Van Norman house, Mr. & Mrs. James McGavin (bakery owner); 1526 Marpole Avenue, 1939 CVA plans MSS755, Map cabinet B, drawer 3, folder 22, VAN-107
1188	MATTHEWS	007-761-937	LOT 5A BLOCK 61 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Captain E. Robinson			January 16, 1912	BP# 3943 Captain Robinson, August 18, 1921, \$300 garage; Saturday Sunset August 31, 1912, page 19, Captain and Mrs Robinson have moved into their handsome new residence on Shaughnessy Heights; Listed on the 1994 FSD Inventory as 1154 Matthews
1189	MATTHEWS	011-532-564	LOT 4 BLOCK 57 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Albert E. Tregent	Townley & Matheson	William J. Read	September 21, 1923	BP# 5489, W.J. Read, September 22, 1923, \$11,500; Townley & Matheson Job#174
1203	MATTHEWS	009-937-081	LOT 9 BLOCK 57 PLAN VAP8739 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911-1912	Emmons	Jones & Aspell		September 28, 1912	BP #2279, C. W. Johnston, July 22, 1919, \$175, garage; Donald Luxton SOS; Saturday Sunset, September 28, 1912 p. 16 Mrs. Emmons and her family have moved into their handsome new residence on Shaughnessy Heights this week.; Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": April 11, 1914 p.18 (Mrs. W.E. Emmons, Shaughnessy Heights, Matthews Avenue, Jones and Aspell Architects)
1239 (gate house of 1281 Matthews)	MATTHEWS	016-059-727	LOT D (originally Lot 8) BLOCK 57 PLAN 22855 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1910	H.J. Simmons	Edward Stanley Mitton		1910	This is the original gate house of the Grey Gables estate
1254	MATTHEWS	011-531-991	LOT 5A BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Mrs. M. Townsend			March 23, 1911	CPR approval book lot \$4250, house \$5500; Saturday Sunset, October 7, 1911 p. 11 Mrs. Neville Townsend of Shaughnessy Heights has her sister Mrs Tatlow staying with her.; Saturday Sunset, June 8, 1912 p.16 Mrs. N.F. Townsend has rented her residence to Dr. & Mrs. Keith for the summer. In the 1927 Directories (though this could have started earlier), house was entered on the Vancouver Social Register as "Lovett Lodge"
1281	MATTHEWS	016-059-697	LOT C (originally Lot 8) BLOCK 57 PLAN 22855 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	H.J. Simmons - house known as "Grey Gables"	Edward Stanley Mitton		1910	BP #1790, R. T. Van Denson, Apr. 5, 1916, \$500, repairs; BP #1881, V. W. Ganson, June 29, 1917, \$600, poss. a garage; BP #3423, V. L. Ganson, Mar. 30, 1921, \$100, repairs; CPR approval book lot price \$10,000; Name on deed: Eleanor Simmons wife of Humphrey L. Simmons Saturday Sunset, June 15, 1912 p. 16 Mr. Simmons of Calgary is the guest of his brother Mr. H.L. Simmonds, Shaughnessy Heights.; The Province November 2, 1912 p.32 "Artistic Exterior and Well Designed Interior Make This Residence Pleasing" - Illustration; Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": May 2, 1914 p.18; Biographical Dictionary of Architects in Canada: Residence for H.J. Simmons, 1910 (Const., iii, Nov. 1910, 75, 79, illus.; Province [Vancouver], 2 Nov. 1912, 32, illus. & descrip.; Builder [London], cxix, 24 Sept. 1920, 330, illus. & descrip.) Exploring Vancouver - "Grey Gables"
1290	MATTHEWS	011-531-983	LOT 5 BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Phipps (1912 FSD Map); Fleck (1918 FSD Map)				BP# 1823 B.W. Fleck, September 7, 1916, \$300 repairs, garage; CPR Plan Approval 1916 for garage; BP# 5639 B.W. Fleck, June 15, 1923, \$350 for a garage
1338	MATTHEWS	008-294-984	LOT 1 BLOCK 59 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Dr. J. W. Ford	R.J. McDonald		July 9, 1912	BP# 174 Dr. J. W. Ford, July 30, 1912, \$9,700; BP# 1096 Dr. W. Ford, September 24, 1913, \$500
1354	MATTHEWS	011-532-319	LOT 4A BLOCK 59 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Dr. G.E. Seldon	R.J. McDonald	J.A. Sinclair	May 23, 1913	BP# 864 Dr. G.E. Seldon, June 9, 1913, \$9,000; BP# 1636 W.F.G. Burnard, issued to Dr. Seldon, January 12, 1915, \$250 garage
1365	MATTHEWS	010-826-742	LOT C (Lot 7c) BLOCK 56 PLAN 6664 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1938	Dr. Frank J. Hebb (wife Dorothy)	CBK Van Norman			Constructed in 1938. First appears in the directories in 1939: Dr. Frank J. Hebb (wife Dorothy), physician #809 - 718 Granville Street CVA Plans; Residence for Dr. F. Hebb, 1365 Matthews, 1938, Map Cabinet B, Drawer 4, Folder 28, VAN 148

FSD LIST OF PRE-1940 PROPERTIES

1397		MATTHEWS	011-079-614	LOT 10 BLOCK 56 PLAN VAP5782 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Mackenzie A. Matheson (wife Helen Matheson on CPR Approval)		J.L. Northey	December 27, 1927	BP# 11946 H. Matheson, owner, J.L. Northey, \$8,000, January 13, 1928. First appears in the directories in 1929, Matheson was a barrister and solicitor
1469		MATTHEWS	007-585-438	LOT A BLOCK 56 PLAN 16293 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910 (NOV. 09)	DISSETTE	Maclure & Fox (possible)			VM1912; Divided to A & B; A is org house 1469 Matthews, B is 1978 139 Matthews; plan approval book notes "W 1/2 of 9", CPR house value \$12k; Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": March 21, 1914 p.18 (E.A. Earle*, Shaughnessy Heights, The Crescent, Maclure & Fox Architects) Built for \$12,000 Formerly addressed as 1437 Matthews
1490		MATTHEWS	006-642-705 and 004-200-926 and 006-642-748 and 006-642-764	LOT 3 (originally Lot 4 Block 58) PLAN VAS1482 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 286/1000 SHARE IN COM PROP THEREIN.	FSD	on 1994 Inventory	1910	W.G. Harvey			May 4 and May 7, 1910	CPR plan approval book lot value \$8,500; Province May 20, 1911 p. 5 Social and Personal "Mrs. W.G. Harvey entertained last Friday for the first time in her new handsome home at Shaughnessy Heights" (200 guests) \$12,000 CPR info) Cambie letter book May 4, 1910, "Mr. W. G. Harvey has submitted plans to me for a house which he proposed to erect..."; "It is to cost about \$12k"
1537		MATTHEWS	007-969-210	LOT 11 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	M.P. Cotton (FSD 1912 Map)				CPR plan approval book, "plans in land office (never submitted to H. J. C.) but all right -" Province August 31, 1912 p.23 "House Mr. M.P. Cotton Recently Finished..." Illustration; Saturday Sunset, June 22, 1912, p. 16 Mrs. Miles Cotton has moved into her handsome residence on Shaughnessy Heights this week.
1563		MATTHEWS	011-539-127	LOT 10 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Robertson, Tate M.E.			April 10, 1912	Now the American Consulate. Once the house of William Curtis Shelly of Shelly's Bakery fame.
1564		MATTHEWS	006-148-247	LOT A (ORIGINALLY LOT 2) BLOCK 33 PLAN 12322 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1912	A. Winram (1912 FSD Map); J.A. Whalen is the owner in 1932				
1589		MATTHEWS	011-539-089	LOT 9A BLOCK 37 DL 526	FSD	on 1994 Inventory	1937	Graham and Kathleen Cruickshank			CPR Plan Approval Date: October 06, 1911. Likely not constructed until 1937	Constructed in 1937. First appears in the directories in 1938: Graham and Kathleen Cruickshank, retired
1590		MATTHEWS	008-040-176	LOT F (ORIGINALLY LOT 1) BLOCK 33 PLAN 21350 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912-13	Mrs. Big Jim McDonald	Maclure & Fox			CPR plan approval book, "see Mrs. McDonell" Garland entry, "lodge or garage" CPR plan approval book under "McDonell" shows "Sold to F. S. Davidson".
1638		MATTHEWS	004-284-836 and 004-285-221 and 005-071-852 and 004-492-251	LOT 1 Block 34 DL 526 VAS1553	FSD	on 1994 Inventory	1910-1911	William Murray				1911. Appears in 1912 directories: William Murray, Manager Main Office Canadian Bank of Commerce, 650 West Hastings, residence Matthews Avenue, Shaughnessy Heights; Also addressed as 3711 Alexandra on VanMap
1651		MATTHEWS	004-190-831	LOT E (originally lot 8) BLOCK 37 PLAN 14931 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1920	J.R. Duncan	Gardiner & Mercer	K. Lamond	August 3, 1920	BP 2929, Mr. J. Duncan, K. Lamond, August 5, 1920, \$20,000
1690		MATTHEWS	017-850-142	LOT B (originally Lot 9) BLOCK 34 PLAN LMP4875 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910	Tait originally 'Glen Brae' now 'Canuck Place'	Parr & Fee (assumed)		1910	Earliest plan approval noted in FSD, February 8, 1910, \$11,150
1699		MATTHEWS	008-898-391	LOT D (originally Lot 3A) BLOCK 36 PLAN 12441 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	J. Whittle	Townley & Matheson	W.J. Read	1928	BP #13089, J. Whittle, W. J. Read, 3637 Alexandra, \$12,500, Sept 19, 1928; Townley & Matheson Job# 389
1737		MATTHEWS	007-327-838	LOT F (originally Lot 4) BLOCK 36 PLAN 17000 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Leverson	R.S. Lennie	R.S. Lennie	1912	BP#: 147, R.S. Lennie, July 23, 1912, \$20,000, 1737 Matthews
1789		MATTHEWS	011-539-364	LOT 5 BLOCK 36 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	Justice Morrison	Maclure & Fox		1912	BP#: 352, October 15, 1912, 1789 Matthews, Jude Aulay Morrison, \$14,000,; 1927 CPR approval plan for a garage to Ernest Rogers
1837		MATTHEWS	011-540-150	LOT 3 BLOCK 35 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Captain M.N. Garland		W.F. Wooden	October 15, 1912	BP# 354, \$12,000
1838		MATTHEWS	011-540-907	LOT 1 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Charles Wilson				1910. Appears in the 1911 Directories: Charles Wilson (KC) of Wilson and Bloomfield. House as the corner of Pine Crescent and Matthews
1864		MATTHEWS	008-294-836	LOT 7 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	Marchese, Frank	Mackenzie & Ker		1912	BP#: 79, \$11,000
1902		MATTHEWS	011-541-890	LOT 9 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER LOT 8 , BLOCK 26, PLAN VAP4502, NEW WESTMINSTER LAND DISTRICT.	FSD	on 1994 Inventory	1911	J.N. Ellis (both 1912 and 1932 FSD Map)			1911	BP#: 1332, R. Mackay Fripp, garage in 1914 \$200

FSD LIST OF PRE-1940 PROPERTIES

1926		MATTHEWS	010-302-484	LOT 10 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Captain C.C. Cator (Castor?) (FSD 1932 Map)	Sharp & Thompson	S.N. McLeod	1921	BP#: 3882, \$10,000; Sharp & Thompson Job# 21C36
1950		MATTHEWS	011-541-920	LOT 11 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1910-1911	Arthur R. Coutts				CPR Approval name: Mrs. S. Quigley; Constructed in 1911. Appears in the 1912 directories: Arthur R. Coutts of A.R. Coutts & Co., residence Matthews Avenue corner of Maple, Shaughnessy Heights. A.R. Coutts & Company - Electrical Specialities, Switches, Switch Boards, Panel Boards, Conduits and Fittings, etc., 1090 Hamilton, corner Helmcken
1965		MATTHEWS	007-680-309	LOT E BLOCK 43 PLAN VAP15237 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1934	Frederick C. Sayers				1935 DIRECTORY ENTRY: Frederick C. Sayers, chauff. Sheldon D Brooks BP#: 1997, Mrs. M.B. King, June 25, 1918, \$10,000
1988		MATTHEWS	010-117-903	LOT 12 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	Albert Doane			1925	1926 DIRECTORY ENTRY - ALBERT DOANE (at 1974 Matthews), pres. Van. Dress. CPR APPROVAL NAME: Mrs. Clara Doane
1998		MATTHEWS	005-492-751	LOT 13 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1911	John Clifford (on 1912 FSD Map)				1912 DIRECTORY ENTRY - JOHN CLIFFORD (east of Angus) CPR APPROVAL NAME: St. Clere
1489		MCRAE	011-524-758	LOT 2 BLOCK 472 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910-1912	Mr and Mrs A.D. McRae	Thomas Hooper		1910-1912	The Province March 17, 1910 p. 1 "Building Active at Shaughnessy Heights"; Saturday Sunset, October 28, 1911 p 12 Mr & Mrs A.D. McRae of Shaughnessy Heights have been feted in Winnipeg ; Saturday Sunset, January 6, 1912 p. 12 Mr & Mrs. A.D. McRae are back after several months' absence. Mr. & Mrs. McRae expect to move into their residence in Shaughnessy Heights in April.; The Province August 31, 1912 p.23 "Imposing Residence and Spacious Grounds..." Illustration; Saturday Sunset, August 10, 1912 p. 16 Hycroft, the magnificent residence of Alexander Duncan McRae on Shaughnessy Heights was en fete on Wednesday afternoon...; Job#349: Townley & Matheson did the recreation scheme in 1927, Contactor was J. McLuckie; Job#363: Townley & Matheson also did the alterations in 1928 with J. McLuckie
3437		OSLER	011-944-803 and 011-944-811 and 011-944-820 and 011-944-838	LOT 1 PLAN VAS2250 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 216/1471 SHARE IN COM PROP THEREIN. ORIGINAL LEGAL: LOT 2, BLOCK 57	FSD	on 1994 Inventory	1912	W. Hickey	Perry & Nicolais		June 19, 1912	BP #165, W. Hickey, July 26, 1912, \$15k; BP #557, W. Hickey, Feb 17, 1913, \$1,750, garage; 2 infills Saved from demolition in the 1970s
3450		OSLER	014-891-859	LOT 2 (originally lot 14, block 54) PLAN VAS2491 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 900/1600 SHARE IN COMMON PROP THEREIN.	FSD	on 1994 Inventory	1912	A. Grossman (FSD 1912 Map); Edgett (CPR Approval name)	Jones & Aspell			BP# 328 October 7, 1912, \$1700, garage, A. Grossman, contract record April 20, 1910, page 29
3498		OSLER	004-776-691	LOT 15 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Frank L. Buckley	Mackenzie & Ker		1913	VM1913; BP #736 Apr 23, 1913 \$30k, Frank L. Buckley; CPR plan approval book, "original purchaser Leeson" CPR plan approval book under "Leeson" - "See Buckley who purchased from Leeson" VDW Apr 19, 1913 p24 "Permit issued for handsome residence"
3538		OSLER	003-660-681	LOT 16 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. J.K. Morgan	R. Mackay Fripp		September 25, 1912	BP# 400 November 4, 1912, \$13,000, F.W. Morgan
3638		OSLER	010-752-081	LOT 10 BLOCK 62 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910-1911	Olmstead	Morley O. Jones (Jones & Aspell)		March 16, 1910	CPR Plan Approval Book: Lot value \$7,200, house value \$18,957.91; <i>The Province</i> , April 17, 1911, page 5, Social and Personal - Mrs Budd A. Olmstead, Osler Avenue, Shaughnessy Heights, will receive for the first time in her new home
3651		OSLER	010-067-523	LOT 3 BLOCK 61 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1919	R. McCausland	Morley O. Jones		July 2, 1919	BP# 2238 R. McCausland, June 25, 1919, \$7,000
3809		OSLER	009-624-741	LOT B (Originally Lot 2A) BLOCK 67 PLAN VAP9598 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	C.E. Tisdall	Hodgson & Simmonds		July 23, 1924	BP# 6754 \$11,600
3812		OSLER	011-530-219	LOT 1 BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER NOW V IP65816.	FSD	on 1994 Inventory	1910	DAVIDSON (FSD 1912 MAP)	F.H. Rayner	R. Bowman (contractor on bp?)	May 31, 1910? Or August 15, 1913	CPR APPROVAL BOOK: Davidson, Forbes, NW 1/2 of 1, May 31, 1910; BP# 1011 \$5,000; BP# 1389 April 24, 1914, \$200 garage
3838		OSLER	004-129-121	LOT 1B BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	Oscar Bowman				1915 DIRECTORY ENTRY - OSCAR BOWMAN

FSD LIST OF PRE-1940 PROPERTIES

3851	OSLER	016-625-676	LOT 3 BLOCK 67 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Robert James Cromie	Honeyman & Curtis		June 28, 1911	VDB June 28, 1911 p. 1; \$6,500 "Taking Tenders for 2 Storey Residence" - "Honeyman & Curtis are taking tenders on a general contract for a 2 storey frame residence to be erected at SH for R. J. Cromie. Cost \$6,500"; Saturday Sunset September 9, 1911 p.12 Marriage notice...Mrs & Mrs Robert James Cromie left for Banff...on their return will be residing at the Beaconsfield Apartments, and later at their residence on Shaughnessy heights, which is not yet finished. (October 7, 1911 p 11 – they returned and are at the Beaconsfield; their house isn't ready); This property also includes a coach house at the rear of the site
3888	OSLER	011-530-278	LOT 6A BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1912	T.J. Bridge	Jones & Aspell		August 19, 1912	BP# 220, \$10,000, North 1/2 of Lot 6; in VBR August 23, 1911 (description one year prior to permit); Historically addressed as 3864 Osler
4033	OSLER	011-433-639	LOT 6 BLOCK 72 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1926	Albert E. Munn, manager of McDonald Logging (first occupant in directories)		James L. Northey	January 18, 1926	BP #8894, J. L. Northey, Owner, Owner, 4037 Osler, Jan 18, 1926, \$6k; BP #2306 Baker, Mr., Aug 11, 1919; repairs \$295; Donald Luxton SOS CPR plan approval, cost \$6909.28 [hard to read lot number - appears to be '6'] Also addressed as 4037 Osler
4089	OSLER	011-525-819	LOT 7 BLOCK 72 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Gilbert				1917 DIRECTORY ENTRY - AUGUSTUS HEWITT (mine owner)
1695	PINE CRES	011-534-656	LOT 1 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1923	Mrs. J.B. Mills (CPR Approval in 1911); Duncan Smith (1923)	McCarter & Nairne		December 15, 1911, CPR Approval date, assume nothing built until 1923; July 18, 1923	BP# 5676, D. Smith, 1695 Pine Crescent, July 3, 1923, \$12,000
3389	PINE CRES	011-303-425	LOT B BLOCK 40 PLAN 4826 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1924	W. Watts			April 11, 1924	BP#: 6358, Captain W. Watts, owner, 3389 Pine, April 11, 1924, \$7,500
3403	PINE CRES	011-538-261	LOT 7 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER LOT A , BLOCK 40, PLAN 4826, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 8.	FSD	on 1994 Inventory	1913	J. Smith McKay	Maclure & Fox		Sept. 8, 1913	BP#1080 3403 Pine Cres., J. Smith McKay, \$14k, Sept 20, 1913; Plan book, "purchased from A. G. McCandles"; lot 7 & 8; "(Also under Smith)
3538	PINE CRES	009-028-234	LOT C originally Lot 3) BLOCK 39 PLAN VAP11895 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1911	W. Taylor	Grant & Henderson	William Odell	July 15, 1911	VDB July 19, 1911 p. 1 Grant & Henderson have awarded a contract for a residence for W.Taylor on SH to William Odell. This is a 2 ½ storey residence with basement...entirely modern in every aspect.; Saturday Sunset February 24, 1912 p.7 Mr. & Mrs. Walter Taylor have moved into their residence on Shaughnessy Heights
3589	PINE CRES	011-538-074	LOT 6 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Alec Winram (1921)	E. Evans & Son		July 7, 1921	BP#: 3799, A. Winram, July 8, 1921, \$8,000; BP#: 4654, Winram, April 29, 1922, \$250, garage. See DLA SOS
3637	PINE CRES	011-538-066	LOT 5 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.C. Ditmars	Twizell & Twizell		June 27, 1912	BP#: 63, WC Ditmars, June 19, 1912, \$10,000
3638	PINE CRES	007-388-268	LOT A (originally Lot 1) BLOCK 35 PLAN 16835 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	W.B. Farris	Townley & Matheson	William J. Read	August 1, 1928	BP# 12849, \$15,000; Townley & Matheson Job# 385 and 392
3663	PINE CRES	008-342-849	LOT B BLOCK 42 PLAN 11590 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	T.F. Greenhow; H.C. Macaulay	George P. Bowie		May 6, 1912	CPR plan approval book, under "Macaulay", "Approved on behalf of T. F. Greenhow" BP #43, T. F. Greenhow, June 12, 1912, \$20k;
3676	PINE CRES	003-000-818	LOT 1A BLOCK 35 PLAN 5780 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Mrs. L. M. Read				1929 DIRECTORY ENTRY - FREDERICK W. AND KATHLEEN I. TIFFIN, Frederick is listed as a lawyer, Tiffin & Alexander
3737	PINE CRES	011-537-850	LOT 5 BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1926	N.W. Berkinshaw				1927 DIRECTORY ENTRY - ERNEST A CLEVELAND, comr. Van. Water District
3789	PINE CRES	005-245-958	LOT 5A BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W. E. Thompson	Grant & Henderson (confirm)		May 15, 1912	BP#: 35, W.E. Thompson, May 29, 1912, \$8,000; BP#: 1741, H.D. Shannon, July 14, 1915, \$45, garage
3790	PINE CRES	002-567-539	LOT 3A BLOCK 35 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	J.S. Gordon	David Blair	Stephen & Whittaker	August 23, 1913	BP# 1027, \$10,000
3851	PINE CRES	012-845-167	LOT 4 BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1912	N. McLean	William T. Whiteway		April 26, 1912	DBR June 10, 1912 Vol.3 No. 2 p.1; The Province June 8, 1912 p. 28 "Dutch Architecture for Fine Residence" Norman Maclean; \$20k
3924	PINE CRES	011-540-931	LOT 2 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Harris (FSD 1912 Map)				CPR Approval Name: F.J. Lumsden
3989	PINE CRES	011-541-563	LOT 6 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	M. Oppenheimer	Maclure & Lort		1922	BP#: 4613, \$15,000
3990	PINE CRES	011-541-253	LOT 3 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1926	M. Oppenheimer				
4050	PINE CRES	011-541-296	LOT 3A BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1912	P. Frazier	Thomas Hooper		1912	BP#: 74, \$13,000

FSD LIST OF PRE-1940 PROPERTIES

4051		PINE CRES	011-541-539	LOT 5 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912					
1056		RICHELIEU	011-532-700	LOT 5 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	R.B. Sharpe	Day & Körner		August 8, 1922	BP# 4945, Sharpe, R.B.; August 1, 1922, \$9,000
1186		RICHELIEU	011-192-011	LOT B (Lot 2) BLOCK 55 PLAN VAP5262 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	J.P. Doherty	M.D. Campbell		September 27, 1913	NW 1/2 of Lot 2; BP# 1110, Doherty J.P., September 30, 1913, \$9,350; BP# 5872 Roe, P.D., F.W. Farley Contractor, 2 & pt of 1; 1164 Montcalm \$350 garage, September 18, 1913; Listed on the 1994 FSD Inventory as 1164 Richelieu
3611		SELKIRK	024-567-574	LOT E (ORIGINALLY LOT 1A) BLOCK 60 PLAN LMP42938 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	A.E. Tulk			1912	BP# 180, AE Tulk, July 31, 1912, \$3,500, greenhouse, Lot 2 and 3; BP# 1899 AE Tulk; Addressed on VanMap as 1203 Matthews
3633		SELKIRK	024-567-736	LOT F, BLOCK 60, DISTRICT LOT 526	FSD	Added May 2015	1910	A.E. Tulk	Maclure & Fox		September 5, 1913	Two outbuildings of the original Rosemary estate: the small square structure was originally the Tea House and the longer rectangular building was originally the Stable to the Rosemary estate. Original architectural plans exist for the Stable. BP# 1068 AE Tulk, August 16, 1913, \$75,000, lots 1A--2-3
3689		SELKIRK	023-561-033	LOT B BLOCK 60 PLAN LMP30286 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	A.E. Tulk - House known as "Rosemary"	Maclure & Fox		September 5, 1913	"Rosemary" Estate: BP# 1068 AE Tulk, August 16, 1913, \$75,000, lots 1A--2-3; August 8, 1917, interior work \$275; VBR August 16, 1911-"Fiske, tapestry brick to be used in fine residence"
3690		SELKIRK	011-531-843	LOT 6 BLOCK 61 PLAN VAP4502 DISTRICT LOT 526 NWD GROUP 1.	FSD	on 1994 Inventory	1910	A.R. Mann (1912 FSD Map)	Jones & Aspell	H. W. Baker	January 28, 1911	BP #1854, A. R. Mann, Apr 10, 1917, \$2,200, Coffin & McLennan; dwelling; [NOTE cost too low - garage/addition] BP #2133, A. R. Mann, Apr 3, 1919, \$1,500, sun room; CPR approval book house value \$21,550.
3789		SELKIRK	011-531-975	LOT 4A BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Mr. William Winram	A.E. Ward		July 24, 1912	BP# 142 W. Winram, July 22, 1912, \$8,000; BP M65 March 12, 1917, \$50, garage; historic address was 3751 Selkirk
3839		SELKIRK	005-410-916	LOT A (originally part of Lot 3) BLOCK 66 PLAN VAP9560 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Fred Perkins				1912 DIRECTORY ENTRY - FRED PERKINS BP# 1704 F. Perkins, \$150, garage, May 18, 1915
1238		TECUMSEH	006-652-557	Lot 2, Block 54, DL 526 (LOT 3 PLAN VAS1512 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 250/625 S HARE IN COM PROP THEREIN)	FSD	on 1994 Inventory	1910-1912	Blake Wilson	Mr. McKenzie (from Cambie letter book May 25, 1910)			Lot divided into 3; 3 houses 2-1982, 1 is 1912 (1238 Tecumseh), Cambie letter May 18, 1910 - Wilson selling 1/3 of lots 2 and 3 east portion to a friend, 2 infills 1985
1232		THE CRESCENT	011-532-513	LOT 1 BLOCK 57 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1920	Charlotte C. Carry (Carrie on Map)	Mackenzie & Bow			Charlotte C. Carry, widow of Henry Edward Carry (civil engineer). House first appears in the directories in 1930. CPR Map 1918; BP# 2837, T.W. Fletcher, June 18, 1920, \$2,500, garage and lodge; Honeyman & Curtis: The Crescent, facing Shaughnessy Park, residence for Mrs. Charlotte C. Carry, 1929 (Contract Record, xliii, 26 June 1929, 63) Addressed as 3351 Osler on VanMap
1296		THE CRESCENT	011-532-599	LOT 6 BLOCK 57 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1924	Bryce W. Fleck	Honeyman & Curtis for the house; W.F. Gardiner for the greenhouse	George Coulson	August 9, 1924	BP# 6860 B.W. Fleck, George Coulson, August 12, 1924, \$40,000; BP# 13070, B.W. Fleck, William Fred Gardiner, Thomas Wyley, 1296 The Crescent, \$5000, greenhouse, September 17, 1928, Bryce W. Fleck
1311		THE CRESCENT	011-533-161	Lot 4, Block 51, DL 526 (LOT 1 PLAN VAS2618 DISTRICT LOT 5 26 NEW WESTMINSTER AN UNDIVIDED 36 7/1387 SHARE IN COM PROP THEREIN.)	FSD	on 1994 Inventory	1910-1912	Dr. Alex Munro (1912 FSD Map)				1913 DIRECTORY ENTRY - DR. ALEX MUNRO
1323		THE CRESCENT	015-872-998 and 015-873-005 and 015-873-013	Lot 3, Block 51, DL 526 (LOT 1 PLAN VAS2618 DISTRICT LOT 5 26 NEW WESTMINSTER AN UNDIVIDED 36 7/1387 SHARE IN COM PROP THEREIN.)	FSD	on 1994 Inventory	1911-1912	J.F.W. Johnston	Kennerly Bryan	Meese & Co.	October 19, 1911	BP #420, Fordam-Johnson, Nov 14, 1912, \$250, garage; BP #2450, E. A. Beasley, Nov 14, 1919, \$350, repairs; DBR February 27, 1912 p.1; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: January 31, 1914 p.18 (Mr. W.J. Johnson, Shaughnessy Heights, Kennerly Bryan, Architect, 1912) \$15k, Meese & Co (bldr); Listed as 1337 The Crescent on the 1994 FSD Inventory
1363		THE CRESCENT	011-533-137	LOT 2 BLOCK 51 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	H. Leggat			September 26, 1910	BP #1892, H. M. Leggat, Aug 7, 1917, \$500, repairs; Saturday Sunset, December 30, 1911 p. 12 Mr & Mrs Hendrie Leggatt gave a very smart dinner at their handsome new Shaughnessy Heights residence.; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: May 30, 1914 p.16 (M.H. Leggat, Shaughnessy Heights. No architect)

FSD LIST OF PRE-1940 PROPERTIES

1388	THE CRESCENT	011-532-688	LOT D (Originally Lot 5) BLOCK 56 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910	G. McDonald	John T. Gamble (Gamble & Knapp)		June 2 and November 9, 1910	CPR Cambie letter book June 2, 1910 - noting plan approval for lots 5 & 6 plus stable location; CPR approval book - lot value \$19,400, House value \$20k; BP#4611 A. Mann, B. C. Palmer, Apr 20, 1922 \$5k, repairs; (Province [Vancouver], 6 July 1912, 25, illus. & descrip.) "Another \$50,000 House for Heights" - Illustration; DBR July 25, 1912 p.1 (fence by Gamble & Knapp); Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": February 7, 1914 p. 18 (George E. MacDonald, Shaughnessy Heights, Gamble & Knapp Architects) Originally 1350 The Crescent and addressed as 3567 Hudson on VanMap
1389	THE CRESCENT	011-533-102	LOT 1 BLOCK 51 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Ridley	Mr. Curtis [Honeyman & Curtis] (Cambie Letter Book - June 16, 1910) James A. Benzie (1914 1.5 storey addition) Alterations in 1948 by CBK Van Norman (CVA)		June 16, 1910	BP #1390, H. E. Ridley, James A. Benzie (arch), Apr 24, 1914, \$1500; 1 1/2 storey addition; BP #1892 Aug 7, 1917 \$500 repairs; CVA - CBK Van Norman alterations (1948), Residence alterations for Mr. & Mrs. M J. Foley, 1389 The Crescent, folder 43, Van-245 Job# 4-039: Arthur Erickson, Foley Residence, television room, 1956
1398	THE CRESCENT	011-532-670	LOT 4 BLOCK 56 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Fred M. Kelly	Townley & Matheson	E.J Ryan Contracting Co.	December 14, 1921	BP# 4157 Frederick M. Kelly; T & M, E.J Ryan, October 25, 1921, \$20,000 (mentioned in Contract Record, August 17, 1921, page 50)
3333	THE CRESCENT	027-666-191	Lot 2, Block 50, DI 526 (LOT B PLAN BCP38409 DISTRICT LOT 526 NWD GROUP 1.)	FSD	on 1994 Inventory	1912	Walter C. Nichol	Maclure & Fox	MacPherson & Sinclair	April 20, 1912	Residence for W.C. Nichol, Esq., Shaughnessy Heights. Maclure & Fox. May 1, 1912 [City of Vancouver Archives CVA Ross A. Lort collection]. CPR Approvals Book: April 20, 1912 Date of CPR approval for W.C. Nichol Residence at Shaughnessy Heights. (Maclure & Fox) [CPR Approvals Book 1910-1922, City of Vancouver Archives] It was built for Walter C. Nichol, who owned the Province newspaper from 1901 until 1923. Nichol left Vancouver to serve as Lieutenant Governor of BC (1920-1926), and Miramar was sold to William. R. Wilson, best remembered for his role in founding the Premier Mine on Portland Canal. His estate sold the property in 1939 to the Bentley family, who retained it until 2005. See DLA Conservation Plan for more information.
3338	THE CRESCENT	008-228-205	LOT 1 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	L.W. Shatford	Knapp & Gamble		February 9, 1911	value of house \$16 or \$20k (CPR) Saturday Sunset, November 23, 1912, p. 20 Mrs. Shatford, Shaughnessy Heights was hostess of a large reception last Wednesday.; Saturday Sunset – Illustrated Series "Vancouver the City of Beautiful Homes": May 9, 1914 p.18 (L.W. Shatford, Shaughnessy Heights – The Crescent, Knapp & Gamble architects)
3351	THE CRESCENT	011-532-513	LOT 3 BLOCK 50 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Walter R. Dockerill (FSD 1912 Map)	Maclure & Fox		August 31, 1910	1912 Directory entry - WALTER R DOCKERILL Also known as 3351 Osler
3369	THE CRESCENT	006-792-901	LOT B (originally 4) BLOCK 50 PLAN 18121 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	John L. Burns (FSD 1912 MAP)	Grant & Henderson			1913 DIRECTORY ENTRY - JOHN L. BURNS (Angus east of Granville) BP# 1883, June 30, 1917, \$200 repair; 3369 the Crescent - Lot divided to the south. Also addressed as 1403 Angus Drive
3390	THE CRESCENT	011-532-866	Lot 11, Block 54, DL 526	FSD	on 1994 Inventory	1921	Misak Esq. Aivazoff	A.A. Cox		Jul-21	BP# 3685, June 6, 1921, \$35,000, 3338 Osler, M. Aivazoff; Misak Y Aivazoff Job# 4-040: Arthur Erickson, Grauer Residence, garden terrace, carport, and cabana, 1956-57 VanMap address is 3356 The Crescent
1041	WOLFE	011-531-126	LOT 12 BLOCK 63 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1920	Mrs. M.A. Sharpe	Townley & Matheson	S. N. McLeod	August 27, 1920	BP# 3139 Mrs. M. Sharpe, November 1, 1920, \$10,000; Job #41, Townley & Matheson Project List
1055	WOLFE	011-531-070	LOT 10 BLOCK 63 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	F.C. Taylor	Grant & Henderson			BP# 319 F.C. Taylor, October 3, 1912, \$8,350; BP# 1930 F.C. Taylor, January 10, 1918, \$150
1080	WOLFE	011-532-858	LOT 9 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	G.C. Turnstall (McKercher appears on the 1912 FSD Map)	Maclure & Fox		July 24, 1912	BP# 191 August 8, 1912, \$14,000, George C. Tunstall
1088	WOLFE	006-636-721	LOT 8 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	J.D. Campbell			October 12 and December 14, 1911	Listed on the 1994 FSD Inventory as 1092 Wolfe
1188	WOLFE	011-532-840	LOT 4 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	J. Hunter			May 20 and July 27, 1911	Value of house is \$18,300 according to CPR, historically addressed as 1190 Wolfe

FSD LIST OF PRE-1940 PROPERTIES

1250		WOLFE	008-156-603	LOT 8B BLOCK 472 PLAN 7670 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1922	Dr. William Albert Whitelaw and Margaret Anne Elizabeth Whitelaw	Alfred Arthur Cox	Thomas Glover	MAY 26, 1922	May 26, 1922 City of Vancouver Building Permit for 1250 Wolfe Avenue and garage. Owner: Mrs. E. Whitelaw; Architect: A. A. Cox; Builder: T. Glover; \$16,000 for the house and \$250 for the garage
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SITES REMOVED FROM THE 1994 INVENTORY

NUMBER	STREET	WHY REMOVED FROM THE 1994 INVENTORY
3637	ALEXANDRA	DEMOLISHED
3663	ALEXANDRA	DEMOLISHED
1498	ANGUS	DEMOLISHED
3738	ANGUS	DEMOLISHED
3974	ANGUS	DEMOLISHED (ALSO KNOWN AS 3988 ANGUS)
1163	BALFOUR	DEMOLISHED
1166	BALFOUR	DEMOLISHED (ALSO KNOWN AS 1188 BALFOUR)
1354	BALFOUR	DEMOLISHED (ALSO KNOWN AS 1388 BALFOUR)
1537	BALFOUR	DEMOLISHED (ALSO KNOWN AS 1533 BALFOUR)
1596	BALFOUR	DEMOLISHED (ALSO KNOWN AS 1588 BALFOUR)
1664	CEDAR CRES	DEMOLISHED
1727	CEDAR CRES	DEMOLISHED
1775	CEDAR CRES	CONFIRMED THIS WAS NOT A PRE-1940 HOUSE, WATER PERMITS INDICATE IT WAS CONSTRUCTED IN 1951
3416	CEDAR CRES	DEMOLISHED
3737	CEDAR CRES	DEMOLISHED (ALSO KNOWN AS 3783 CEDAR CRESCENT)
3438	CYPRESS	DEMOLISHED
4051	CYPRESS	DEMOLISHED
3738	HUDSON	DEMOLISHED
3838	HUDSON	DEMOLISHED (ALSO KNOWN AS 1298 BALFOUR)
4051	HUDSON	DEMOLISHED (ALSO KNOWN AS 1313 WEST KING EDWARD AVENUE)
1227	LAURIER	DEMOLISHED (ALSO KNOWN AS 1223 LAURIER)
1251	LAURIER	DEMOLISHED (ALSO KNOWN AS 1233 LAURIER)
1351	LAURIER	DEMOLISHED
1427	LAURIER	DEMOLISHED
1488	LAURIER	DEMOLISHED
1518	LAURIER	DEMOLISHED
1056	MATTHEWS	DEMOLISHED (ALSO KNOWN AS 1052 WOLFE)
1603	MATTHEWS	DEMOLISHED
3437	OSLER	DEMOLISHED
3537	OSLER	DEMOLISHED
3603	OSLER	DEMOLISHED (ALSO KNOWN AS 3639 OSLER)
3690	OSLER	DEMOLISHED (ALSO KNOWN AS 3688 OSLER)
3692	OSLER	DEMOLISHED (ALSO KNOWN AS 3698 OSLER)
3890	OSLER	DEMOLISHED
3937	OSLER	DEMOLISHED
3451	PINE CRES	DEMOLISHED (ALSO KNOWN AS 3489 PINE CRESCENT)
3490	PINE CRES	DEMOLISHED
1190	RICHELIEU	CONFIRMED THIS WAS NOT A PRE-1940 HOUSE
3738	SELKIRK	DEMOLISHED
4051	SELKIRK	DEMOLISHED (ALSO KNOWN AS 4089 SELKIRK)
1290	THE CRESCENT	DEMOLISHED (ALSO KNOWN AS 1288 THE CRESCENT)
1975	W 17TH AVENUE	DEMOLISHED
1974	W 18TH AVENUE	DEMOLISHED (ALSO KNOWN AS 1988 WEST 18TH AVENUE)

The above properties have been removed from the 1994 First Shaughnessy Heritage Inventory as they have either been: demolished; or were confirmed to be post-1940 buildings that were incorrectly placed on the original inventory.