

GRANDVIEW HEIGHTS HERITAGE STUDY

For the
City of Surrey



Donald Luxton & Associates

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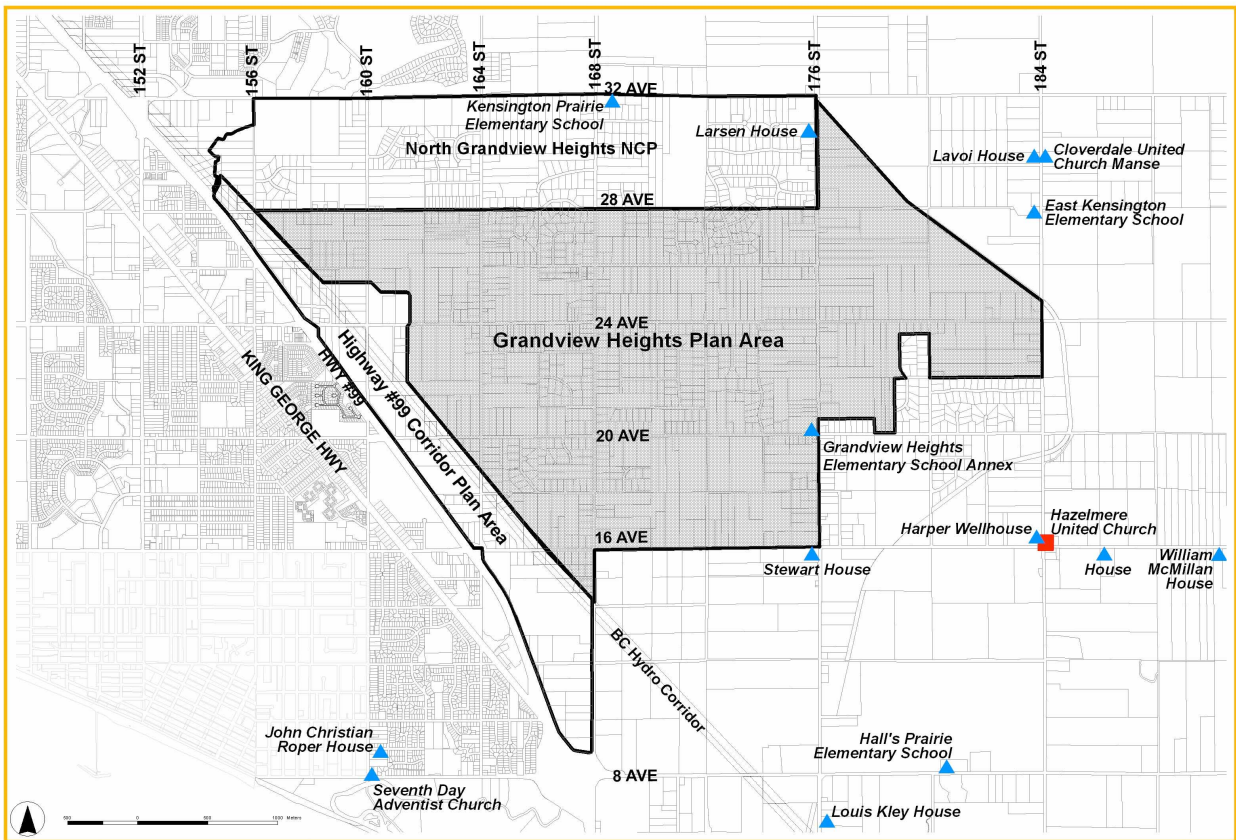
1. HISTORICAL CONTEXT

1.1 INTRODUCTION

The history of the Grandview Heights area is reflected in modest early buildings on large properties often supplemented by outbuildings, such as barns, sheds, garages, stables, and other agricultural structures, and by later large estate developments. Many of these properties also have significant landscaping features, including mature plantings. The social environment in the area is reflected in the architectural expression as well as the written and remembered history of the community. The architecture may be more modest than in other parts of the City because of the rural setting; however, this current evaluation of architectural merit is scaled to the area's means and resources.

Grandview Heights has remained largely a rural estate community, dominated by small agricultural pursuits, and its heritage value is found in its response to those conditions. Additionally, logging was important in the early development of the area. Early transportation routes criss-cross and are evident throughout the area; for example, the right-of-way for the Great Northern Railway.

In addition to built heritage, Grandview Heights also retains heritage plantings and natural landscape features that contribute to our understanding of its historic rural context. Many sites have mature trees and plantings, which contribute to the significance of siting and landscaping. Many of the existing buildings sit within a culturally modified landscape that includes trees planted as windbreaks, orchard remnants and specimen trees. Some of the property perimeter plantings of trees have grown to considerable size and encroach onto road right of ways, putting these natural heritage features at risk with the context of area redevelopment. The physical heritage of Grandview Heights is as important as its built heritage in understanding its settlement, growth and development.



1.2 METHODOLOGY

This study has been commissioned to identify any additional heritage features beyond those already included on the City of Surrey Heritage Register.

The first step was a review of background information, including:

- information on existing Heritage Register sites,
- available research information on neighbourhood development,
- further broadly-based historical research, and
- site-by-site visual examination of the Grandview Heights area, including sites already identified as potential heritage sites in the City of Surrey Phase III Register Update.

The visual examination include driving each road within, and on the perimeter of, the study area. Sites were assessed on the basis of:

- visible architectural characteristics,
- potential for rehabilitation and/or restoration, and
- relevance to historical trends, themes and development patterns.

Potential heritage sites were then reviewed based on the City of Surrey existing heritage evaluation framework.

1.3 HISTORICAL DEVELOPMENT

The history of the Grandview Heights area is reflected in modest development on large properties and by later large estate and suburban developments. The earliest architecture may be more modest than in other parts of the City because of the rural setting; however, this current evaluation of architectural merit is scaled to the area's means and resources. The heritage value of the area is found in its response to its original pioneering activities and conditions.

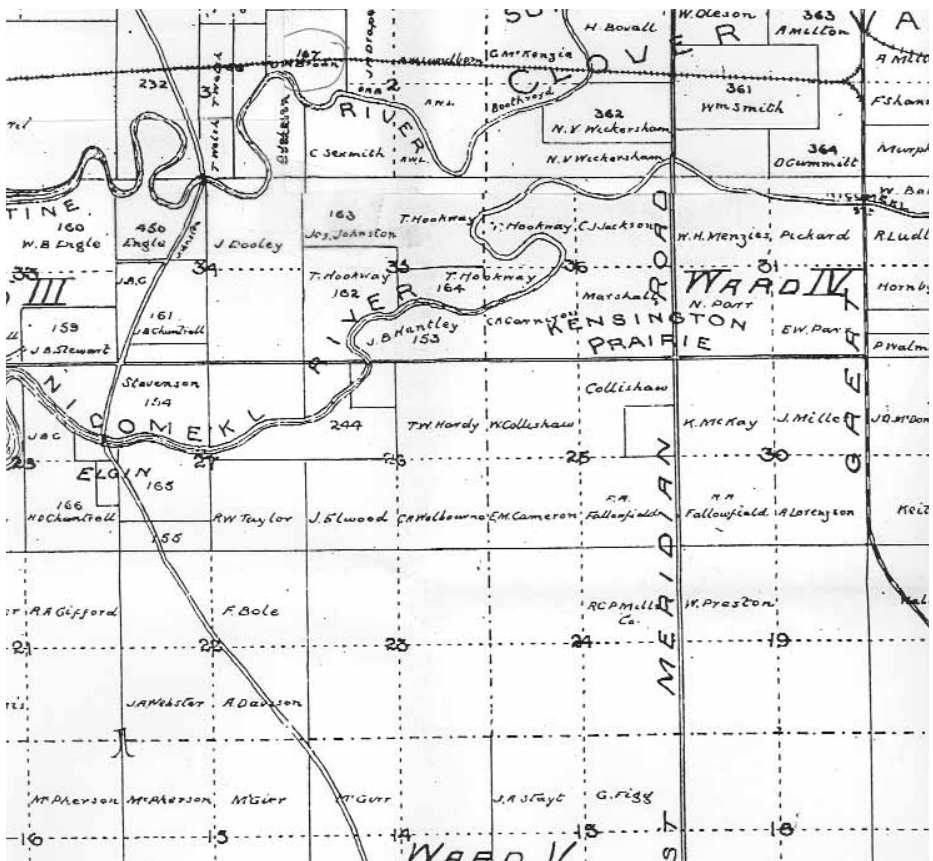
In addition to built heritage, Grandview Heights retains heritage plantings and natural landscape features that contribute to our understanding of its historic context. Originally forested, it was logged for a number of years before it was settled. Some existing properties have mature trees and plantings, which contribute to the significance of siting and landscaping. Some of the existing buildings sit within a culturally-modified landscape that includes windbreak trees, orchard remnants and specimen trees. Some of the property perimeter plantings of trees have grown to considerable size and encroach onto road right of ways, putting these natural heritage features at risk with the context of area redevelopment. Early transportation routes criss-cross and are evident throughout the area.

The post-Contact history of the Grandview Heights area began with surveys through the area that enabled the land to be made available for pre-emption. One of the earliest roads in the area, the Coast Meridian, was surveyed in 1859, defined by the meridian of longitude closest to the Pacific coast at the 49th parallel.

The settlement of Grandview Heights began with David Brown, who arrived in Surrey from Ontario via Iowa, San Francisco and Victoria in 1878 and took up residence at the corner of the Clover Valley and North Bluff Roads (176th and 16th). Brown became the postmaster for Hall's Prairie at an annual salary of \$25. His sons Peter and David were avid tree collectors and donated the land for what is now Redwood Park.

Grandview Heights was originally a logging region. The Royal City Planing Mills established an operation east of Elgin near the Nicomekl River to log the areas south of Kensington Prairie. In 1886, a logging railway was built east through Grandview Heights. At the west of the line, logs were dumped into a ditch and floated into the Nicomekl River. In 1886, the RCPM bought the famous steam locomotive “Old Curly” from the CPR. Originally used in the construction of the San Francisco seawall, the locomotive hauled timber along the logging railway and continued to be used in Surrey until 1894. When the New Westminster and Southern Railway was completed in 1891, the logging railway was extended to join it at the bend east of the Hall’s Prairie Road; consequently the Nicomekl River route was abandoned and the logs were railed to Port Kells and boomed in the Fraser River.

Grandview Heights has always been sparsely populated. A 1910 map shows the Royal City Planing Mills and the Government owning about half the land in the area. The subsequent development was small lot agricultural. The area was opened up through the construction of the Pacific Highway, which opened on August 3, 1923 and connected to the border crossing at Douglas. A number of very modest buildings were constructed throughout the area during 1920s and 1930s. After the end of the Second World War, further subdivision occurred for the development of large estate lots.



Map of Surrey, 1897

2. IDENTIFIED HERITAGE RESOURCES

There are several sites that have been previously determined to have heritage significance through the Heritage Register evaluation process. These are the sites that are considered to have the greatest heritage value, and should be the primary focus for heritage conservation efforts. As part of the Heritage Register Phase III Update, a number of additional sites in and adjacent to the study area have been examined for potential heritage merit, but have not been recommended for inclusion on the Heritage Register. In addition a number of potential sites were identified through the Grandview Heights General Land Use Plan public consultation process. The study area was visually surveyed (“windshield survey”) to determine if there were any additional sites of interest. Through this process it was determined that there is one site in the area already identified on the Heritage Register, and two sites of additional interest, as described below.

2.1 IDENTIFIED HERITAGE SITES

There is one site currently identified on the City of Surrey Heritage Register are:

HERITAGE REGISTER SITES LOCATED WITHIN THE STUDY AREA

- Grandview Heights Elementary School Annex, 17561 - 20 Avenue

2.2 POTENTIAL HERITAGE SITES

In general, it was determined that most buildings of potential heritage merit have already been demolished or altered beyond recognition. The area’s early buildings were modest to begin with, and little of interest remains. There is essentially more heritage value in the area’s predominant development patterns and landscape features. None of the sites examined in the Phase III Register Update were considered to have sufficient merit to be proposed for addition to the Heritage Register.

PHASE III SITES NOT RECOMMENDED FOR THE HERITAGE REGISTER

- House, 17261 - 20 Avenue (Heritage Inventory Update Site 91)
- House, 1909 - 176 Street (Heritage Inventory Update Site 93)
- Site, 2665 - 176 Street (Demolished) (Heritage Inventory Update Site 94)

Two specific additional sites were identified through the public consultation process:

- **Darts Hill Garden Park, 1660 - 168 Street**

Established 1940s

This remarkable garden is not quite fully open to the public but is now accessible through periodic tours. In 1943, Francisca and Edwin Dart bought a fifty-acre parcel of land on the south slope of Coast Meridian Road; Thirteen and one half acres of that land remains as the origins of the current park. The land was cleared 1944-45, and the house built after the end of the War. The site was originally planted as an orchard, but Francisca grew increasingly interested in gardening and planted a variety of exotic species obtained through seed exchanges world-wide. Now it is called a “plantsman’s garden” and is meant to be enjoyed by those intensely interested in trees and shrubs. In 1993 the Darts resolved to give the City of Surrey a 999-year trust agreement leaving Darts Hill Garden Park “for the benefit of the local residents of Surrey.” Further information available online at www.dartshill.ca. This site is being considered for addition to the Heritage Register at a future date.





- **Newcombe Barn, 18316 - 20 Ave**

Circa mid-1920s

One of the oldest known surviving barns in the Grandview Heights area, it built by Earl Newcombe with lumber milled from the site when it was cleared for agricultural use. The owners of the site have currently declined to be added to the Heritage Register.



2.3 NATURAL HERITAGE FEATURES

There are many natural features located through the area that have been identified as part of the environmental assessment, which will be assessed separately as part of the planning process; these include a hawk's nest and a Barn Owl's nest near the north boundary of Grandview Heights around 172nd and 174th Streets. Part of the conservation of the character of the area will involve the sensitive integration of new development within the existing landscape context, however it must be recognized that the rural nature of the area will change over time.

The City's tree Preservation Bylaw generally protects trees with a trunk diameter of 12 inches, at 4.5 feet above the ground. These are defined as "Protected Trees" and require a tree cutting permit to allow removal. Certain individual trees have been listed on the City's List of Significant Trees; these trees are identified in Schedule "B" of the Tree Protection Bylaw.

SIGNIFICANT TREES, TREE PRESERVATION BYLAW SCHEDULE "B"

- Eighteen trees at Darts Hill Garden Park (Sites 113-130)
- Weeping Willow, 2685 164 Street (Site 109)

2.4 ARCHAEOLOGICAL SITES

It has been confirmed by the Ministry of Community, Aboriginal and Women's Services that there are no recorded archeological sites within the study area.

3 . R E C O M M E N D A T I O N S

The redevelopment of Grandview Heights area will constitute a major change to the built heritage and historical low density of the area. In order to maintain a sense of historical context, a program of conservation of identified sites, coupled with commemoration and interpretation could be considered.

There are a very limited number of identified buildings within the study area that are considered to have heritage merit. Given the small number of sites, they can be individually considered through special attention and conservation planning. As there are so few sites that help interpret the history of the area, they are even more significant for their rarity.

Recommendation One: Conserve Identified Heritage Site

Through the Heritage Conservation Program of the City of Surrey, the existing Heritage Register site, Grandview Heights Elementary School Annex, should continue to be targeted for conservation.

Recommendation Two: Add Potential Heritage Sites to the Heritage Register

When future circumstances allow, the two potential heritage sites, Darts Hill Garden Park and the Newcombe Barn, should be added to the Heritage Register. The situation of the Newcombe Barn should be monitored, and heritage incentives offered, if appropriate, to assist in its preservation.

Recommendation Three: Heritage Commemoration

The history of the area can be interpreted within the context of ongoing redevelopment. Historic people and events can be celebrated in a number of ways, which may include:

- Re-introduction of historic street names,
- Use of pioneer family names whenever possible, and
- Panel displays of historic information and other interpretive techniques.

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

The Grandview Heights Heritage Study 2004-05 was undertaken by Donald Luxton & Associates for the City of Surrey Planning and Development Department.

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