

# 3365 COMMERCIAL DRIVE STATEMENT OF SIGNIFICANCE

MARCH 2014



**DONALD LUXTON**   
AND ASSOCIATES INC

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## STATEMENT OF SIGNIFICANCE: 3365 COMMERCIAL DRIVE



**Address:** 3365 Commercial Drive, Vancouver, British Columbia

**Original Owner:** Conrad Myers

**Date of Construction:** 1911

### **Description of the Historic Place**

The house at 3365 Commercial Drive is a one and one-half storey wood-frame building located in the Kensington-Cedar Cottage neighbourhood of Vancouver. The vernacular house features a cross-gabled roof structure with a shed-roof dormer and projected hipped-roof front entryway.

### **Heritage Value of the Historic Place**

The house, built in 1911, is an early Vancouver home, valued for its association with the growth and development of the Cedar Cottage neighbourhood, once part of the municipality of South Vancouver, and for its vernacular, semi-rural style and setting.

The Cedar Cottage neighbourhood began to flourish following the 1891 establishment of the interurban tram system between Vancouver and New Westminster. Known as both “Epworth” and “Cedar Cottage”, the interurban station at East 18<sup>th</sup> Avenue (originally Flett Road) and Commercial Street quickly became the epicentre of the developing neighbourhood. Centered around Commercial Street, between 15<sup>th</sup> Avenue and 20<sup>th</sup> Avenue, and nearby popular Trout Lake, Cedar Cottage grew to include a brewery, a hall, a silent movie theatre, a bank, a hardware store, and

later, a roller coaster. The house, located along Commercial Drive (then Vanness Avenue), nearby the interurban station, was constructed on property originally purchased by the British Columbia Electric Railway Company in 1898. By 1904, the property had been subdivided and sold to carpenter William Henry Saunders, who in turn sold it to Edward Welsh. Master mariner, Captain Conrad Myers, purchased the land and house in May 1912. Following Meyer's departure in 1914, various people rented the property for short periods of time. The popularity of the Cedar Cottage area as a local hub declined during the 1920s, as the automobile became increasingly ubiquitous. As Kingsway became a major thoroughfare, businesses relocated there, away from the Cedar Cottage village centre.

South Vancouver's semi-rural, residential roots are visible in the remaining open space along this stretch of Commercial Drive. The area was brought under the jurisdiction of the City of Vancouver in 1929 when the City was amalgamated with South Vancouver. The density of Cedar Cottage remained relatively low until after the end of World War II, when significant growth occurred and additional infrastructure was developed. The area is now characterized by low-rise apartments, duplexes, detached single-family houses and local businesses and cultural institutions. In the midst of this context, the house at 3365 Commercial Drive is valued as one of the last examples of the semi-rural, residential heritage of the surrounding area. The house features modest vernacular architecture, including a cross-gabled roof and an enclosed hipped-roof front porch with arched entry.

### **Character-Defining Elements**

The key elements that define the heritage character of the house at 3365 Commercial Drive are its:

- Location along Commercial Drive;
- Continuous residential use since 1911;
- Residential form, scale and massing as expressed by its one and one-half storey height, full basement, and cross-gabled roof;
- Wood-frame construction;
- Vernacular design features, including: cross-gabled roof structure with shed-roof wall dormer on front façade; projecting, enclosed front porch with hipped-roof and arched entryway to front door vestibule; wooden trim elements; and closed soffits;
- Variety of original wooden windows, including: single and paired double-hung wooden sash assemblies, some with decorative horns; and
- One internal red brick chimney.

# VANCOUVER HERITAGE REGISTER EVALUATION

EVALUATION – Buildings

Local Area: **Kensington-Cedar Cottage**Address: **3365 Commercial Drive**Date of Construction: **1911**

		E	VG	G	F/P
<b>ARCHITECTURAL HISTORY</b>					
1 Style/Type	One and one-half storey vernacular house	35	18	12	0
2 Design	Vernacular design, with cross-gabled roof and projecting front porch	30	15	10	0
3 Construction	Wood-frame construction, typical of the time	15	8	5	0
4 Designer/Builder	Likely carpenter William H. Saunders or Edward B. Welsh	15	8	5	0
		(Maximum 40): <b>10</b>			
<b>CULTURAL HISTORY</b>					
1 Historical Association	Owned and rented by a number of working families	35	18	12	0
2 Historical Pattern	Constructed in the Cedar Cottage area nearby the interurban station; associated with the development of the surrounding commercial village	30	15	10	0
		(Maximum 35): <b>10</b>			
<b>CONTEXT</b>					
1 Landscape/Site	Located on a unique lot, below street level	15	8	5	0
2 Neighbourhood	The house is compatible with the surrounding residential area	20	10	6	0
3 Visual/Symbolic	The house is visible, especially when travelling south, but not considered a landmark	25	13	8	0
		(Maximum 25): <b>11</b>			
		<b>Subtotal: 31</b>			
<b>INTEGRITY</b>	Minor alterations include unsympathetic asbestos/asphalt siding and some window replacements, as well as front porch enclosure and rear one-storey addition	0	-5	-8	-15
		<b>TOTAL: 26</b>			
<b>Evaluation Date:</b> January 6, 2014	<b>Classification Group: C</b>				

## RESEARCH SUMMARY SHEET

**CIVIC ADDRESS:** 3365 Commercial Drive, Vancouver, British Columbia

**LEGAL ADDRESS:** Lot 4, Block A, District Lot 753, Plan VAP8865

**ORIGINAL OWNER:** Conrad Myers

**DATE OF CONSTRUCTION:** 1911

**VITAL EVENTS:**

- Death Registration: Captain Myers; died March 29, 1925; Bella Coola; age 76; Reg. Number: 1925-09-009727; B13360

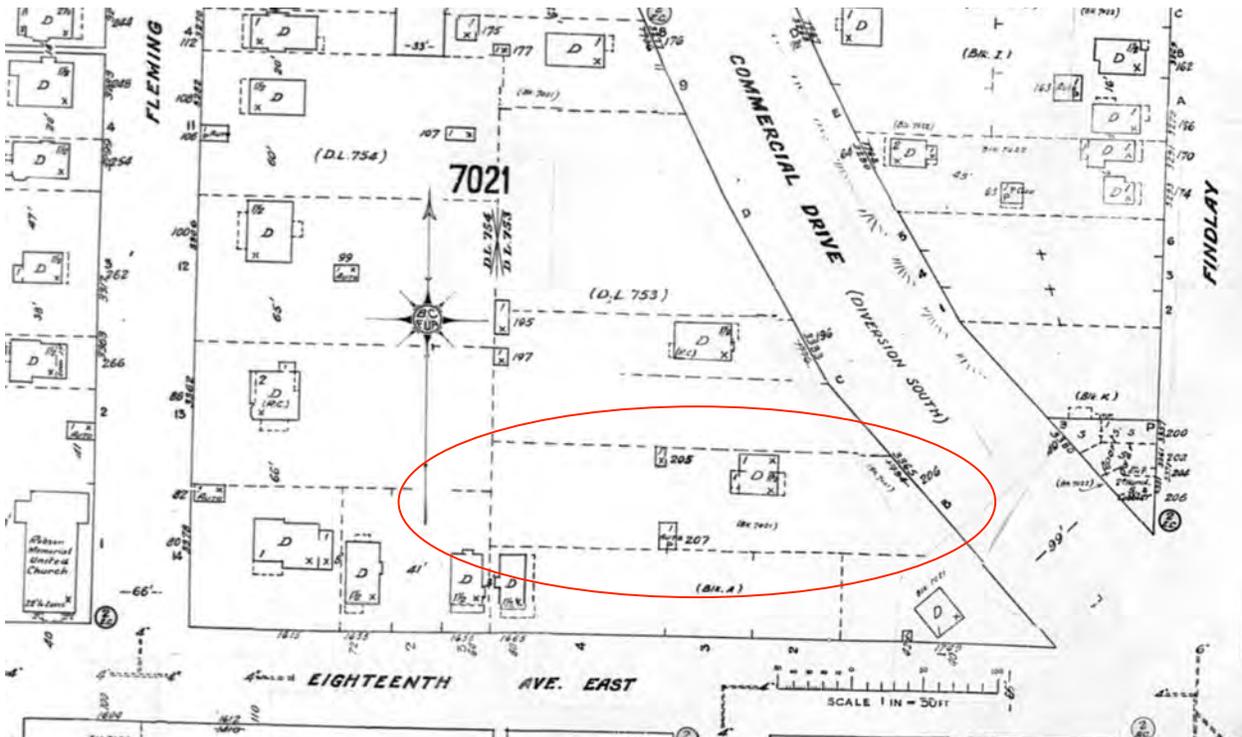
**CITY DIRECTORIES/HISTORIC TITLE SEARCH:**

**1907-1913:** No entry  
**1914:** 3385 Vanness Avenue: Conrad Myers, master mariner  
**1915-1917:** 3385 Vanness Avenue: Joseph Slater  
**1918:** 3385 Vanness Avenue: W. Myers, seaman  
**1919-1920:** 3385 Vanness Avenue: W. Hollas  
**1921:** 3385 Vanness Avenue: Agnes McQueen  
**1922:** 3385 Vanness Avenue: David Kemshaw  
**1923:** 3385 Vanness Avenue: Oliver Prince  
**1924:** 3385 Vanness Avenue: A.S. Klein  
**1925-1927:** 3385 Vanness Avenue: Arthur Taylor  
**1928-1929:** 3385 Vanness Avenue: John K. Stead  
**1930:** 3361 Commercial Drive: vacant  
**1931-1932:** 3361 Commercial Drive: John M. Torry  
**1933:** 3365 Commercial Drive: Orientals (sic)  
**1934-1946:** 3365 Commercial Drive: George Everett (Laura Edith) Seney  
**1947-1962:** 3365 Commercial Drive: Joseph Simon Boudrot  
**1963-2013:** 3365 Commercial Drive: Frank Eric and Jytte Eva Jackholm

## ARCHIVAL MAPS AND PHOTOGRAPHS:



1912 Vancouver Fire Insurance Map showing 3365 Commercial Drive



1927 Vancouver Fire Insurance Map showing 3365 Commercial Drive

STATEMENT OF SIGNIFICANCE: 3365 COMMERCIAL DRIVE, VANCOUVER



BCER tracks at Commercial and 18th, 1907, CVA A61086



Cedar Cottage, 3500 Block of Commercial looking north from 20<sup>th</sup> Avenue, ca. 1913, CVA A07869



Cedar Cottage Station at Vanness Avenue, 1913, VPL 7383



Mail car at Epworth Station, Cedar Cottage, 1908, CVA A43620

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Cedar Cottage residences looking east toward Fleming Street from Knight Street, Oct. 30, 1909, CVA A43635



Cedar Cottage residences looking east toward Fleming Street from Knight Street, 1909, CVA A43619



**CEDAR COTTAGE**  
THE RESIDENTIAL SECTION

**\$100 Cash**

will buy a dandy five-room bungalow, only block from car; all modern, and up-to-date. The balance is very easy, and the price is **RIGHT**. See me about this quick. It is a snap.

**S. P. JACKSON**  
PHONE FAIRMONT 1298L CEDAR COTTAGE

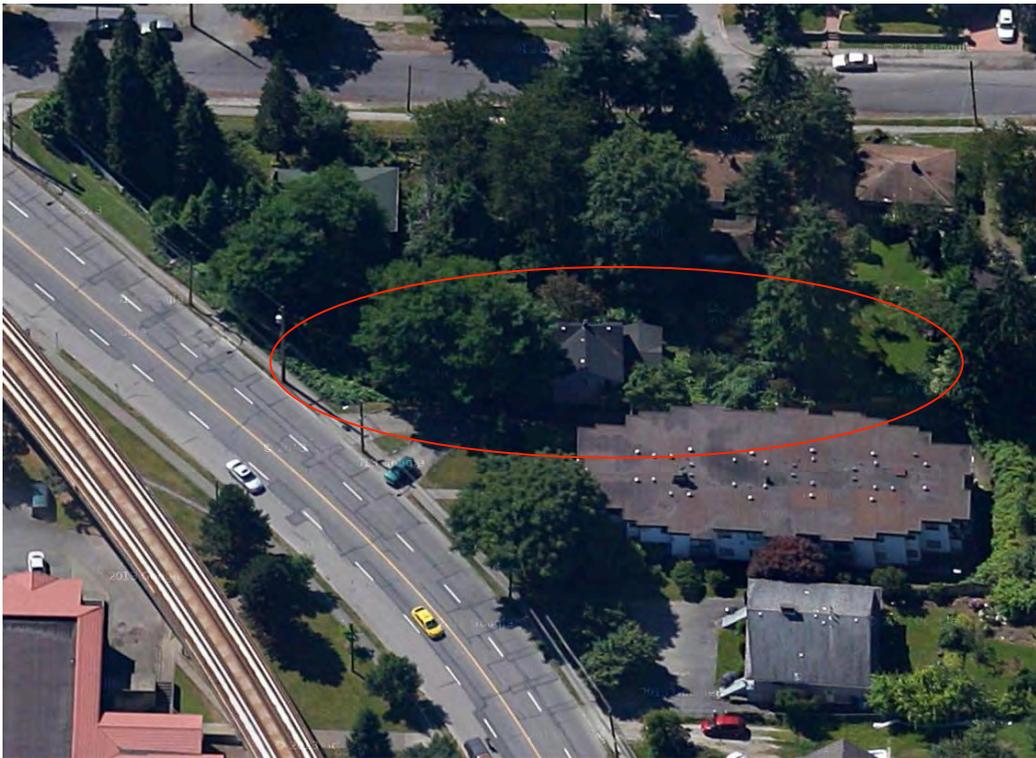
<p><b>FOR SALE</b></p> <p>6½ acres, between River road and B. C. E. R., near Kerr road; \$1575 per acre. This will subdivide into, 50 lots.</p> <p><b>CEDAR COTTAGE REALTY,</b> Phone Fairmont 1073</p>	<p><b>Near No. 2 and Victoria Roads</b></p> <p>A few beautiful standing lots at \$400 each; \$20 cash, balance \$10 per month.</p> <p><b>APPLY</b> <b>Broadhurst &amp; Whitaker</b> <b>CEDAR COTTAGE</b> Phone Fairmont 1070</p>
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Cedar Cottage advertisement, December 9, 1911

## CURRENT MAPS AND PHOTOGRAPHS:



3365 Commercial Drive, from the east, Google Maps



3365 Commercial Drive, from the north, Google Maps

STATEMENT OF SIGNIFICANCE: 3365 COMMERCIAL DRIVE, VANCOUVER



3365 Commercial Drive, from the west, Google Maps



3365 Commercial Drive, from the north, Google Maps

STATEMENT OF SIGNIFICANCE: 3365 COMMERCIAL DRIVE, VANCOUVER



Front and north elevations



North elevation



Front façade and pathway



South elevation



Rear elevation



Rear and west elevations