

HERITAGE INVENTORY | Maillardville



Originally developed in 1986 by Foundation Group Design Ltd.

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Revised in 2007 by City of Coquitlam Community Planning Division

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INTRODUCTION

The Maillardville Historic Inventory is intended to provide a starting point for the planning and implementation of future heritage policies in the Maillardville and Fraser Mills area. As such, it follows certain principles in the selection and evaluation of buildings. Emphasis is placed on clusters and streetscapes, so that preservation efforts may be directed towards areas and districts, rather than individual structures. This does not mean that isolated buildings do not have heritage merit; it is important, however, when formulating policy, to achieve a consensus on the focus of future projects.

The inventory methodology focused on many different concerns. The process involved a number of steps, the first of which was the initial survey of every building within the study area. A number of buildings were chosen for further investigation; there was then a ranking made of these buildings into three categories. Primary and secondary buildings were then researched, field surveyed, photographed, and inventory forms prepared, but no further research or field work was undertaken on buildings classified as support, unless historical information was found that warranted their reclassification. After this stage was complete, a final grading was undertaken which took into account all available information.

The evaluation process sorted the buildings into primary, secondary, and support categories. Criteria focused on the architectural, historical, and contextual significance of each structure. Buildings in the primary category were generally deemed to have merit in all three criteria, while secondary buildings were deemed to be strong in two of the criteria. Support buildings were either of architectural, historical, or contextual merit. The criteria were judged as follows:

ARCHITECTURAL

The building is of interest due to style, materials, structure, detailing, design, or architect.

HISTORICAL


There are events, trends, or people of civic, provincial or national interest associated with the building.

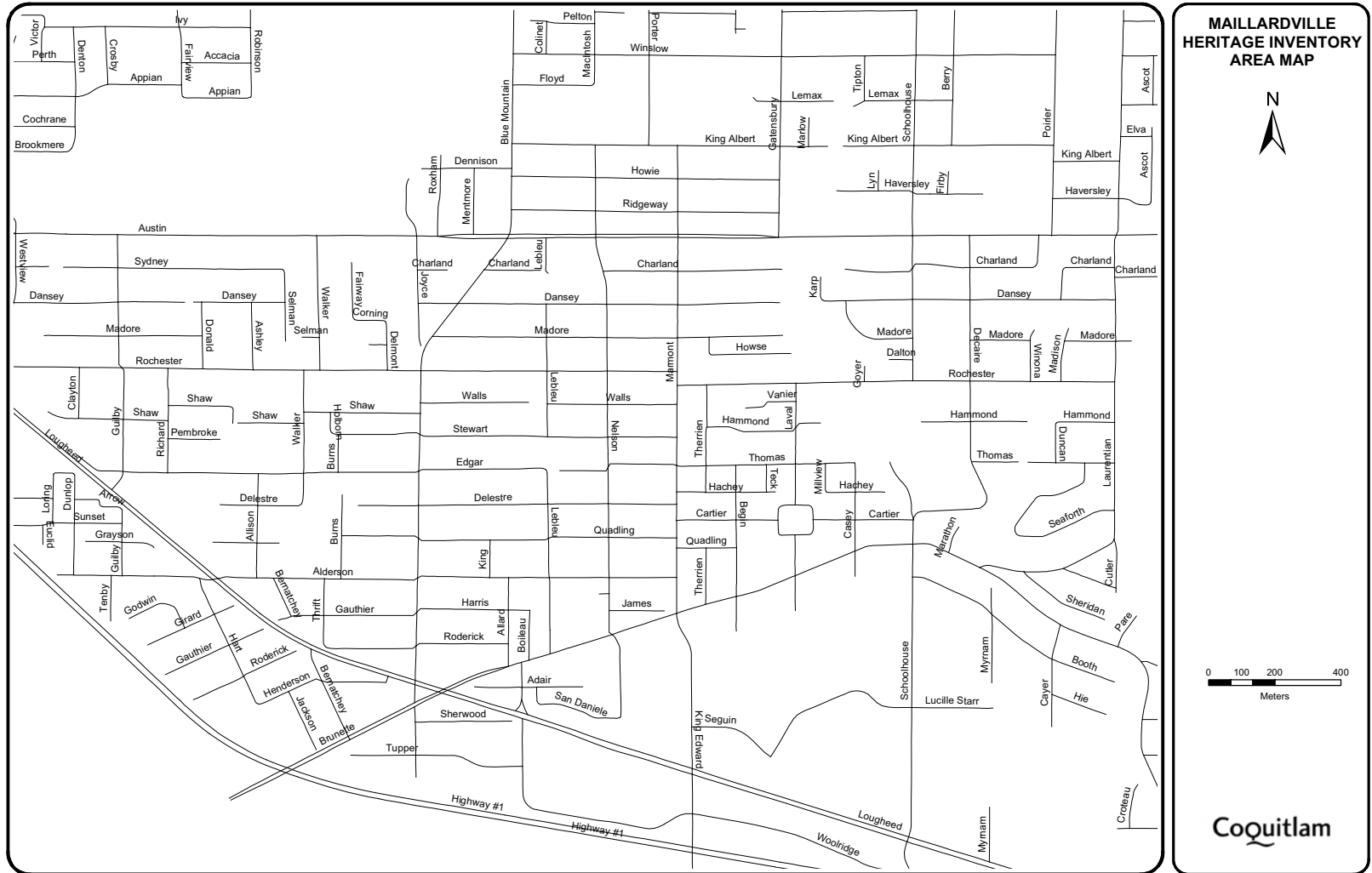
CONTEXTUAL

The building exists in conjunction with other historic resources or settings.

CHRONOLOGY OF MAILLARDVILLE AND FRASER MILLS

- 1859 North Road built by the Royal Engineers to ensure New Westminster's access to salt water after the Fraser River freezes solid for several months.
- 1862 Pitt River Road, later Brunette Avenue, built by the Royal Engineers.
- 1886 The first transcontinental train steams into Port Moody.
- 1889 Production commences at Ross, McLaren Sawmills
- 1890 Houses being built at Millside, the station on the branch line from Westminster Junction.
- 1891 Coquitlam incorporated as a Municipal District.
- 1892 Ross, McLaren Sawmills cease production as a general depression hits B.C.'s economy.
- 1894 Brehaut and Booth take possession of DL 47 for farmland.
- 1898 Albert Brehaut builds his house at the corner of Pitt River and Schoolhouse Roads (now 310 Marathon Court)
- 1903 Fraser River Sawmills formed from the holdings of the Ross, McLaren Sawmills.
- 1905 Fraser River dredged and production resumes at the mill. Continued growth and prosperity, but shortage of labour becomes increasingly acute.
- 1907 Company sold to new investors; infusion of capital for needed improvements. Millside School built.
- 1909 Arrival of the "first contingent" of French Canadian workers. Start of construction of the first Notre Dame de Lourdes Church.
- 1910 Reorganization of the F.R. Sawmill Company as the Canadian Western Lumber Company. The name of the company town is changed from Millside to Fraser Mills. The "second contingent" of French Canadian workers arrives.
- 1912 DL 46, the townsite of Maillardville, is officially subdivided as Map 2624 at the Land Registry Office. Some houses already constructed on these lots.

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- 1913 Secession of Port Coquitlam and Fraser Mills from Coquitlam. Steady expansion of the mill's output. A Post Office is opened at the French settlement under the name of Maillardville.
 - 1914 World War One breaks out, causing minor labour shortage, but the mill continues steady production throughout the war.
 - 1920s Poor lumber markets; collapse of real estate speculation in Fraser Valley. Conditions stabilize from 1927-1929.
 - 1929 Stock Market Crash; start of the Great Depression. Wage reductions for mill workers.
 - 1931 Labour unrest culminates in a bitter, but successful, strike by mill workers.
 - 1930s Return of relative prosperity; influx of many prairie farmers provides a new labour source.
 - 1939 Outbreak of World War Two.
 - 1945 Cessation of hostilities; plant working at full capacity.
 - 1947 Establishment of "La Caisse Populaire".
 - 1948 Severe flooding of the Fraser River.
 - 1951 School strike begins; the issue of Catholic school exemption continues for several years.
 - 1956 Canadian Western Lumber Company becomes a division of Crown Zellerbach.



PRIMARY BUILDING I 1120 BRUNETTE AVENUE



1120 BRUNETTE AVENUE

1.0 IDENTIFICATION

Name of building: Ryan House

Street address: 1120 Brunette Avenue

Legal description: Lot: 1 DL: 46 Plan: LMP22005

Roll number: 07588000

Zoning: P-1

Tax assessments: Land: \$990,000
Improvement: \$2,578,000
(includes both buildings on 1120 Brunette)

Present owner and address: City of Coquitlam
3000 Guildford Way
Coquitlam, BC, V3B 7N2

Evaluation class: Primary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1908 (assumed)

Original owner and source: Fraser River Sawmills

People or events of historic interest associated with the site:

This house was built as the Manager's House for the Fraser River Sawmills; it was built on the north perimeter of Millside, as reported in the British Columbian, 20 June, 1908. "Far up the hill north of the town and opening up on to the Pitt River Road is the Manager's residence built by the Company for the Manager, Mr Rogers. It is an ideal home practically constructed and furnished in excellent taste under the supervision of Mrs Rogers, who has not overlooked a cosy den for the master of the house." (as quoted in Williams, Fraser Mills Strike, 1931)

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Social and Recreational, Other Building.
CIHB Number: 0299

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete

Basement: Full

Number of storeys: 1½

Structural Material: Wood Frame

Cladding: Wide lapped siding on ground floor; shingles in gable ends.

Original: Assumed

Windows: Second floor has multi-paned double-hung and casement wooden sash; decorative semi-circular windows in attic; aluminum replacement windows on ground floor.

Roof Type: Gambrel roof, with cross-gambrels at each end; dormer at front. Unique roof configuration.

Roof Cover: Duroid

Original: Cedar shingles (known from photographs)

Design Description: Symmetrical massing, with unique roof configuration. Unusual carved verge-boards. Entry porch completely altered. Garage, faced with drop siding, at side rear, oriented to Brunette Avenue.

Condition: Deterioration evident in gutters and wood surfaces; requires repair and maintenance. Entry has been completely altered with the construction of an unsympathetic addition. The character of the building has been compromised by the alterations and additions. New steps at front, and fire escapes at side. New addition at rear, with concrete block foundation. New structure joined at south side.

5.0 CONTEXT

Siting on lot: Faces King Edward Street. Maintains residential setback; street has been closed to form a cul-de-sac.

Significant Landscape Features: Mature coniferous trees on lot, large holly trees at northwest corner of house. Large rows of deciduous trees define King Edward Street. Mackin Park is nearby.

Adjacent Addresses Suitable for Heritage Grouping:

Forms enclave with Mackin House.

Part of Brunette Avenue spine of historic residences.

6.0 RESEARCH INFORMATION

Assessment Card Information

No Card Available

Additional References

Map 2624 subdivided November, 1912

Old Legal: Lot: 7 Bl: 1 DL: 46 Plan: 2624

Also: Pcl 65 DL:46 Plan: 63675

Assessment Book Information:

1913: Canadian Western Lumber Company Ltd.,
Roll #1075 Land Value \$800
No Agreement Holder

1915: Canadian Western Lumber Company Ltd.,
Roll #1327 Land Value \$640
No Agreement Holder

7.0 GENERAL COMMENTS

According to all available information, this was built as the Manager's residence for Fraser River Sawmills no later than 1908. The house across King Edward Street was later built by the Company as well, and was later occupied by the Mill's Master Mechanic.

A photograph of this building is available from 1927, in the collection of Crown Forest Industries.

Comments and conditions as noted on October 15, 1986.

Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

PRIMARY BUILDING I 1120 BRUNETTE AVENUE



1120 BRUNETTE AVENUE

1.0 IDENTIFICATION

Name of building: Mackin House

Street address: 1120 Brunette Avenue (previously 169 King Edward St)

Legal description: Lot: 1 DL: 46 Plan: LMP22005

Roll number: 07588000

Zoning: P-1

Tax assessments: Land: \$990,000
Improvement: \$2,578,000
(includes both buildings on 1120 Brunette)

Present owner and address: City of Coquitlam
3000 Guildford Way
Coquitlam, BC, V3B 7N2

Evaluation class: Primary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: circa 1913 (estimated)

Original owner and source: Canadian Western Lumber Co Ltd.

People or events of historic interest associated with the site:
Built by the Mill, but original date or tenant unknown. According to Elmer Boe, of Crown Forest, this house was occupied for many years by the Mill's Master Mechanic.

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Social and Recreational, Other Building.
CIHB Number: 0299

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete

Basement: Not Excavated (Assessment Cards); appears to now be full.

Number of storeys: 2 ½

Structural Material: Wood Frame

Cladding: Wide lapped Siding, with bellcast at second floor

Original: Assumed

Windows: Double-hung and casement wooden sash.

Roof Type: Hipped, with hipped dormer.

Roof Cover: Duroid

Original: Cedar shingles (assumed)

Design Description: Central front entry; asymmetrical fenestration and dormer. One tall corbelled external brick chimney at side, internal chimney at rear. Cross-leaded window at rear. Exposed rafter ends show Craftsman influence.

Condition: Well maintained; in good repair. Some chimney bricks have spalled, and mortar appears to be in poor condition. The entire southern part of the house is a later addition.

5.0 CONTEXT

Siting on lot: Maintains residential setback from King Edward; street has been closed to form a cul-de-sac.

Significant Landscape Features: Several mature trees on lot. A large row of mature deciduous trees define King Edward Street. Mackin Park is nearby.

Adjacent Addresses Suitable for Heritage Grouping:

Forms enclave with Ryan House.

Part of Brunette Avenue spine of historic residences.

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: prior to 1910

Foundation: Concrete

Basement: Not Excavated

Additional References

Map 2624 Subdivided in November 1912.

Old Legal: Lot 1, Bl 1, DL 46, Plan 2624

Also: Pcl 65 Dl: 46 Plan: 63675

Assessment Book Information:

1913: Canadian Western Lumber Company, Ltd.

Roll #1069, Land Value: \$350, No Agreement
Holder

1915: Canadian Western Lumber Company, Ltd.

Roll # 1321, Land Value: \$360, No Agreement
Holder

7.0 GENERAL COMMENTS

Built by the Mill as one of the Company Residences. Shown in a 1927 photograph in the Crown Forest Archives.

PRIMARY BUILDING I 1319 BRUNETTE AVENUE



1319 BRUNETTE AVENUE

1.0 IDENTIFICATION

Name of building: Hamlin House

Street address: 1319 Brunette Avenue

Legal description: Lot : 9 Block: 8 DL: 46 Plan: 2624
EXC PCL A (EXPLAN PL 5528)

Roll number: 078290004

Zoning: RS-1

Tax assessments: Land: \$397,000 Improvements: \$23,500

Present owner and address: Stephen Babrauskus,
1319 Brunette Avenue,
Coquitlam, BC, V3K 1G6

Evaluation class: Primary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1910 (City Record 2006)

Original owner and source: Canadian Western Lumber
Company Ltd.

Owner: Jeffrey Hamlin, Agreement Holder (see 6.0)

People or events of historic interest associated with the site:
Hamlin is listed in the 1915 Assessment Books as
living in Rockland, Ontario.

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Posts (Assessment Cards)

Basement: Unexcavated (Assessment Cards)

Number of storeys: 2

Structural Material: Wood Frame

Cladding: Wide lapped siding with cornerboards
Original: Assumed

Windows: Double-hung wooden sash

Roof Type: Front gable with projecting side gable

Roof Cover: Duroid
Original: Cedar shingles (Assessment Cards)

Design Description: Front porch wraps around entry; large
square porch columns. Lapped siding in gable ends.
Vestigial gable end screens.

Condition: In very good repair; recently refurbished. Slight
alterations to front steps. One storey addition at rear,
with shed roof. Inappropriate shutters have been
added.

5.0 CONTEXT

Siting on lot: Maintains consistent residential setback of
Brunette Avenue.

Significant Landscape Features: Two mature conifers flank
front entry; some mature
plantings on lot.

Adjacent Addresses Suitable for Heritage Grouping:
Part of Brunette Avenue spine of historic residences.

6.0 RESEARCH INFORMATION

Assessment Card Information

Foundation: Posts

Basement: Unexcavated

Ex. Finish: Siding

Int. Finish: V-joint

No. of Rooms: 8; 4 upstairs, 4 on main floor, all with fir floors.

Additional References

Map 2624 subdivided November, 1912

Old Legal: Lot: 9 Block: 8 DL: 46 Plan: 2624

Assessment Book Information

1913: Canadian Western Lumber Company Ltd.,
Roll #1176 Land Value \$350
Agreement Holder: Jeffrey Hamlin

1915: Taxpayer: Jeffrey Hamlin c/o R. Boileau,
Maillardville, but the information is inconclusive
as to who built the house. Jack Thomas drove
the mules for the Company store, and
was later boom foreman. Additional
information in this docket.

7.0 GENERAL COMMENTS

Prominent house that is a strong element in the Brunette Avenue streetscape. Somewhat hidden by overgrown trees at front.

PRIMARY BUILDING I 1746 BRUNETTE AVENUE



1746 BRUNETTE AVENUE

1.0 IDENTIFICATION

Name of building: Booth House

Street address: 1746 Brunette Avenue

Legal description: Lot: 1 DL: 47 Plan: 80865

Roll number: 08080001

Zoning: RS-3

Tax assessments: Land: \$280,000 Improvement: \$36,100

Present owner and address: Rosaleen Morgan
1746 Brunette Avenue
Coquitlam BC V5S 1C5

Evaluation class: Primary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1901 (City Record 2006)

Original owner and source: R. Booth (Assessment Books)

People or events of historic interest associated with the site: Booth and Brehaut owned DL 47, of which they took formal possession in 1894 (Assessment Books). Although the property values may be traced, no improvement values are listed, so a conclusive date may not be established for the house. Brehaut's house, at 310 Marathon Court, built in 1898, also still stands.

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Blocks (Assessment Cards)

Basement: Finished 15' by 20' (Assessment Cards)

Number of storeys: 2 ½

Structural Material: Wood Frame

Cladding: Shingles

Original: Wooden Siding (Assessment Cards)

Windows: Double-hung wooden sash on first and second floor; casement in dormer. Plain leaded glass on ground floor.

Roof Type: Hipped, with shed dormer at front.

Roof Cover: Cedar shingle

Original: Cedar shingles (assumed)

Design Description: Rectangular in plan; front porch with hipped roof. Symmetrical massing. Two tall yellow brick chimneys with corbelled tops. Front porch at ground level. Original front door.

Condition: In good repair; condition of original siding unknown due to later coverings. Front porch posts and railings altered, and lattice work added.

5.0 CONTEXT

Siting on lot: Maintains consistent residential setback; faces Brunette Avenue.

Significant Landscape Features: Some later mature deciduous plantings (not original)

Adjacent Addresses Suitable for Heritage Grouping: None.

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1901

Foundation: Blocks

Basement: 15' by 20'

Ex. Finish: Siding crossed out, shakes added

Int. Finish: V-joint

No. of Rooms: 9; 5 on main floor, 4 downstairs

Original address was on Pitt River Road.

Additional References

Legal on Water Card: Lot: 16 Bl: 6 DL: 47 Plan: 14111

Previous Plan Number to 10492 is 6061 (Date Unknown).

Old Legal: Lot:2 Blk: 2 DL: 47 Plan: 10492

Assessment Book Information: Shows that Brehaut and Booth formally took position of DL: 47 in 1894. Total value of their holdings in 1899, 160 unimproved acres, was \$3520.

7.0 GENERAL COMMENTS

Historically significant older farm house, one of the earliest in the area. Booth Road is named after the Booth Family.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

PRIMARY BUILDING I 1313 CARTIER AVENUE



1313 CARTIER AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 1313 Cartier Avenue

Legal description: Lot: 10 Bl: 9 DL: 46 Plan: 2624
(STE Plan 54836)

Roll number: 07851001

Zoning: RS-1

Tax assessments: Land: \$464,000 Improvements: \$24,500

Present owner and address: Yueh Lee
1313 Cartier Avenue
Coquitlam, BC, V3K 2C5

Evaluation class: Primary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1910 (City Record 2006)

Original owner and source: Unknown

People or events of historic interest associated with the site:
Unknown

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete (Assessment Cards)

Basement: Partly excavated (Assessment Cards)

Number of storeys: 2

Structural Material: Wood Frame

Cladding: Drop siding; shingled at ground level

Original: Assumed

Windows: Double-hung wooden sash

Roof Type: Pyramidal

Roof Cover: Duroid

Original: Cedar shingles (assumed)

Design Description: Square, symmetrical house, with full-width front porch; square tapered porch columns. Front facade is prominent due to sloping site. Asymmetrical fenestration.

Condition: In very good repair; well maintained. Requires some minor repairs and maintenance. Front steps and skirting altered.

5.0 CONTEXT

Siting on lot: Closest to streetline on Cartier Avenue

Significant Landscape Features: None

Adjacent Addresses Suitable for Heritage Grouping:

311 Laval Street; 1400 Block Cartier Avenue provides some support. Close to Laval Square grouping.

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1910

Foundation: Concrete

Basement: Part

Additional References

Assessment Book Information:

1913: Canadian Western Lumber Company Ltd.

Roll #1196 Land Value \$200 No Agreement Holder

1915: Same Roll #1449. Lot assumed to be vacant until after the First World War.

7.0 GENERAL COMMENTS

Prominent house, close to streetline, contributes to historic character of the area. Contributes to the Laval Square grouping.

Comments and conditions as noted on October 15, 1986.

Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

PRIMARY BUILDING I 830 LAVAL SQUARE



830 LAVAL SQUARE

1.0 IDENTIFICATION

Name of building: Notre Dame de Lourdes Church

Street address: 830 Laval Square (includes 838 Laval Square)

Legal description: Lot: Rem 1 Bl: 13 DL: 46 Plan: 2624

Roll number: 07942000

Zoning: P-2

Tax assessments: Land: \$762,000 Improvements: \$271,200
(includes 838 Laval Square)

Present owner and address: Roman Catholic Archbishop of
Vancouver, 150 Robson St,
Vancouver BC, V6B 2A7

Evaluation class: Primary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1938-1939 (Parish Records)

Original owner and source: Roman Catholic Bishop of Vancouver (see 6.0)

People or events of historic interest associated with the site:
Provides the focus and spiritual core for the French Canadian community of Maillardville. Designed by and construction supervised by Father F.X. Teck, parish priest at the time. W.J. Sloan Construction Company Ltd. were the contractors. The cross was originally gilded. Blessed in November 1938.

3.0 USAGE

Original Use: Church, CIHB number: 1603

Present Use: Church, CIHB Number: 1603

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete

Basement: Full

Number of storeys: 1, with tower

Structural Material: Wood Frame

Cladding: Wide lapped siding
Original: Assumed

Windows: Triple assemble arched windows with leaded coloured glass; fanlight above door, with circular window above.

Roof Type: Front gable at front; hipped on transepts; hip on gable at rear.

Roof Cover: Duroid

Original: Cedar shingle (assumed)

Design Description: Cross-axial plan, with flat-roofed tower at front. Tower has statue niche, and triple-arched louvre vents. 1910 inscribed in concrete at front foundation. Church faces west.

Condition: Generally in good repair; requires some paint and maintenance. Some deterioration on wood surfaces; some paint scaling. Front doors, steps and railings altered. Basement windows boarded up. New entry porches at north, south and west sides.

5.0 CONTEXT

Siting on lot: Faces to the west; defines and gives focus to Laval Square.

Significant Landscape Features: New foundation plantings; minor plants and shrubbery.

Adjacent Addresses Suitable for Heritage Grouping:
828 and 838 Laval Square provide direct support.
311 Laval Square and 1303 Laval Square also provide support. 830 Laval Square is an integral part of the Laval Square grouping.

6.0 RESEARCH INFORMATION

Assessment Card Information

Seating Capacity: 550 plus or minus

Date of Construction: 1930 plus or minus

Additional References

Map 2624 subdivided in November 1912.

Assessment Book Information:

1913: Canadian Western Lumber Company Ltd., listed, Church written over. Roll #1229 Land Value \$600

1915: Roman Catholic Bishop, Vancouver. Roll #1482 Land Value \$400

7.0 GENERAL COMMENTS

Laval Square provides the focus for the Maillardville community. The buildings of the church provide a direct link to the past. The use of a central square for the church shows the role that religion played in the formation of Maillardville, and the transfer of an eastern town planning model to the west.

This was the third Church of Notre Dame to be built in Laval Square. The first was begun in 1909 and consecrated in 1910, but burnt down in 1912. The second was built shortly after and survived until after this structure was built.

There is a great deal of information related to both this church and the history of the parish which is kept in the Parish Archives.

PRIMARY BUILDING I 310 MARATHON COURT



310 MARATHON COURT

1.0 IDENTIFICATION

Name of building: Brehaut House

Street address: 310 Marathon Court

Legal description: Lot: 8 Bl: _ DL: 47 Plan: 22491

Roll number: 08378000

Zoning: RM-1

Tax assessments: Land: \$528,000 Improvement: \$129,000

Present owner and address: Robert Nelson; Michael and
Sandra Baker
310 Marathon Court
Coquitlam BC, V3K 4Z3

Evaluation class: Primary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1909 (City Record 2006)

Original owner and source: Albert Brehaut

People or events of historic interest associated with the site:

This was one of the earliest houses in the area; Brehaut was one of the early farmers in the area (Monk and Stewart, p.49) and this is the oldest remaining house on the inventory. The property for this house once fronted onto both Schoolhouse and Pitt River Roads.

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete (Assessment Cards)

Basement: $\frac{2}{3}$ Excavated (Assessment Cards)

Number of storeys: 2 $\frac{1}{2}$

Structural Material: Wood Frame

Cladding: Lapped Siding

Original: Yes (see Monk and Stewart, p. 49)

Windows: Double-hung wooden sash on second floor; casement wooden sash at front; stained glass at front and side.

Roof Type: Hipped with bellcast; hipped dormer

Roof Cover: Cedar shingles

Original: Cedar shingles (see Monk and Stewart, p. 49)

Design Description: Tall house, square in plan; sits on prominent rise of land. Hipped roof over porch. Almost all of the house is in original condition.

Condition: In very good repair.; no major deterioration evident. Large deck and carport added at rear.

5.0 CONTEXT

Siting on lot: Sits on prominent rise of land; on sloping lot.
Original property has been subdivided.

Significant Landscape Features: Mature plantings at front and side. Well landscaped and maintained.

Adjacent Addresses Suitable for Heritage Grouping:
None; has been hidden from view by later development.

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1909

Subdivided: 1961

Original Address: 1509 Pitt River Road

Additional References:

Assessment Book information inconclusive as to date of house, as improvement values are not listed. Brehaut and Booth took possession of DL: 47 in 1894 (160 acres)

See article in the *Columbian*, November 26, 1982, for date and owner reference. The house was originally on a 21 acre parcel of land, and was the first in the area.

See also "A History of Coquitlam and Fraser Mills", H.A.J. Monk and J. Stewart, p. 49 for an early picture of the house.

7.0 GENERAL COMMENTS

Historically, this house is very important for having been the earliest in the area. It has been compromised, however, by the later apartment buildings built on the site when the property was subdivided.

Brehaut was primarily a dairy farmer, but carried out other farming on the site (Port Moody Museum information). There is a brick-lined root cellar still in existence on the property, beside the carport.

PRIMARY BUILDING I 609 ROCHESTER AVENUE



609 ROCHESTER AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 609 Rochester

Legal description: Lot: 154 Bl: DL: 43 Plan: 33210

Roll number: 00163000

Zoning: RS-1

Tax assessments: Land: \$592,000 Improvement: \$148,000

Present owner and address: Ann Jones
609 Rochester Avenue,
Coquitlam, V3K 2V3

Evaluation class: Primary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1920 (Assessment Cards)

Original owner and source: Unknown

People or events of historic interest associated with the site:
Unknown

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete (Assessment Cards)

Basement: $\frac{2}{3}$ Excavated (Assessment Cards)

Number of storeys: 1 $\frac{1}{2}$

Structural Material: Wood Frame

Cladding: Drop siding on main floor; shingle skirting at foundation level; stucco and wood half-timbering at 2nd floor level.

Original: Assumed

Windows: Double-hung wooden sash with gothic pointed mullions in the upper panes.

Roof Type: Front gable with symmetrical side shed dormers; side gable bay; hipped roof over porch.

Roof Cover: Duroid

Original: Cedar shingles (assumed)

Design Description: Unique larger home, which combines elements of the Craftsman and the Edwardian Builder styles. Wide front verandah. Unique notched verge-boards; pointed exposed rafter ends. Diamond point triangular roof brackets. Square porch pillars. Projecting bay in second floor gable; round feature windows at front.

Condition: Well maintained; in good repair. Minor alterations only.

5.0 CONTEXT

Siting on lot: Generous setback from Rochester; on large lot.

Significant Landscape Features: Mature trees in front yard;
hedge at front somewhat overgrown.

Adjacent Addresses Suitable for Heritage Grouping:
562 and 604 Rochester Avenue

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1920

Basement: $\frac{2}{3}$ Excavated

Foundation: Concrete

Legal Changed to Plan 33210 in 1970

Additional References

Legal on Water Card: Lot: 2 Bl: 7 DL: 1+16
Plan: 8655

7.0 GENERAL COMMENTS

A striking older home that shows the gracious nature of some of the early development in this area.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SECONDARY BUILDING I 746 ALDERSON AVENUE



746 ALDERSON AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 746 Alderson Avenue

Legal description: Lot: 4 Bl: E DL: 1 Plan: 2719

Roll number: 01569000

Zoning: RT-1

Tax assessments: Land: \$381,000 Improvement: \$16,300

Present owner and address: Maureen MacPherson &
Douglas Turnbull
746 Alderson Avenue
Coquitlam, BC V3K 1V1

Evaluation class: Secondary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1920 (City Record 2006)

Original owner and source: Unknown

People or events of historic interest associated with the site:
Unknown

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete

Basement: Fully excavated, with floor (Assessment Cards)

Number of storeys: 1 ½

Structural Material: Wood Frame

Cladding: Bull-nose siding, with twin-coursed shingles at foundation level.

Original: Assumed

Windows: Double-hung wooden sash windows, with decorative mullions in upper panes.

Roof Type: Front gable with gable side porch.

Roof Cover: Duroid

Original: Cedar shingles (assumed)

Design Description: Craftsman bungalow with simple detailing: tapered porch pillars; triangular knee brackets.

Condition: Some deterioration evident on verge-boards and other wooden surfaces. No settling evident. Minor alterations only.

5.0 CONTEXT

Siting on lot: Set close to Alderson; land slopes away from the street, with front of house set into the slope.

Significant Landscape Features: Minor recent plantings.

Adjacent Addresses Suitable for Heritage Grouping: None.

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1910-1930

Foundation: Cement

Basement: Full, plus floor.

Additional References

Map 2719 subdivided in 1913.

7.0 GENERAL COMMENTS

The unusual porch roof configuration shows the variations which could be made on the typical Craftsman style.

SECONDARY BUILDING I 1432 BRUNETTE AVENUE



1432 BRUNETTE AVENUE

1.0 IDENTIFICATION

Name of building: Millside Elementary School

Street address: 1432 Brunette Avenue

Legal description: Lot: 1 Bl: 12 DL: 46 Plan: LMP20406

Roll number: 07899000

Zoning: P-1

Tax assessments: Land: \$1,736,000 Improvement: \$2,156,000

Present owner and address: Board of School Trustees SD 43
550 Poirier Street
Coquitlam, V3J 6A7

Evaluation class: Secondary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1907 (see Monk and Stewart, p. 67).

Original owner and source: Coquitlam School Board (assumed)

People or events of historic interest associated with the site:
Millside School was an integral part of the Maillardville Community from its inception. Originally a two-room school house (1907), later expanded to 4 rooms in 1925. A creek once flowed through the property, but has since been filled in (see Monk and Stewart, p.67). The contractor for the school is listed as a Mr. Verbache of Vancouver (John Stewart, "Early Days at Fraser Mills, 1889-1912", p.10)

3.0 USAGE

Original Use: Primary School (assumed), CIHB number: 0304

Present Use: Elementary School, CIHB Number: 0304

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete

Basement: Full

Number of storeys: 1

Structural Material: Wood Frame

Cladding: Stucco

Original: Siding or shingles (assumed)

Windows: Some original 2 over 2 double-hung wooden sash; mostly later wood and metal replacement windows.

Roof Type: Side gable with projecting gable over front bay.

Roof Cover: Duroid

Original: Cedar shingles (assumed)

Design Description: Small corner entry porch; crown moulding on eaves. The form of the original structure is intact, but few details remain.

Condition: Difficult to ascertain due to later sidings; no apparent settling or major deterioration. Chimney in need of repair.

5.0 CONTEXT

Siting on lot: Prominent corner location: neighbourhood landmark at the corner of Schoolhouse and Brunette.

Significant Landscape Features: Sits in school yard; small row of street trees at front, old holly bush at front entry (an appropriate early feature), otherwise not planted.

Adjacent Addresses Suitable for Heritage Grouping: Contributes to Brunette Avenue spine of historic residences.

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1910 plus or minus
Addition: 1965 BP 5756

Additional References

Assessment Book Information:

1913: School Roll #1068 Land Value \$400 1 acre of land
1915: School Roll #1320 Land Value \$320 1 acre of land

Old Legal: Lot: 26 Bl: ___ DL: 46
EXC PL: RP 60952 Plan 25350

7.0 GENERAL COMMENTS

The character of this historically important building has been compromised by numerous later alterations and additions. The form of the structure is intact, however, and is readily identifiable as a key heritage element in the community.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SECONDARY BUILDING I 1303 LAVAL SQUARE



1303 LAVAL SQUARE

1.0 IDENTIFICATION

Name of building: Brunett House (assumed)

Street address: 1303 Laval Square

Legal description: Lot: D of 1 Bl: 9 DL: 46 Plan: 19440

Roll number: 07832000

Zoning: RS-1

Tax assessments: Land: \$384,000 Improvement: \$19,700

Present owner and address: Fernand Finnigan
1303 Laval Square
Coquitlam, V3L 2E1

Evaluation class: Secondary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1920 (Assessment Cards).

Original owner and source: Canadian Western Lumber Company Ltd., Owner; J.A. Brunett, Agreement Holder (see 6.2)

People or events of historic interest associated with the site:
Unknown.

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete Posts (Assessment Cards)

Basement: Partly excavated, with floor; no windows
(Assessment Cards)

Number of storeys: 1 ½

Structural Material: Wood Frame

Cladding: Drop siding; shingle at ground level
Original: assumed

Windows: Double-hung wooden sash

Roof Type: Hip on side gable; hip on gable dormer

Roof Cover: Duroid
Original: Cedar shingles (assumed)

Design Description: Symmetrically massed house with plain detailing; cement brick chimney (probably a later alteration).

Condition: In good repair; minor deterioration on wood surfaces that require some remedial attention. Front steps and porch railings altered. One storey addition at rear.

5.0 CONTEXT

Siting on lot: Maintains consistent residential setback; located on rise of land - provides backdrop to Laval Square.

Significant Landscape Features: None.

Adjacent Addresses Suitable for Heritage Grouping:
Part of Laval Square grouping.

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1920

Foundation: Concrete Posts

Basement: Part Floor, no windows

Old Legal: Lot: BAL 1 Lot D Bl: 9 DL: 46 Plan: 2624

Legal changed to Plan 19440 in 1960.

Additional References

Assessment Book Information:

1913: Canadian Western Lumber Co. Ltd.

Roll #1177 Land Value \$250

Agreement Holder: J.A. Brunett

1915: J.A. Burnett, Taxpayer Roll #31430

Land Value \$240

7.0 GENERAL COMMENTS

There is confusion in the Assessment Records as to the spelling of Brunett's (Burnett's) name. The date of 1920 would seem to be more consistent with the style of the house.

Comments and conditions as noted on October 15, 1986.

Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SECONDARY BUILDING I 910 QUADLING AVENUE



910 QUADLING AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 910 Quadling Avenue

Legal description: Lot: 40 Bl: ___ DL: 45 Plan: 2552

Roll number: 02316000

Zoning: RT-1

Tax assessments: Land: \$393,000 Improvement: \$25,900

Present owner and address: Brent Murphy
910 Quadling Avenue
Coquitlam, V3K 2A5

Evaluation class: Secondary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1927 (Assessment Cards)

Original owner and source: Unknown.

People or events of historic interest associated with the site:
Unknown.

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete (Assessment Cards)

Basement: Fully excavated, with floor (Assessment Cards)

Number of storeys: 1 ½

Structural Material: Wood Frame

Cladding: Drop Siding

Original: Assumed

Windows: Double-hung wooden sash

Roof Type: Front gable, with front porch gable

Roof Cover: Duroid

Original: Cedar shingles (assumed)

Design Description: Simple bungalow with Craftsman detailing; triangular roof brackets and pointed verge-board ends. Glassed-in porch at rear. Early single car garage at rear; in good condition.

Condition: In very good repair; recently refurbished.

5.0 CONTEXT

Siting on lot: Maintains residential setback of Quadling Avenue. On lot at corner of an alley; side of house exposed.

Significant Landscape Features: Mature holly tree at front and shrubbery around house. Foundation plantings. Row of mature trees along alley.

Adjacent Addresses Suitable for Heritage Grouping: None.

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1927

Basement : Full, with floor

Foundation: Concrete

Legal: Block listed as 99

Additional References

Plan 2552 subdivided in 1912.

Legal on Water Card also lists Block as 99

7.0 GENERAL COMMENTS

A very good example of a Craftsman bungalow; has been recently refurbished in a manner very sensitive to the original character of the house. Prominent in neighbourhood.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SECONDARY BUILDING I 562 ROCHESTER AVENUE



562 ROCHESTER AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 562 Rochester Avenue

Legal description: Lot: A Bl: ___ DL: 3 Plan: 18206

Roll number: 00687000

Zoning: RS-1

Tax assessments: Land: \$542,000 Improvement: \$33,300

Present owner and address: JCH International Management Ltd
2040 - 1066 W Hastings
Vancouver, BC V6X 3X2

Evaluation class: Secondary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1940 (City Record 2006)

Original owner and source: Unknown.

People or events of historic interest associated with the site:
Unknown.

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete

Basement: Fully excavated, with floor (Assessment Cards)

Number of storeys: 1 ½

Structural Material: Wood Frame

Cladding: Wide Lapped Siding, no cornerboards
Original: assumed

Windows: Mixture of multi-paned double-hung and casement wooden sash. Unique semi-circular mullion pattern on front windows and in front door.

Roof Type: Hip on side gable, with shed dormer at front; front gable porch roof.

Roof Cover: Duroid

Original: Cedar shingles (assumed)

Design Description: Detailing shows Late Craftsman influence: front porch has gable screen decoration and brackets. There are also diamond-point roof brackets (a typical Craftsman feature).

Condition: Has been very well maintained; in good repair. Slight alterations to porch at side.

5.0 CONTEXT

Siting on lot: Lot slopes down from Rochester; ground floor is slightly below street level.

Significant Landscape Features: Mature holly tree at front; other mature plantings on lot.

Adjacent Addresses Suitable for Heritage Grouping:
604 and 609 Rochester Avenue.

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1940 (City Record 2006)

Basement: Full, with floor

Foundation: Cement

Note: Bought by Highways Department, 10/62, but rented and later sold.

Legal: Lot: A Bl: W Part 31 DL: 3etc Plan: 18206
Old Legal: Bl: W Part 31 DL: 3etc Map: 874

Additional References

Legal on Water Card also lists Block 31.

7.0 GENERAL COMMENTS

Interesting later example of the Craftsman style, with unique and well-executed detailing.

SECONDARY BUILDING I 604 ROCHESTER AVENUE



604 ROCHESTER AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 604 Rochester Avenue

Legal description: Lot: A DL: 1&16 Plan: 7243
S-Lot: 3 E1/2 Blk: 31

Roll number: 00699000

Zoning: RS-1

Tax assessments: Land: \$563,000 Improvement: \$87,800

Present owner and address: Margaret Robertson
7827 119 St NW
Edmonton, AB, T6G 1W5

Evaluation class: Secondary

2.0 HISTORICAL SIGNIFICANCE

Construction date and source: 1928 (Assessment Cards)

Original Owner and Source: Unknown.

People or events of historic interest associated with the site:
Unknown.

3.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

4.0 ARCHITECTURE AND STRUCTURE

Foundation Material: Concrete

Basement: Fully excavated, with floor (Assessment Cards)

Number of storeys: 1 ½

Structural Material: Wood Frame

Cladding: Narrow lapped siding; twin-coursed shingles in gable ends.

Original: Assumed

Windows: Double-hung wooden sash windows, 6 over 1 configuration.

Roof Type: Side gable; front gable over porch.

Roof Cover: Duroid

Original: Cedar shingle (assumed)

Design Description: Simple Craftsman-styled bungalow with tapered porch piers. Square porch columns and triangular knee brackets. Front door has sidelights. Brick chimney with corbelled top. Stained glass window on main floor, west side. Triangular roof brackets on second floor. Older garage at rear with drop siding, and hip on gable roof.

Condition: In very good repair; well-maintained. Minor alterations only. Inappropriate metal canopy at side.

5.0 CONTEXT

Siting on lot: Maintains residential setback of Rochester Ave.

Significant Landscape Features: None.

Adjacent Addresses Suitable for Heritage Grouping:
562 and 609 Rochester Avenue

6.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1928

Foundation: Concrete

Basement: Full, with floor

7.0 GENERAL COMMENTS

A very well maintained house, which displays the typical detailing of the Craftsman style. Provides support to the other buildings on Rochester Avenue.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 705 ALDERSON AVENUE



705 ALDERSON AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 705 Alderson Avenue

Legal description: Lot: 7 Bl: 37 DL: 1 Plan: 18984

Roll number: 00919000

Zoning: RS-1

Tax assessments: Land: \$320,000 Improvement: \$47,100

Present owner and address: Indira and Ishmael Abdool
225 Dawe St
New Westminster, V3M 5N1

Evaluation class: Support

2.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1939

Foundation: Cement Post

Basement: Unexcavated

Additional References

Old Legals:

1959: Lot 7 of E. 75' Bl: 37 Map: 18984 DL: 3etc.

Previous to 1959: listed as Map: 15640

Oldest Legal: Lot: E. 75' Bl: 37 Map: 874

(All Old Legals from Assessment Cards)

4.0 GENERAL COMMENTS

Prominent side gambrel roof; early garage at side. Has been re-sided with vinyl siding but windows and other details are intact. In good condition.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 1007 ALDERSON AVENUE



1007 ALDERSON AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 1007 Alderson Avenue

Legal description: Lot: 2 DL: 45 Plan: NWP87796

Roll number: 03199002

Zoning: RT-1

Tax assessments: Land: \$333,000 Improvement: \$37,200

Present owner and address: Alain & Victoria Boire
1007 Alderson Avenue
Coquitlam, V3K 1V8

Evaluation class: Support

2.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1920 (City Record 2006)

Foundation: Cement

Basement: Full

Additional References

Old Legal:

Lot: 14 Bl: 24 DL: 45 Plan 1481

4.0 GENERAL COMMENTS

A large Craftsman-styled house; has been resided with shingles.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 1027 ALDERSON AVENUE



1027 ALDERSON AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 1027 Alderson Avenue

Legal description: Lot: 9 Bl: 24 DL: 45 Plan: 1481

Roll number: 03192000

Zoning: RS-1

Tax assessments: Land: \$376,000 Improvement: \$173,000

Present owner and address: Mehmet Dadas
1027 Alderson Avenue
Coquitlam, V3K 1V8

Evaluation class: Support

2.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Multiple Unit Dwelling (Four-plex),
CIHB Number: 0104

3.0 RESEARCH INFORMATION

Assessment Card Information

Listed as 216 Nelson Street.

Date of Construction: Given as 1933 plus or minus
(1930 according to 2006 City Record)

Foundation: Cement

Basement: Full and Floor

Number of Rooms: 16, with fir floors

Additional References

Map 1481 subdivided in 1910

Old Legal on Assessment Card:

Lot: S 91/2 Bl: 24 DL: 3etc. Map 1481

4.0 GENERAL COMMENTS

A large prominent house on a corner lot; highly visible in the neighbourhood. Has suffered from inappropriate renovations - has been stuccoed, and altered to accommodate a number of rental suites.

SUPPORT BUILDING I 1055 AND 1057 ALDERSON AVENUE



1055 AND 1057 ALDERSON AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 1055 & 1057 Alderson Avenue

Legal description: Lot: 12 Bl: 23 DL: 3 Plan: 1481

Roll number: 03174000

Zoning: RS-1

Tax assessments: Land: \$456,000 Improvement: \$6,000

Present owner and address: Kelly Biswell
1055 Alderson Avenue
Coquitlam, V3K 1W2

Evaluation class: Support

2.0 USAGE

Original Use: Single family residences, CIHB number: 0101

Present Use: Single family residences, CIHB Number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

1055 Alderson

Foundation: Blocks

Basement: Unexcavated

Date of Construction: 1910-1930

Ex. Finish: Siding

Int. Finish: V-joint

No. of Rooms: 4, with fir floors

1057 Alderson

Foundation: Blocks

Basement: Unexcavated

Ex. Finish: Siding

Int. Finish: V-joint and Plaster

Roof: Shingles crossed out, asphalt added

No. of Rooms: 4+2, 4 with fir floors, 2 with linoleum

4.0 GENERAL COMMENTS

Two very similar houses built on one lot. Small and modest examples of vernacular housing. Built circa 1922.

Comments and conditions as noted on October 5, 1986. Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 1401 AUSTIN AVENUE



1401 AUSTIN AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 1401 Austin Avenue

Legal description: Lot: 41 Bl: DL: 357 Plan: 24320

Roll number: 16218000

Zoning: RS-1

Tax assessments: Land: \$451,000 Improvement: \$22,300

Present owner and address: Hillside Community Church
1393 Austin Avenue
Coquitlam, V3K 3P6

Evaluation class: Support

2.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Old Legal: Lot: Rem. Bl. S1/2 23 DL: 357 Plan: 1017

Original Address: 1405 Austin Avenue

4.0 GENERAL COMMENTS

Small house in good condition. Front gable roof with projecting front bay. Generous sideback from Austin Avenue. Mature trees on site.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 218 BEGIN STREET



218 BEGIN STREET

1.0 IDENTIFICATION

Name of building: Sabourin House

Street address: 218 Begin Street

Legal description: Lot: B Bl: 15 DL: 46 Plan: 13560

Roll number: 07629000

Zoning: RS-1

Tax assessments: Land: \$479,000 Improvement: \$30,000

Present owner and address: Woodlandhome Construction
Company Ltd
5049 Willingdon Ave
Burnaby, BC V5G 3J1

Evaluation class: Support

2.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB Number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Foundation: Part Blocks and Part Concrete

Basement: Half Excavated

Date: 1910-1930, renovation 1955

Additional References

Legal on Water Card: Lot: B of 15, Bl: 2, DL: 46,
Plan: 13560

Old Legal: Lot: 15 Bl: 2 DL: 46 Plan: 2624

Assessment Book Information:

1913: Canadian West Lumber Co. Ltd., Roll #1094
Land Value \$200

Agreement Holder: Pierre Sabourin

1915: Pierre Sabourin, Taxpayer Roll #1346
Land Value \$200

4.0 GENERAL COMMENTS

Two storey Edwardian house with pyramidal roof; original windows intact. Has been stuccoed; two storey deck added at north side. In fair condition. Date of construction circa 1913.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 1123-1129 BRUNETTE AVENUE



1123-1129 BRUNETTE AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 1123-1129 Brunette Avenue

Legal description: Lot: 2 Bl: DL: 46 Plan: 6528

Roll number: 07636000

Zoning: RS-1

Tax assessments: Land: \$600,000 Improvement: \$31,400

Present owner and address: Janice, Philip, & Yvonne Seto
1091 Cliff Avenue
Burnaby, BC V5A 2J8

Evaluation class: Support

2.0 USAGE

Original Use: Barn, CIHB Number: 0502

Present Use: Multiple Dwelling (Apartment - Four-plex),
CIHB Number: 0104

3.0 RESEARCH INFORMATION

Assessment Card Information

Foundation: Concrete

Basement: Unexcavated

Int. Finish: V-Joint

No. of Rooms: 20, with fir floors (4 suites)

Legal: given as Lot: 2 of 18

Additional References

Old Legal: Lot: 18, Bl. 2, DL: 46, Plan: 2624

Assessment Book Information:

1913: Canadian Western Lumber Co., Roll #1097
Land value \$350 (No Agreement Holder)

1915: Same Roll #1349 Land Value \$300
(apparently vacant)

4.0 GENERAL COMMENTS

Port Moody Accession #982.73.16: Was originally Tom Allard's mushroom barn; used to be on the back of the Begin Street property. Tom Filiatrault bought it, and moved it to its present location on Brunette Avenue, and made a quadruplex of it. Filiatrault was a pipefitter at Fraser Mills, and was later a Coquitlam alderman. Was called the "Red House" for years due to its "Boxcar Red" colour. Tom Filiatrault had a barbershop on one side, but did not live here; the Filiatraults lived across Brunette Avenue.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 1106 CARTIER AVENUE



1106 CARTIER AVENUE

1.0 IDENTIFICATION

Name of building: Mullen House

Street address: 1106 Cartier Avenue

Legal description: Lot: A S-Lot: 9 Bl: 9 DL: 46 Plan: 15656

Roll number: 07614000

Zoning: RS-1

Tax assessments: Land: \$481,000 Improvement: \$7,500

Present owner and address: Jesvir Gill
9738 129A St
Surrey, BC V3T 3J5

Evaluation class: Support

2.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Double Dwelling (Duplex), CIHB number: 0103

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1917

Renovation: 1937

Legal: Lot: A of 9

Assessment Book Information:

1913: Canadian Western Lumber Co., Roll #1088

Land Value \$200 Agreement Holder: O.Poirier

1915: Alex. Mullen, Taxpayer Roll #1340

Land Value \$200

4.0 GENERAL COMMENTS

House has received an overall later coat of stucco over the original wood siding.

House assumed to be built circa 1917 for Mullen. Material in Notre Dame Archives mentions this as the "Alex and Kate Mullen House."

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 1125 CARTIER AVENUE



1125 CARTIER AVENUE

1.0 IDENTIFICATION

Name of building: Beaubieu House

Street address: 1125 Cartier Avenue

Legal description: Lot: 3, DL: 46, Plan: 10968

Roll number: 07676000

Zoning: RS-1

Tax assessments: Land: \$404,000 Improvement: \$22,000

Present owner and address: Abigail & Elsley Foulds
1125 Cartier Avenue
Coquitlam, V3K 2C1

Evaluation class: Support

2.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1910-1930

Foundation: Concrete

Basement: 1/4 Excavated

Ex. Finish: Shingle

Int. Finish: V-joint and Plywood

Additional References

Assessment Book Information:

1913: Canadian Western Lumber Co., Roll #1109

Land Value \$200 Agreement Holder:

Alphonse Beaubieu

1915: A. Beaubieu, Taxpayer Land Value \$200

Roll #1362

4.0 GENERAL COMMENTS

The house has received a later coat of overall stucco over the original shingle siding; the fascias have also been altered. Located on a prominent corner lot; landmark in the neighbourhood.

Built in 1917, according to owner, Mrs. Foulds, at the time, Begin Street was an unpaved trail and building materials were brought to the site by horse. Was later a rooming house. There was originally a creek on the property before it was subdivided that has now been filled in. Unusual for wartime date of construction.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 1409-1411 CARTIER AVENUE



1409-1411 CARTIER AVENUE

1.0 IDENTIFICATION

Name of building: Parent House

Street address: 1409-1411 Cartier Avenue

Legal description: Lot: 28, Bl: 10, DL: 46, Plan: 26802

Roll number: 07861000

Zoning: RT-1

Tax assessments: Land: \$415,000 Improvement: \$20,400

Present owner and address: Paul Young
807 W 63rd Ave
Vancouver, V6P 2H3

Evaluation class: Support

2.0 USAGE

Original Use: Double Dwelling (Duplex) CIHB number: 0103

Present Use: Double Dwelling (Duplex) CIHB number: 0103

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1911

Foundation: Concrete

Renovation: Full and Floor

Additional References

Legal from Water Card: Lot: 3 Bl: 10 DL: 46 Plan: 2624

Assessment Book Information:

1913: Canadian Western Lumber Co. Roll #1190

Land Value \$200 Agreement Holder: Jos. Parent Jr.

1915: Jos. Parent Jr., Taxpayer Roll #1443

Land Value \$200

4.0 GENERAL COMMENTS

An interesting and early example of a duplex structure. Has received an overall later coat of stucco; the windows have also been altered with new aluminum sash replacements.

Built circa 1913.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 1415 CARTIER AVENUE



1415 CARTIER AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 1415 Cartier Avenue

Legal description: Lot: 10, Bl: 10, DL: 46, Plan: 2624

Roll number: 07874000

Zoning: RS-1

Tax assessments: Land: \$1,233,000 Improvement: \$1,000

Present owner and address: Cartier House Care Centre Ltd
1656 W75th Ave
Vancouver, V6P 6G2

Evaluation class: Support

2.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1930

Foundation: Concrete

Basement: Full and floor

Additional References

Old Legal: Lot: 10 Bl: 10 DL: 46 Plan: 2624

Assessment Book Information:

1913: Canadian Western Lumber Co. Roll #1197

Land Value: \$200 Agreement Holder: O.Poirier

1915: Alex. Mullen, Taxpayer Roll #1450

Land Value: \$200

4.0 GENERAL COMMENTS

House has been somewhat altered: some windows have been replaced, a deck added at the side, and the front stairs replaced.

House assumed to be built after the First World War. Stylistically, it dates from circa 1922.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 440 FAIRWAY STREET



440 FAIRWAY STREET

1.0 IDENTIFICATION

Name of building:

Street address: 440 Fairway Street

Legal description: Lot: 248 DL: 3 Plan: 45423
EXC PL: 46110

Roll number: 00392002

Zoning: RS-1

Tax assessments: Land: \$447,000 Improvement: \$56,100

Present owner and address: Diane Harris
439 Walker Street
Coquitlam, V3K 4E4

Evaluation class: Support

2.0 USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

No Cards Available

4.0 GENERAL COMMENTS

Only remaining older house in this immediate area. Interesting for its steeply pitched front gable roof. The ground floor materials and windows have been altered, and a new deck and carport added to the south side. In very good repair and condition.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 311 LAVAL SQUARE



311 LAVAL SQUARE

1.0 IDENTIFICATION

Name of building: Bedard House

Street address: 311 Laval Square

Legal description: Lot: 2, Bl: 9, DL: 46, Plan: 2624

Roll number: 07833000

Zoning: RS-1

Tax assessments: Land: \$1,409,000 Improvement: \$4,800

Present owner and address: Berndt Developments Inc.
3570 Godwin Ave
Burnaby, BC V5G 4N1

Evaluation class: Support

2.0 USAGE

Original Use: Single Family Residence, CIHB number: 0101

Present Use: Single Family Residence, CIHB number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1912

Foundation: Concrete Posts

Basement: ½ Excavated

Renovated: 1961

Additional References

Assessment Book Information:

1913: Canadian Western Lumber Co., Roll #1178
Land Value: \$250 Agreement Holder: P.
Bedard

1915: P. Bedard, Taxpayer Roll #1431
Land Value: \$240

4.0 GENERAL COMMENTS

A prominent house that provides a backdrop to Notre-Dame de Lourdes Church. The character of the structure has been severely compromised by major alterations; it has received an overall later coat of stucco, and all the windows have been altered. The porch has also been partially filled in. The roof-line and massing are still intact. Would be a valuable resource if restored. Built circa 1913.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 828 LAVAL SQUARE



828 LAVAL SQUARE

1.0 IDENTIFICATION

Name of building: Priest's House

Street address: 828 Laval Square

Legal description: Lot: 31, DL: 46, Plan: 27990

Roll number: 07941000

Zoning: RS-1

Tax assessments: Land: \$421,000 Improvement: \$104,000

Present owner and address: Roman Catholic Archbishop
of Vancouver, 150 Robson Street
Vancouver, V6B 2A7

Evaluation class: Support

2.0 USAGE

Original Use: Dwelling for Religious Personnel
CIHB number: 1602

Present Use: Dwelling for Religious Personnel
CIHB number: 1602

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1911

Foundation: Concrete

Basement: Full, with floor; part crawlspace

Int. Finish: V-joint

No. of Rooms: 4 on main floor, 4 upstairs

Original Legal: BL: 13 DL: 46 Plan: 2624

Additional References

Assessment Book Information:

Assessment Cards show a Nun's Residence and School (Roll Number #7942), built 1911; torn down October, 1961.

4.0 GENERAL COMMENTS

The character of the Priest's House has been severely compromised; new vinyl siding has been applied over the stucco finish, which was previously applied over the original wood siding. All the windows have been replaced with aluminum sash windows. The front steps, porch skirting, and foundation have been altered. The basement level appears to have been changed. These alterations were made in 1976 as part of a total rebuilding of this structure, which had previously been stuccoed over its original lapped siding. Photographs of the renovation process are available in the Parish Archives, and show the original appearance of the house.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 838 LAVAL SQUARE



838 LAVAL SQUARE

1.0 IDENTIFICATION

Name of building: St. Anne's Hall

Street address: 838 Laval Square

Legal description: Lot: Rem 1 Bl: 13 DL: 46 Plan: 2624

Roll number: 07942000

Zoning: P-2

Tax assessments: Land: \$762,000 Improvement: \$271,200
(includes 830 Laval Square)

Present owner and address: Roman Catholic Archbishop
of Vancouver, 150 Robson Street
Vancouver, V6B 2A7

Evaluation class: Support

2.0 USAGE

Original Use: Meeting Hall CIHB number: 1605

Present Use: Meeting Hall CIHB number: 1605

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1923

Roof: Cedar Shingles

Foundation: Concrete

4.0 GENERAL COMMENTS

In mostly original condition; in good repair. Unusual for a lack of windows to the outside. Provides support to the church grouping.

Property includes 830 Laval Square (Notre Dame de Lourdes Church).

SUPPORT BUILDING I 218 MARMONT AVENUE



218 MARMONT AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 218 Marmont Street

Legal description: Lot: 1, DL: 3, Plan: LMP13045

Roll number: 03170001

Zoning: RS-1

Tax assessments: Land: \$343,000 Improvement: \$3,200

Present owner and address: William Loewen & Lynda Rose
41 - 2236 Folkestone Way
West Vancouver, V7S 2X7

Evaluation class: Support

2.0 USAGE

Original Use: Single Family Residence, CIHB number: 0101

Present Use: Single Family Residence, CIHB number: 0101

3.0 RESEARCH INFORMATION

Date of Construction: 1930 (2006 City Record)

Assessment Card Information:

Foundation: Posts

Basement: ½ Excavated, with wood floor

Ex. Finish: Siding and Shingles

Int. Finish: Board and V-joint

Number of Rooms: 4

Old Legal: Lot: 10 Blk: 23 DL: 3 Plan: 1481

4.0 GENERAL COMMENTS

In fair condition.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 308 MARMONT AVENUE



308 MARMONT AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 308 Marmont Street

Legal description: Lot: S Part A Blk: 22 DL: 3 Plan: 9884

Roll number: 03148000

Zoning: RS-1

Tax assessments: Land: \$370,000 Improvement: \$29,900

Present owners and address: Edna Edwardson, Therese Mackay, & Isabelle Michaud
308 Marmont Avenue
Coquitlam, V3K 4R1

Evaluation class: Support

2.0 USAGE

Original Use: Single Family Residence CIHB number: 0101

Present Use: Single Family Residence CIHB number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1920

Foundation: Cement

Basement: ½ Excavated

Int. Finish: Plywood Board and V-joint

Number of Rooms: 4 on the main floor, 4 upstairs and 2 sheds on the rear.

Legal: lot given as S 1/2 of A

Additional References

Legal on Water Card: Lot given as S. 61 FT of A

4.0 GENERAL COMMENTS

House has suffered some alterations to original character; vinyl siding has been added over the original wooden siding, and the front windows have been replaced. The house is noteworthy for its unusual porch columns, and for its two outbuildings at rear. Has been maintained in very good condition.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 437 MARMONT AVENUE



437 MARMONT AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 437 Marmont Street

Legal description: Lot: 158 Blk: DL: 109 Plan: 50122

Roll number: 10332002

Zoning: RT-1

Tax assessments: Land: \$404,000 Improvement: \$9,500

Present owner and address: Monique Bellerose
437 Marmont Avenue
Coquitlam, V3K 4S4

Evaluation class: Support

2.0 USAGE

Original Use: Single Family Residence, CIHB number: 0101

Present Use: Single Family Residence, CIHB number: 0101

3.0 RESEARCH INFORMATION

Date of Construction: 1924 (2006 City Record)

Assessment Card Information

Foundation: Concrete

Basement: Full, with floor

Ex. Finish: Siding

Int. Finish: Plaster

Number of Rooms: 3+4, all with fir floors.

Old Legal: Bl: BAL 1, DL: 109, Plan: 1122

1964 Legal: Lot: 34, Bl: BAL 1, DL: 109, Plan: 25189

Additional References

4.0 GENERAL COMMENTS

Bottom level of house has been altered, and the front steps changed; otherwise original materials intact. Craftsman-style bungalow, has been maintained in good condition.

SUPPORT BUILDING I 1011 QUADLING AVENUE



1011 QUADLING AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 1011 Quadling Avenue

Legal description: Lot: 13 Blk: 21 DL: 45 Plan: 1481

Roll number: 03135000

Zoning: RS-1

Tax assessments: Land: \$403,000 Improvement: \$18,600

Present owner and address: San Tam
9255 Cunningham Place
Richmond, BC V6X 3N7

Evaluation class: Support

2.0 USAGE

Original Use: Single Family Residence CIHB number: 0101

Present Use: Single Family Residence CIHB number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1910-1930
(1920 according to 2006 City Record)

Foundation: Concrete

Basement: Full, with floor

4.0 GENERAL COMMENTS

1011½ Quadling is listed on the same legal description on the Assessment Cards.

The front steps of 1011 Quadling have been removed. In addition, the front porch has been changed, and the windows at the side have been altered.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 700 ROCHESTER AVENUE



700 ROCHESTER AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 700 Rochester Avenue

Legal description: Lot 15, Bl 35, DL 3, Plan 21918

Roll number: 00865000

Zoning: RS-1

Tax assessments: Land: \$355,000 Improvement: \$20,700

Present owner and address: May Pallen
715 Rochester Avenue
Coquitlam, V3K 2V9

Evaluation class: Support

2.0 USAGE

Original Use: Single Family Residence CIHB number: 0101

Present Use: Single Family Residence CIHB number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1921

Foundation: Concrete

Basement: Full, with floor

Int. Finish: V-joint and Plywood

Ex. Finish: Shingles

Legal: Lot: 15 of 14 of E1/2 Bl: E1/2 35 DL: 3etc
Plan: 21918

Previous Legal: Bl: E1/2 of 35 DL: 3etc Plan: 20793

Oldest Legal: Bl: E1/2 of 35 DL: 3etc Plan: 874

4.0 GENERAL COMMENTS

Plain and modest Craftsman-styled bungalow; simple detailing. Typical of the period. Well maintained; in good repair.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

SUPPORT BUILDING I 825 RODERICK AVENUE



825 RODERICK AVENUE

1.0 IDENTIFICATION

Name of building:

Street address: 825 Roderick Avenue

Legal description: Lot: 2 Blk: 49-58 DL: 1 Plan: 13618

Roll number: 01472000

Zoning: RT-1

Tax assessments: Land: \$410,000 Improvement: \$22,900

Present owner and address: Richard Appleby & Doreen Larson
825 Roderick Avenue
Coquitlam, V3K 1P7

Evaluation class: Support

2.0 USAGE

Original Use: Single Family Residence, CIHB number: 0101

Present Use: Single Family Residence, CIHB number: 0101

3.0 RESEARCH INFORMATION

Assessment Card Information

Date of Construction: 1926

Foundation: Concrete

Basement: ½ Full

Int. Finish: Plywood and boards

Ex. Finish: Shingles and Stucco

No. of Rooms: 5+2

Legal: Lots listed as 2 of 77+78

Additional References

Legal on Water Card: Lot S 1/2, 77+78, Bl 49-58, DL
1+16, Plan 13618

4.0 GENERAL COMMENTS

Interesting variation on the Craftsman Bungalow type, with a wrap-around verandah and tapered porch piers built of graded river-rock. Has received a later overall coat of stucco. In fair condition; shows obvious signs of neglect and settling. Requires maintenance and repair.

Comments and conditions as noted on October 5, 1986.
Surveyed by Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

For more information please contact:

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