

HERITAGE
CONSULTANTS



NOT TON

PROJECT:

HILL COTTAGE

SERVICE:

AS-FOUND HERITAGE REPORT

ADDRESS:

**6570 DEER LAKE AVENUE,
BURNABY, BC**

DATE:

January 2025

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Historical Overview

RESOURCE NAME
Hill Cottage
ALTERNATIVE NAME(S)
Louis and Annie Hill Residence
ADDRESS
6570 Deer Lake Avenue, Burnaby, BC <i>(current)</i> 3812 Deer Lake Avenue, Burnaby, BC <i>(original)</i>
LEGAL DESCRIPTION
Lot 6 (N½), Block 1, Plan NWP1995 (District Lot 79)
PARCEL ID
012-446-963
NEIGHBOURHOOD
Douglas-Gilpin
YEAR BUILT
1925
ARCHITECT/DESIGNER
<i>Unknown</i>
BUILDER
Bernard R. Hill <i>(presumed)</i>

INTRODUCTION

Located within the ancestral territory of the hə́nq̓əmiṇə́m and Sḵw̓x̓ wú7mesh speaking peoples, the Hill Cottage is situated in the Douglas-Gilpin neighbourhood planning area in the city of Burnaby’s southwest quadrant. Positioned on a municipally-owned property within the northeast area of Deer Lake Park, the Hill Cottage fronts onto Deer Lake Avenue and is currently one of several historical single-family dwellings along this block.

The Hill Cottage is a modest one and one-half storey, with basement, wood-frame dwelling featuring a side gable roof with an offset cross-gable extension, and a central open front porch with gable roof, both of which are on the front elevation. The building exhibits an Inter-war Arts & Crafts design and has a significant setback from its frontage. Its original L-shaped plan has been supplemented with two later additions: a one-storey hip-roof extension on its side (south) elevation, and a gable extension on its rear (west) elevation. The Hill Cottage still retains a good degree of its original exterior wood architectural features, including its wood knee brackets, fascia, soffit, raftertails, window casings and sills, wood window sashes, belly band below the watertable course, and stickwork meant to emulate half-timbering details in the original gables along the front elevation. However, its original wood shingle cladding has been obscured and covered with a pebble-dash stucco application, though visual evidence suggests this cladding remains largely extant underneath the stucco. Other past exterior alterations include the replacement of its original front door; removal of secondary entrance located within the porch and adjacent to current front door; removal and replacement of the front porch (with exception of its roof); and possible addition of a side entrance on the north elevation.

HISTORICAL RECORD

The Hill Cottage is situated within District Lot 79, which is nestled between Deer Lake and Burnaby Lake, northwest of Deer Lake Brook: a small waterway that flows from Deer Lake into Burnaby Lake. District Lot 79 was pre-empted by Charles S. Finlaison (1817-1906) in circa 1861. The location of the district lot was fortunate, as it was transected by a historical First Nations trail which the Columbia Detachment of the Royal Engineers, based in New Westminster, identified as a necessary outlet between that community and the Burrard Inlet. This trail, which became known as Douglas Road (also, Hastings Road), was improved between New Westminster and Deer Lake Brook between 1860 and 1861, and the remainder, through District Lot 79 and northwestward toward what would be become the Hastings townsite (also known as New Brighton), was not improved until 1865. The establishment of a stopping house by Charles Seymour, on land leased from Finlaison on District Lot 79, provided for both a place of rest for those traveling along Douglas Road, and hunters who frequented Deer and Burnaby Lakes.

In 1891, a rush of real estate speculation began in throughout the sparsely populated area between Vancouver and New Westminster, as the Westminister & Vancouver Tramway Company's interurban rail service between the two cities was nearing completion (Central Park Line). The Municipality of Burnaby was incorporated that same year, and District Lot 79, like many others in proximity to the interurban rail line, were subdivided. The resulting subdivision of District Lot 79 resulted in 17 lots ranging between 4 and 72 acres in size, and English-born Louis C. Hill (1860-1931) was one of the first investors into the new available properties, acquiring Lot 1, a 11.5 acre parcel which was bounded by Douglas Road to the northeast; Deer Lake Brook to the southeast, and Deer Lake to the south. Louis established a strawberry farm on his property, also raising dairy cattle, and quickly

became a booster for both this area, and Burnaby in general. He served on the first Burnaby municipal council, and convinced several of his compatriots to also invest and settle in the District Lot 79 vicinity, including his brother, Bernard R. Hill, Charles Sprott, and Nicolai Schou. Louis married Annie S. Kenrick (1864-1957) in 1895, and he commissioned the construction of a new house, *Brookfield*¹, for them on his property that same year. During the clearing of the land for his farm and home, Louis came across a number of First Nation artifacts, primarily projectile points². The Hills strawberry farm also hosted seasonal labourers, including many Chinese-Canadians, and also bartered with First Nations who visited *Brookfield*.

Shortly after the turn of the century, the first of two significant transportation projects began which would spur further settlement and development in this area. The Vancouver Power Company, a subsidiary of the British Columbia Electric Railway (the successor of the Westminister & Vancouver Tramway Company), had started construction of the Buntzen Lake hydroelectric project, which included the construction of a transmission line across the Burrard Inlet and south through Burnaby to their Burnaby Substation (eventually superseded by the extant Newell Substation). The right-of-way of this transmission line, completed in 1903, was known as Pole Line Road (renamed Sperling Avenue in 1913), resulting in one of Burnaby's earliest north-south connections, intersecting with Douglas Road a very short distance from *Brookfield* and the Hill farm. The growing locale centered around this crossroads became known as Burnaby Lake following the establishment of a post office in the vicinity by Maude Woodward in 1904.

Several years later, the British Columbia Electric Railway initiated construction of their Burnaby Lake Line, which was completed in 1911, and included a station, called "Burnaby Lake," at the railroad's intersection with Pole Line Road (Sperling Avenue), north of Douglas Road.

¹ This dwelling was located immediately opposite of the current Hill Cottage, across Deer Lake Avenue to the east, and was demolished in ca.1971 to accommodate the development of the Burnaby Village Museum.

² Mentioned by Louis C. Hill's daughter, Katherine M., in her recollections recorded in: McGeachie, Pixie. *Bygones of Burnaby*. Burnaby, BC: Century Park Museum Association, 1976, pg.5.

Similar to the real estate speculation which occurred with the opening of the Central Park Line two decades prior, the Burnaby Lake Line also launched another cycle of subdivision and development, which included the construction of the notable, extant, and neighbouring *Deerholme*, *Fairacres*, and *Avalon* estates. The Hills had disposed of their ownership of *Brookfield* and the 11.5 acre Lot 1 on which it sat upon in circa 1907 following the construction of their new home, *Broadview*, a few blocks east of Deer Lake. By 1908 their farm had passed into the hands of Albert D. Severs (1871-1933). While he also utilized the property as a farm for a short time, he decided to subdivide the land in 1911. The subdivision included a new road allowance (Deer Lake Avenue), extending south from Douglas Road and terminating at Deer Lake Brook, with 10 new lots fronting onto this road allowance. However, with dwindling foreign investment, specifically from Europe, due to fears of a brewing conflict there, Canada plunged into a recession in 1913, and any hope for a recovery was dashed with the outbreak of the First World War in 1914.

During the late 1910s, the Hills purchased Lot 6 within Severs' subdivision - initially a 0.75 acre (0.3 hectare) parcel located immediately west across Deer Lake Avenue from their former *Brookfield* home. In 1925, Louis and Annie Hill's daughter, Katherine M. (1898-1989) married William J.R. Peers (1899-1973), and concurrently,

both families began construction on adjacent dwellings for themselves that year. Louis and Annie constructed Hill Cottage as a retirement home, and Katherine and William built the extant house at 6588 Deer Lake Avenue. The Hills and Peers remained as neighbours for only a few years, with the Peers moving to another house several blocks away along Gilpin Street. However, with the passing of Louis in 1931, Katherine, William, and their children moved into the Hill Cottage to reside with Annie. It was at this time the two additions were constructed onto the house to accommodate the new residents.

The Peers, and Annie S. Hill, remained at the Hill Cottage until 1938 at which time they moved to Vancouver, and later New Westminster. The property was sold to William I. and Ursula Finlay after their departure. Changes to the Hill Cottage and its property by subsequent owners include the infill (6584 Deer Lake Avenue) on the south-half of Lot 6 in 1956, and the addition of the stucco over the original wood shingle cladding. In 2006, the City of Burnaby acquired the Hill Cottage, and two years later, City council allocated \$20,000.00 toward determining its feasibility to be rehabilitated into an auxiliary office space for the City's Parks, Recreation and Culture department, though the building has been vacant and used for storage since the last residents vacated in 2007. The Hill Cottage remains as the only extant residence constructed for Louis and Annie Hill.

Historical Images

HISTORICAL IMAGE #1



Robert Peers (1927-2017) with the south elevation of the Hill Cottage in the background, prior to the addition constructed on this side of the dwelling, in 1929. *City of Burnaby Archives 477-317*

HISTORICAL IMAGE #2

William Peers (1899-1973) and son, Robert Peers (1927-2017), with the south elevation of the Hill Cottage in the background, prior to the additions constructed on the dwelling, in 1929. *City of Burnaby Archives 477-318*

HISTORICAL IMAGE #3

Anne Peers, daughter of William Peers and Katherine Hill, on the porch of the Hill Cottage in 1933, with a former secondary entrance, accessing the cross gable extension on the front of the house, visible behind her. *City of Burnaby Archives 477-417*

HISTORICAL IMAGE #4



Anne (left) and Barbara (right) Peers, daughters of William Peers and Katherine Hill, on the porch of the Hill Cottage in 1937.
City of Burnaby Archives 477-969

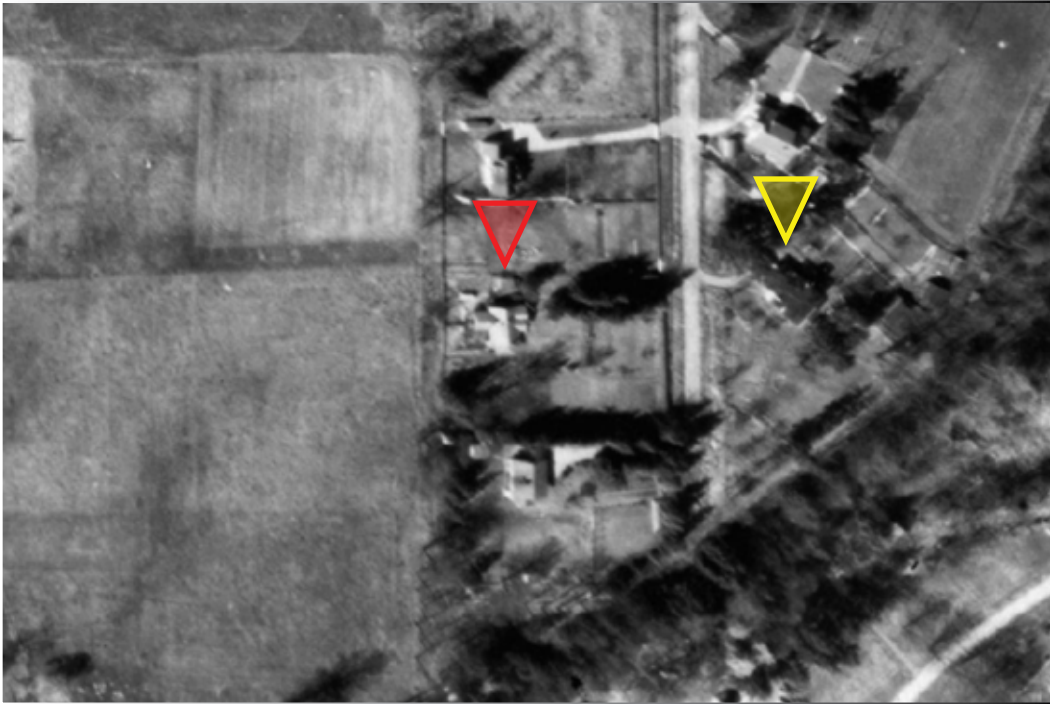
HISTORICAL IMAGE #5

Anne (centre-left) and Barbara (centre-right) Peers, daughters of William Peers and Katherine Hill, on the porch of the Hill Cottage in 1938, along with two boys. *City of Burnaby Archives 477-962*

HISTORICAL IMAGE #6

1938 oblique aerial image, looking east, toward the intersection of Sperling Avenue (left to right), and Douglas Road (bottom left to top right). Deer Lake Avenue is visible at the bottom left, with the Hill Cottage just out of frame. *Brookfield* is noted with a yellow arrow. *Burnaby Village Museum BV992.47.1*

HISTORICAL IMAGE #7



Aerial view of the Hill Cottage (red arrow) and *Brookfield* (yellow arrow), 1950.
City of Burnaby Historical Aerial Photo Viewer

HISTORICAL IMAGE #8



Aerial view of the Hill Cottage (red arrow) and *Brookfield* (yellow arrow), 1965.
City of Burnaby Historical Aerial Photo Viewer

HISTORICAL IMAGE #9



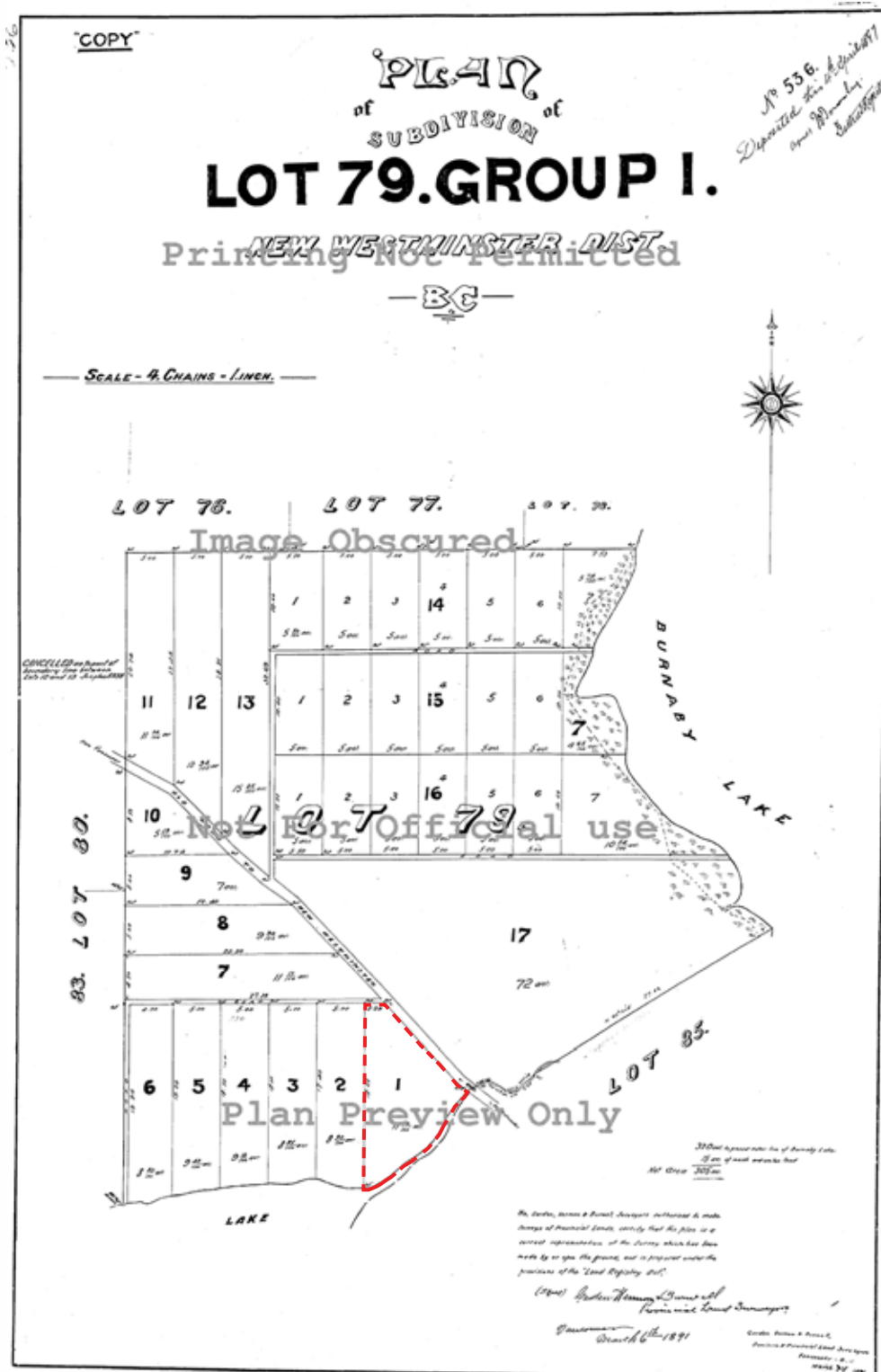
Aerial view of the Hill Cottage (red arrow), 1976.
City of Burnaby Historical Aerial Photo Viewer

HISTORICAL IMAGE #10



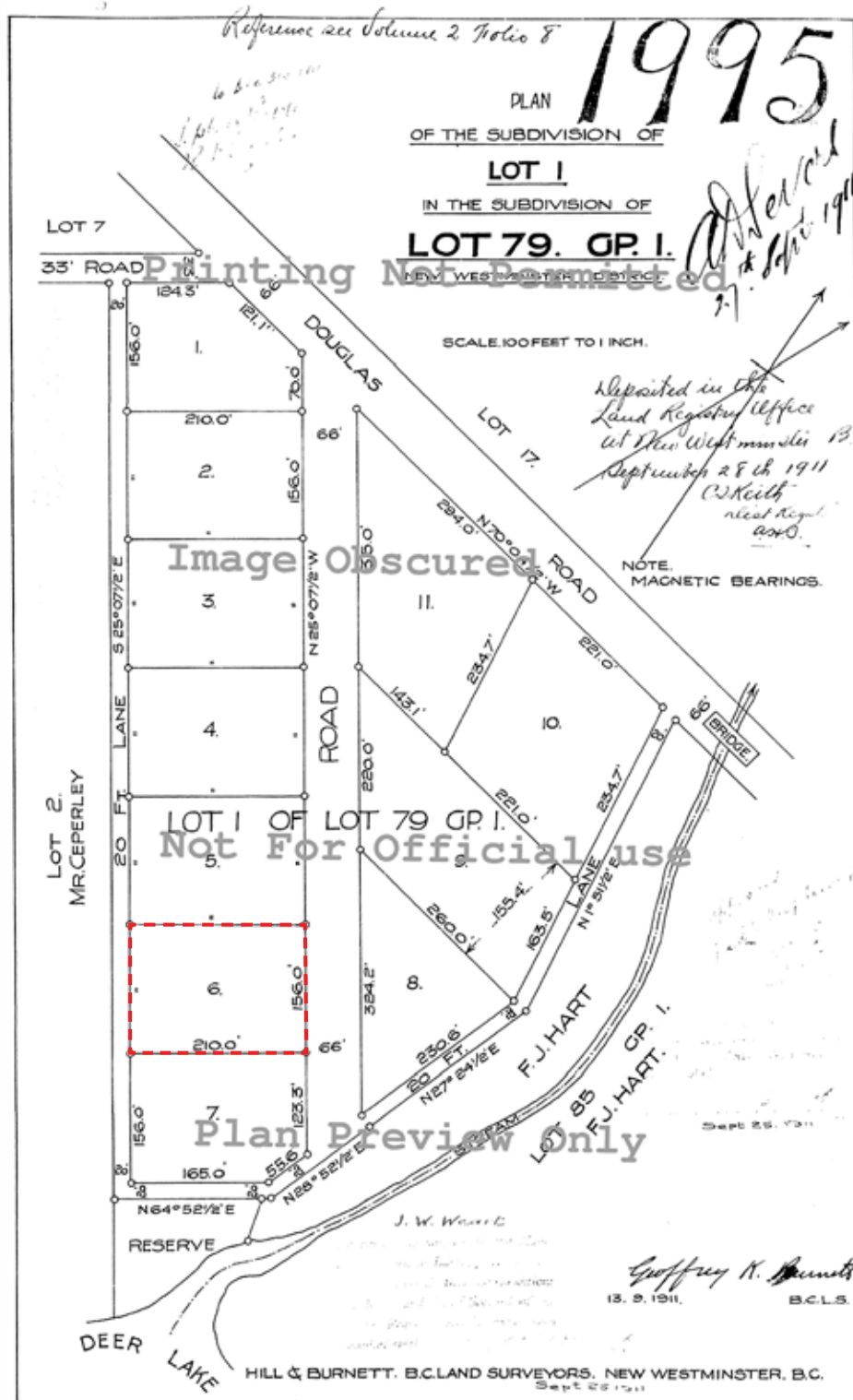
Aerial view of the Hill Cottage (red arrow), 1989.
City of Burnaby Historical Aerial Photo Viewer

HISTORICAL IMAGE #11



1891 subdivision of District Lot 79. Lot 1, which Lois C. Hill purchased and eventually built both *Brookfield* in 1895, and the Hill Cottage in 1925, is noted. *Land Title and Survey Authority of British Columbia Plan NWP536*

HISTORICAL IMAGE #12



Albert D. Severs' 1911 subdivision of Lot 1 in District Lot 79. At this time, the Hills did not own any property in this subdivision, though their former *Brookfield* home was still extant and located on Lot 8 of this subdivision. The Hill Cottage would be built on Lot 6 (noted), and the Peers family had their home on Lot 7. *Land Title and Survey Authority of British Columbia Plan NWP1995*

Site Photos

SITE PHOTO #1



View of the front (centre) and north (right) elevations of the Hill Cottage.

SITE PHOTO #2



Detail of the gables on the front elevation of the Hill Cottage, showing their original wood brackets, fascia, raftertails, soffit, and stickwork.

SITE PHOTO #3



View of the front elevation of the Hill Cottage.

SITE PHOTO #4



Detail of the cross gable extension on the front elevation of the Hill Cottage.

SITE PHOTO #5



Detail of the porch and its gable roof on the front elevation of the Hill Cottage.

SITE PHOTO #6



Detail of the porch on the front elevation of the Hill Cottage.

SITE PHOTO #7



View eastward, toward Deer Lake Avenue, from the front porch of the Hill Cottage.

SITE PHOTO #8



View of the front elevation of the Hill Cottage.

SITE PHOTO #9



Detail of the porch and its gable roof on the front elevation of the Hill Cottage.

SITE PHOTO #10



Detail of the square oriel window on the front elevation of the Hill Cottage.

SITE PHOTO #11



Detail of exposed original wood shingle cladding on the square oriel window on the front elevation of the Hill Cottage.

SITE PHOTO #12



Detail of round corner wood joists below the square oriel window on the front elevation of the Hill Cottage.

SITE PHOTO #13



Partial view of the front (centre) and south (left) elevations of the Hill Cottage.

SITE PHOTO #14



Detail of an original external brick chimney stack, which was visible along the entire height of the south elevation of the Hill Cottage prior to the construction of the 1931 south addition.

SITE PHOTO #15



Detail of an exterior doorway providing access to the basement of the Hill Cottage on its original south elevation.

SITE PHOTO #16



Detail of a double assembly window with 4-light wood sashes on the south elevation of the 1931 addition constructed on the south side of the Hill Cottage.

SITE PHOTO #17



View of the rear elevation of the Hill Cottage.

SITE PHOTO #18



Detail of the rear elevation of the south-half of the Hill Cottage, with the south 1931 additions on the right.

SITE PHOTO #19



Rear elevation of the south 1931 addition to the Hill Cottage.

SITE PHOTO #20



Detail of a low-profile shed-roof dormer on the rear elevation of the Hill Cottage.

SITE PHOTO #21



Detail of a brick chimney stack along the roof ridge of the 1931 rear addition to the Hill Cottage. It is unknown whether this chimney stack is original to the Hill Cottage.

SITE PHOTO #22

Detail of the wood belly band along the 1925-constructed Hill Cottage (centre/right), and its rear 1931 addition (left). The rounded corner joists supported the rear oriel window are also visible.

SITE PHOTO #23

Detail of the gable extension of the 1931 rear addition to the Hill Cottage.

SITE PHOTO #24



View of the north elevation of the Hill Cottage, with the 1931 rear addition at centre and centre-right.

SITE PHOTO #25



View of the north elevation of the Hill Cottage, with the 1931 rear addition on the right.

SITE PHOTO #26

Detail of the original north elevation of the Hill Cottage. It is unknown if the secondary entrance at this location is original or a later alteration.

SITE PHOTO #27

Detail of the living room in the Hill Cottage, looking to the south.

SITE PHOTO #28



Detail of the living room in the Hill Cottage, looking to the west.

SITE PHOTO #29



Detail of the living room in the Hill Cottage, looking to the southeast.

SITE PHOTO #30



Detail of the living room in the Hill Cottage, looking to the east.

SITE PHOTO #31



View of what was presumably the original dining area of the Hill Cottage, looking to the southwest.

SITE PHOTO #32



View of the room contained with the 1931 south addition to the Hill Cottage, looking to the northeast.

SITE PHOTO #33



View of the room contained with the 1931 south addition to the Hill Cottage, looking to the west.

SITE PHOTO #34



View from the room contained with the 1931 south addition to the Hill Cottage, looking to the north toward the presumed dining room.

SITE PHOTO #35



Detail of the staircase to the upper storey in the Hill Cottage, looking to the southeast.

SITE PHOTO #36

View toward the original rear oriel window of the Hill Cottage, which was altered to accommodate the rear 1931 addition, of which the room through the doorway in the centre-right of the image enters into. Looking to the southwest.

SITE PHOTO #37

View from the original rear exterior wall of the 1925-built Hill Cottage, looking east toward the front entrance.

SITE PHOTO #38



View of the room contained with the 1931 rear addition to the Hill Cottage, looking to the northwest.

SITE PHOTO #39



View of the room contained with the 1931 rear addition to the Hill Cottage, looking to the east.

SITE PHOTO #40



View of a small bedroom within the Hill Cottage, looking to the north.

SITE PHOTO #41



View of a small bedroom within the Hill Cottage, looking to the southeast.

SITE PHOTO #42



View of the bathroom in the Hill Cottage, looking to the north.

SITE PHOTO #43



View from the top of the basement stairs of the Hill Cottage, looking to the west.

SITE PHOTO #44



View from near the front entrance of the Hill Cottage, looking west down a hallway with the staircases to access the basement and upper storey on the left.

SITE PHOTO #45



View from near the front entrance of the Hill Cottage, looking west down a hallway with access to the living room on the left, and access to the kitchen on the right.

SITE PHOTO #46



View of the front entrance of the Hill Cottage (right), looking north toward the kitchen.

SITE PHOTO #47



View of the kitchen of the Hill Cottage, looking to the north.

SITE PHOTO #48



View from the kitchen of the Hill Cottage, looking to the east toward the contemporary dining area.

SITE PHOTO #49



View from the contemporary dining area of the Hill Cottage, looking to the west toward the kitchen.

SITE PHOTO #50



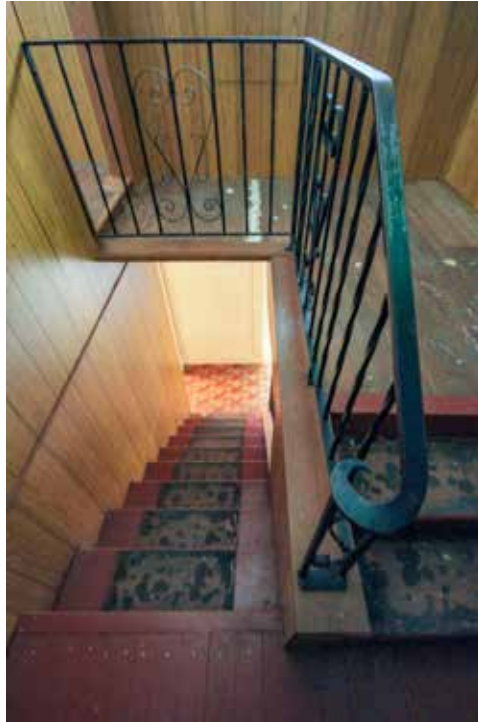
View from the contemporary dining area of the Hill Cottage, looking to the northwest toward the kitchen and the secondary entrance on the north elevation.

SITE PHOTO #51



View of the kitchen of the Hill Cottage, looking to the west.

SITE PHOTO #52



View from upper storey of the Hill Cottage looking west down the staircase.

SITE PHOTO #53



View from upper storey of the Hill Cottage looking east down the staircase.

SITE PHOTO #54



View from upper storey of the Hill Cottage looking north toward the north room.

SITE PHOTO #55



View of the north room on the upper storey of the Hill Cottage, looking to the north.

SITE PHOTO #56



View of the north room on the upper storey of the Hill Cottage, looking to the south.

SITE PHOTO #57



Detail of the two single-light, wood sash windows of the shed-roof dormer from the interior of the Hill Cottage.

SITE PHOTO #58



View of the south room on the upper storey of the Hill Cottage, looking to the south.

SITE PHOTO #59



View of the south room on the upper storey of the Hill Cottage, looking to the north.

SITE PHOTO #60



View from the bottom of the basement stairs of the Hill Cottage, looking to the east.

SITE PHOTO #61



View of the basement of the Hill Cottage, looking to the northwest.

SITE PHOTO #62



View of the basement of the Hill Cottage, looking to the southwest.

SITE PHOTO #63



View of the basement of the Hill Cottage, looking to the north.

SITE PHOTO #64



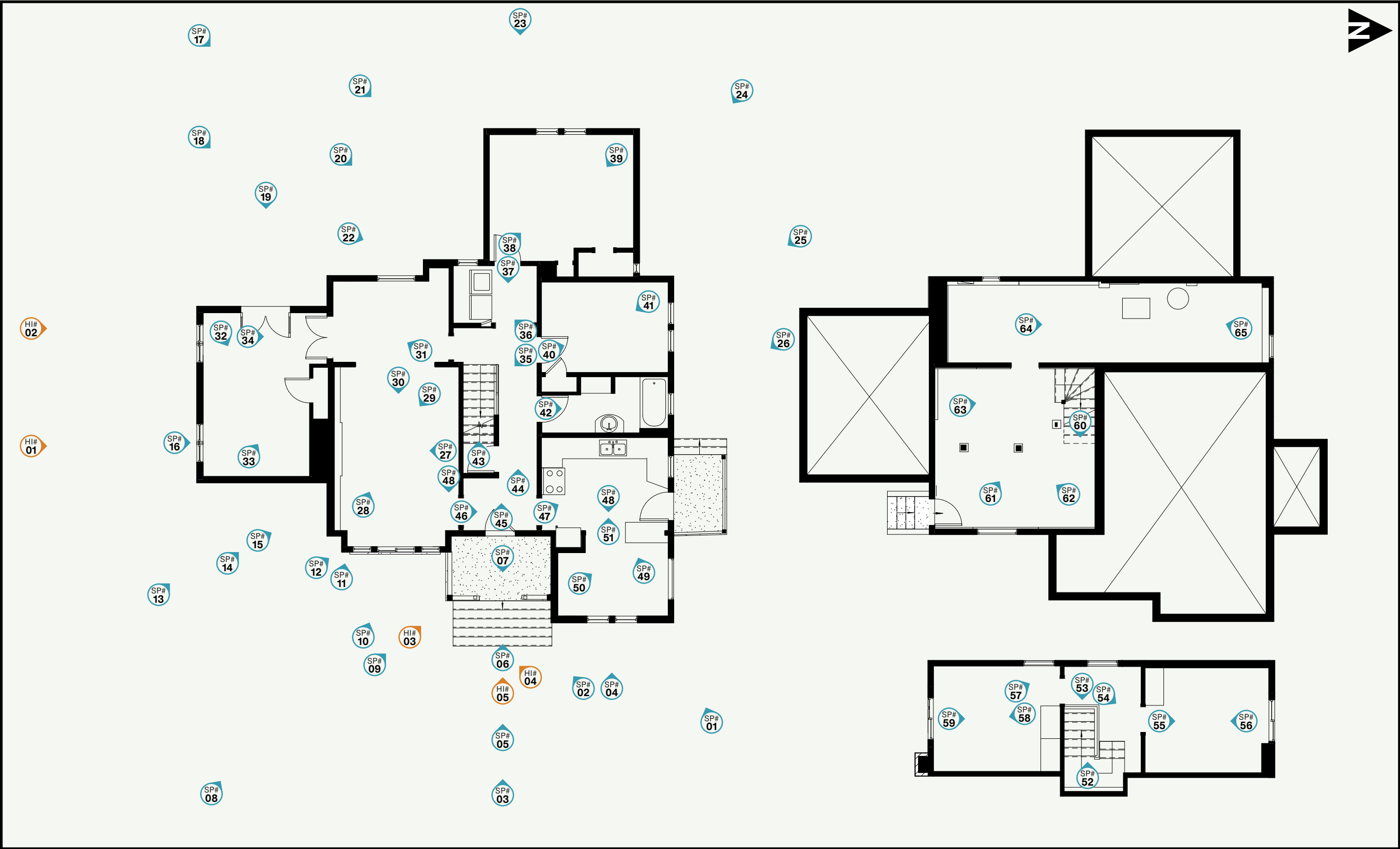
View of the basement of the Hill Cottage, looking to the north.

SITE PHOTO #65



View of the basement of the Hill Cottage, looking to the south.

Appendix A: As-Built Floor Plans with Photo Reference



As-built floor plans of the Hill Cottage: Ground floor (right); upper storey (top-right); and basement (bottom-right). *UNIQ Dimensions*

Appendix B: Research Sources

NEWSPAPERS

“Claude Hill Dies At Burnaby Home” *Vancouver Daily Province* (Vancouver, BC), Jul. 10, 1931, pg.1.

“L. Claude Hill Die [sic] in Burnaby” *Vancouver Sun* (Vancouver, BC), Jul. 10, 1931, pg.22.

McFee, Jennifer. “Heritage home to be artistic office.” *Burnaby Newsleader* (Burnaby, BC), Feb. 21, 2008, pg.A5.

“Peers-Hill [Wedding Announcement]” *Vancouver Sun* (Vancouver, BC), Mar. 10, 1925, pg.6.

PUBLICATIONS

Eric Pattison Architect. *Hill Cottage: Heritage Conservation & Adaptive Re-use Plan*. Prepared for the City Burnaby, November 2008.

Iredale Architecture. *Louis & Annie Hill Cottage Adaptive Re-use Study*. Prepared for the City Burnaby, December 2023.

Luxton, Donald and Jim Wolf. *Burnaby's Heritage: An Inventory of Buildings and Structures*. Burnaby, BC: City of Burnaby, 2011.

McGeachie, Pixie. *Bygones of Burnaby: An Anecdotal History*. Burnaby, BC: Century Park Museum Association, 1976.

Sone, Michael, ed. *Pioneer Tales of Burnaby*. Burnaby, BC: District of Burnaby, 1987.

Wolf, Jim. *Deer Lake Park: Heritage Resource Inventory*. Burnaby, BC: City of Burnaby Community Heritage Commission, 1998.

ARCHIVES

British Columbia Archives

- Marriage Certificate, Louis C. Hill - Annie S. Kenrick, Sep. 25, 1895 (1895-09-116337)
- Marriage Certificate, William J.R. Peers - Katherine M. Hill, Mar. 9, 1925 (1925-09-291769)
- Registration of Death, Annie S. Hill, Apr. 7, 1957 (1957-09-004462)

City of Burnaby Archives

- Assessment Rolls, 1908-1939 (Reels 1 to 48)

OTHER*Land Title and Survey Authority of British Columbia*

- Survey Plan NWP536
- Survey Plan NWP1995