

HUTCHINGAME HOUSE

1768 INGLEWOOD AVENUE, WEST VANCOUVER

STATEMENT OF SIGNIFICANCE | JUNE 2014



DONALD LUXTON 
AND ASSOCIATES INC

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STATEMENT OF SIGNIFICANCE: HUTCHINGAME HOUSE



Address: 1768 Inglewood Avenue, West Vancouver, British Columbia

Historic Name: Hutchingame House

Original Owners: James and Winifred Sutherland

Date of Construction: 1927

Description of the Historic Place

The Hutchingame House, located at 1768 Inglewood Drive in West Vancouver, was originally designed and constructed as a modest, Craftsman-style cottage but was expanded over the years to accommodate growing family needs. The front-gabled, one and one-half storey house features original wooden window assemblies, along with stucco cladding, with half-timbering detailing and log cabin siding, which were together applied as the house evolved.

Heritage Value of the Historic Place

The Hutchingame House is valued for its connection to the early development of the Hollyburn area of West Vancouver; for its design evolution from a modest cottage into a more substantial house adjacent to Lawson Creek; and for its connection to the Hutchingames, who were responsible for its rehabilitation.

Built along the Lawson Creek watershed, the Hutchingame House is significant for its connection to the early development of the Hollyburn area. The immediate area had been home to one of

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West Vancouver's early sawmills, which was built to span Lawson Creek circa 1918. Named the Vedder River Shingle Mill, it operated at this site through 1923. A handful of years later, in 1927, a block of land along Inglewood Avenue was parceled out and the Hutchingame House was built on a large lot adjacent to the Creek. Original owner and carpenter, James Sutherland, likely contributed to the construction of his home, as attention to detail is evident in both the original interior and exterior finishes of the house. The Inglewood Junior Secondary School was also constructed in 1927 and was located across the street from the house, the site of which is now home to the West Vancouver Secondary School. The relatively secluded surroundings of the Hutchingame House added to its picturesque charm as a retreat from the more populated areas of the Lower Mainland and it remains one of the early extant buildings in the area.

The Hutchingame House is also valued for its evolution of design, as it progressed from a small cottage into a larger home. The original Craftsman-style appearance of the residence gradually gave way to a more rustic aesthetic, as half-timbering, log cabin siding and stone cladding was applied when the house was expanded. These natural building materials echo the surrounding verdant environment of the Lawson Creek watershed. Original exterior features of the house, including wooden window assemblies and triangular brackets, remain and interface well with the later elements of the residence, producing a coherent example of early twentieth century residential design in West Vancouver's Hollyburn area. The interior of the home also adapted to the needs of growing families and the modernization of family life following the Second World War. Bedrooms and bathrooms were added, porches were enclosed and spaces and facilities were expanded in order to ensure the continued relevance and usefulness of the West Vancouver home.

The Hutchingames, who purchased the house in 2003, were responsible for the rehabilitation of the house, replacing mechanical systems and uncovering and restoring previously hidden and deteriorated features. The house exists today as a tribute to the various families that occupied the building during changing times in West Vancouver, and to the dedication required to ensure the house remained an important part of the West Vancouver architectural landscape.

Character-Defining Elements

Key elements that define the heritage character of the Hutchingame House are its:

Site:

- location at 1768 Inglewood Avenue in West Vancouver;
- continuous residential use since 1927;
- setting amongst mature vegetation adjacent to the Lawson Creek watershed;
- landscape features, including mature, native trees and plants along the western side and at the rear of the property;
- gardens below the house on the creek bank, constructed in the 1930s;
- notches in the massive stumps by the creek where loggers perched atop springboards to fell cut the trees; and
- pathways.

Exterior:

- residential form, scale and massing as expressed by its one and one-half storey plan with full basement and cross-gabled roof structure;
- wood-frame construction with stucco cladding and later added half-timbering, log cabin siding and stone cladding;
- design features including: original Craftsman-style features such as its wood frame and sash window assemblies, original wooden front door, scroll-cut wooden brackets, exposed

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raftertails and pointed bargeboards; later design features such as its recessed front-entryway with tapered stone piers supporting square wooden columns and a shallow archway, diamond pane leaded glass windows and multi-paned casement windows, allowing an abundance of natural light; and

- one original chimney and one chimney added when the house was expanded.

Interior:

- arrangement of rooms;
- hardwood fir floors, some with corner and trim inlay;
- coved ceilings;
- stained glass and leaded glass windows, which were formerly exterior, but have been internalized;
- sconces, light fixtures, and chandeliers throughout, representing different time periods;
- stained glass kitchen cabinet doors;
- shallow pan style kitchen sink;
- original kitchen cupboards bearing hand-written telephone numbers on the inside doors written by past owners;
- exposed brick chimney in the kitchen;
- stone fireplace, which was built with rocks from the creek that runs through the property;
- variety of tilework in washrooms;
- solid wood doors with original hardware;
- wood frame windows with original hardware;
- main staircase with dropped newel post and balustrade with embellished posts and the staircase leading to the basement;
- original wall finishes that include, wood plank paneling in the living room and smoking room, as well as original lathe and plaster walls; and
- iron tub in the main floor washroom along with the original sink.

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HERITAGE EVALUATION FORM:

Assessment Criteria	Yes	No	Explanation
<p>1. Architecture</p> <ul style="list-style-type: none"> - <i>Is the site architecturally significant?</i> - <i>Is the site a significant expression of a particular style (i.e. Arts & Crafts, Modern, etc.)?</i> - <i>Does the site feature unique design details or features?</i> - <i>Is the site a rare or unique or representative example of a particular style/type?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Hutchingame House began as a simple Craftsman-style cottage and has evolved into a significant West Vancouver home. Its design evolution and high quality features and materials set it apart from other houses in the area.
<p>2. Context: Neighbourhood/Landscape</p> <ul style="list-style-type: none"> - <i>Is the site historically significant in the development of the particular neighbourhood?</i> - <i>Does the site reflect a significant pattern of development in West Vancouver?</i> - <i>Is the site a landmark in the District or neighbourhood?</i> - <i>Does the landscape or natural environment of the site hold significance for the neighbourhood/District?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Constructed in 1927, the house is an early example of residential architecture in the neighbourhood, and was the first house to be constructed on this block.
<p>3. Person/Event</p> <ul style="list-style-type: none"> - <i>Is the site significant for its association with a particular person or group of people?</i> - <i>Is the architect/builder significant?</i> - <i>Is the site significant for its association with a particular event?</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The original owners, the Sutherlands, are not a well-known family in West Vancouver.
<p>4. Contemporary Compatibility/Usability</p> <ul style="list-style-type: none"> - <i>Does the site maintain its original context? Is the site compatible with its current context?</i> - <i>Is the space relevant within the contemporary context and surrounding environment?</i> - <i>Is there potential for the current use of the site to continue or for a compatible future use?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The house remains in its original location and is compatible with the residential streetscape of Inglewood Avenue. The house has evolved along with the surrounding neighbourhood and has expanded in size as family needs have changed and as the community has become more urban.
<p>5. Additions/Alterations/Condition</p> <ul style="list-style-type: none"> - <i>Does the site maintain a high degree of its original integrity (does it maintain many of its original features)?</i> - <i>If site has been altered, are the alterations compatible with and distinguishable from the original building/site?</i> - <i>Is the site in fair structural condition?</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The house has been altered, however the changes have been thoughtful and were made early in the life of the house, allowing for the building to remain relevant and useful to its owners. The house is in good condition and many original features remain intact.

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Does the site merit further heritage consideration by the District of West Vancouver, based on the above criteria?

- YES
 NO

Heritage Evaluation Summary:

The Hutchingame House at 1768 Inglewood Avenue represents the interwar development pattern of Hollyburn, as well as the evolution of a residential building as it is changed and adapted to suit the needs of growing families. The handsome residence remains compatible with the surrounding context and is a significant part of the Inglewood Avenue streetscape.

RESEARCH SUMMARY

CIVIC ADDRESS: 1768 Inglewood Avenue, West Vancouver, British Columbia

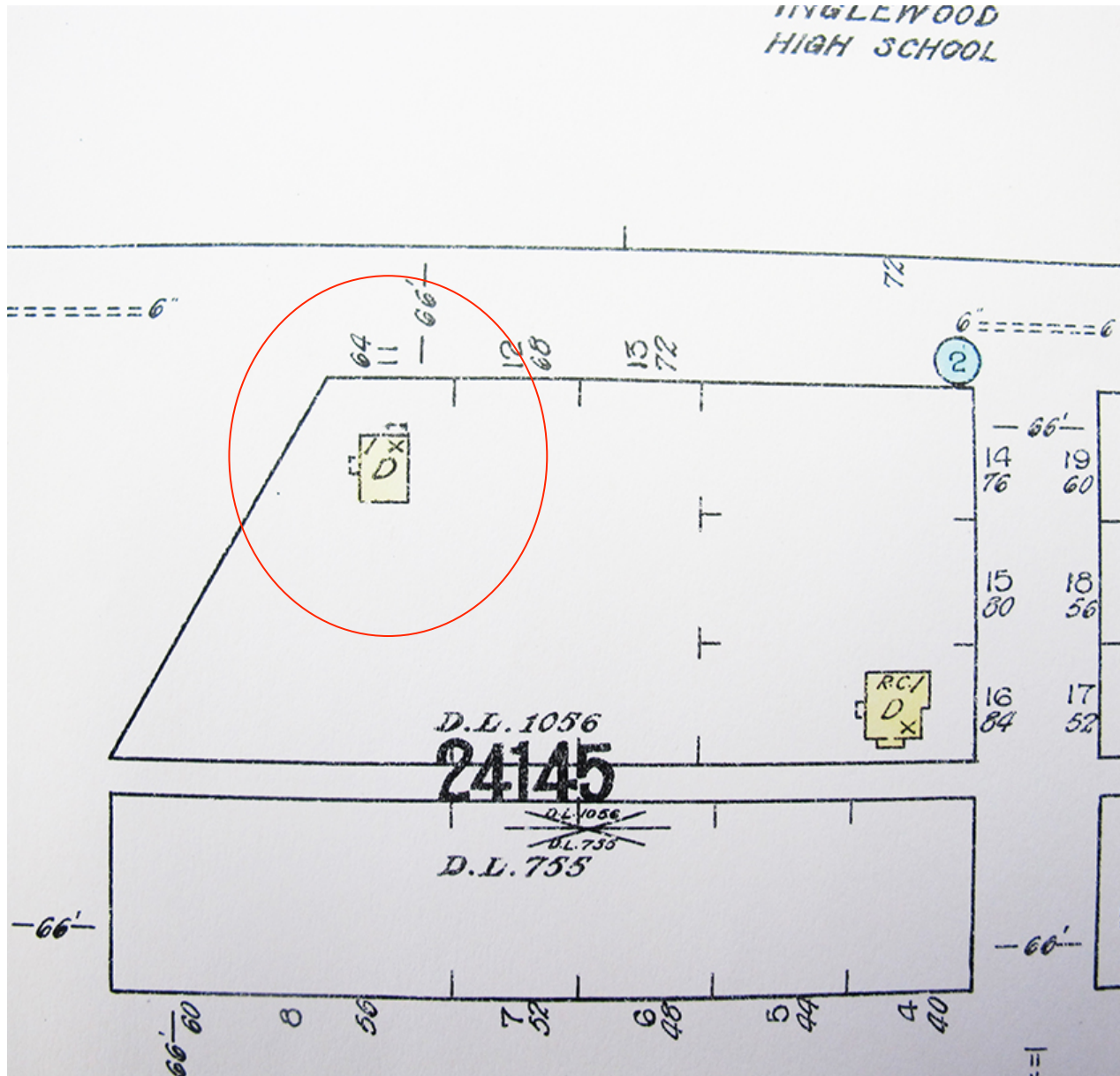
LEGAL ADDRESS: Lot: 11, District Lot: 1056

HISTORIC NAME: Hutchingame House

ORIGINAL OWNER: James and Winifred Sutherland

CONSTRUCTION DATE: 1927

FIRE INSURANCE MAP:



1930 Fire Insurance Map showing 1768 Inglewood Avenue circled in red, West Vancouver Museum and Archives
[Note this map shows a small porch to the west and a small porch on the front of the building at the time of its construction]

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ARCHIVAL AERIAL:



1962 Aerial showing the house and the Lawson Creek watershed directly to the left; West Vancouver Museum and Archives #65983 [Note the house has been expanded by this time]

ASSESSMENT RECORD:

CORPORATION OF THE DISTRICT OF WEST VANCOUVER COLLECTOR'S ROLL, 1928

WARD NO. 5

District Lot	Part of Dist.	Block	Lot	By Sub Div. Ref. No.	NAME	ADDRESS	No. of Acres	Value per Acre	Wtd of Imp't W.L.	Total Value Dollars		1928 Notice Section 196.	Name and Address of Person Owning Property
										Land	Impts.		
										1015	3000		
1055	M/S	3	A		Bessie Blair	Hollyburn			I	1050			
			A		Robt Reid	"			I	630			
			A		Bessie Blair	"			I	630			
			A		"	"			I	550	750		
			A		Alexander Sellar	4120 Main St, South Vancouver			I	390			
			A		William Alexander Youngson	Sechelt, via US			I	390	500		
			A		Leonard Geo Bartlett	Hollyburn			I	390			
			A		"	"			I	390			
			A		Gertrude A Chilton	"			I	495	2350		
647	A		A		Albert Chilton	"			I	440	2350		
			A		"	"			I	420			
			A		Corporation of West Vancouver	4120 Main St, South Vancouver			I	395	1950		
			A		Benny Alice Sowers	3101 Pandora St, Van Hollyburn			I	315			
			A		Benjamin H. Harrison	500 Beatty St, Van			I	315	300		
			A		"	"			I	315			
			A		Maude E Crews	7225 Broadway, Langford, B.C.			I	315			
			A		Warren Olegg	1430 West 15th St, Los Angeles Cal			I	315			
			A		"	Dalhousie, Saskatchewan			I	575			
			A		George Hay & Claire Spence Downing	Hollyburn			I	550	2600		
			A		Richard Fortice	2155 Pandora St, Van			I	600			
			A		Frank Ritz	Hollyburn			I	550			
			A		George Hay & Claire Spence Downing (2)	142 Hollyburn (3) Hollyburn			I	550			
			A		Richard Fortice	2155 Pandora St, Van			I	550			
			A		"	"			I	550			
			A		"	"			I	300			
			A		"	"			I	250			
			A		"	"			I	250			
			A		"	"			I	340			
			A		"	"			I	550			
			A		"	"			I	550			
			A		"	"			I	550	4000		
			A		"	"			I	400			

Assessment Record, 1928, showing the construction of the Hutchingame House for \$4,000 by James and Winifred Sutherland, West Vancouver Museum and Archives

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Vedder River Shingle Company, owned by R. Shield, located on east bank of Lawson Creek at Inglewood Avenue and 18th Street, circa 1919, West Vancouver Museum and Archives #0260.WVA.RAH

BRITISH COLUMBIA VITAL EVENT (second owner):

- Death Registration: Parnum, William Ewart, died August 10, 1984; Age: 95; North Vancouver; Reg. Number: 1984-09-013227

REFERENCES:

Publication:

- *A Place of Excellence: A Chronicle of West Vancouver: 1912-1987*. Ramsay, Bruce. West Vancouver: The Corporation of the District of West Vancouver. 1986.

DIRECTORIES:

1768 INGLEWOOD AVENUE:

1927	No entry
1928-1932	James Sutherland (Winifred), carpenter, residence on Inglewood Avenue near 17 th Street
1933-1947	William Ewart Parnum (Amy L.), display manager BCER
1948-1954	Joseph (Irene) Vonesch, retired
1955-1961	Kenneth G. (Catherine) Russell, barrister
1961-2003	The Crawford family
2003-present	Eric and Catherine Hutchingame

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PHOTOGRAPHS:



Front façade



West and rear elevations



East elevation



Covered front entryway



Front door



Front door from the inside

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Stone fireplace



Hardwood floor with inlay



Stained glass window, now inside



Staircase newel post

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Kitchen cabinets



Coved ceiling



Light fixture, main floor



Light fixture, upstairs