

AVALON DAIRY

5805 WALES STREET VANCOUVER

STATEMENT OF SIGNIFICANCE

FINAL JANUARY 2012



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STATEMENT OF SIGNIFICANCE: AVALON DAIRY



Name of the Historic Place: Avalon Dairy
Address: 5805 Wales Street, Vancouver
Date of Construction: 1908

Description of the Historic Place

The Avalon Dairy, located at 5805 Wales Street in South Vancouver, is comprised of an early vernacular farmhouse located on remnant pastureland. The open space around the house includes a stand of trees along the laneway (which forms part of the Avalon Greenway) and reflects the site's agricultural heritage. The farmhouse is a one and one half-storey, wood-frame building, which is located in its original position, significantly setback from Wales Street.

Heritage Value of the Historic Place

The Avalon Dairy site is valued for its origins as a dairy operation, and as one of the longest-running and last working farms in the City of Vancouver. Now based in Burnaby, the Avalon Dairy is the oldest continuously operating dairy in British Columbia. This site was originally part of the Municipality of South Vancouver, which during the early twentieth century was primarily composed of widely spaced farms and orchards. South Vancouver's agricultural roots are evidenced by the remaining open space between Wales Street and the farmhouse. The sparsely

populated area was brought under the jurisdiction of the City of Vancouver in 1929 when the City was amalgamated with adjacent Point Grey and South Vancouver. However, the density of the area remained low until after the end of World War II, when significant suburban growth occurred and infrastructure was developed; the farmhouse was first connected into the City's water system in 1945. As a result of postwar settlement, the area has been built out and is now characterized by tightly spaced detached houses. In the midst of this modern development, the Avalon Dairy site, comprising of the extant farmhouse, open space and Avalon Greenway, is significant as one of the last remaining reminders of the semi-rural heritage of the surrounding area.

The Avalon Dairy site is additionally valued for its longstanding ownership by the Crowley family. Jeremiah Crowley (1874-1950), who first came to British Columbia from Newfoundland for the Klondike gold rush in the late 1890s, acquired the site at 5805 Wales Street in 1906 after bringing his family west from Newfoundland. With his newly acquired land and six cows from a previous purchase, Jeremiah Crowley founded the Avalon Dairy that same year; the farmhouse was constructed two years later. The site remained under the ownership of the Crowley family for more than a century, until it was sold in 2011. The Crowley family has been prominent in civic affairs, as exemplified by Everett Crowley Park in nearby Killarney, named after Jeremiah's son Everett, who was a Park Board Commissioner in the 1960s.

The farmhouse at Avalon Dairy is additionally significant for its modest vernacular architecture. The front-gabled house features a front-gabled entryway, saddlebag dormers and simple decorative features. Its simple, robust construction reflects its original rural nature and the typical construction of the Edwardian era. The farmhouse is located in its original position on the site.

Character-Defining Elements

The character-defining elements of the Avalon Dairy site include its:

- location on Wales Street in South Vancouver;
- open space between Wales Street and the original farmhouse; and
- stand of trees along the laneway, which forms part of the Avalon Greenway.

The character-defining elements of the Avalon Dairy farmhouse include its:

- original position on the site;
- continuous residential use for more than a century;
- residential form, scale and massing, as expressed by its one and one-half storey height, with a front-gabled roof; front-gabled entryway with wooden staircase and balustrade; shed-roofed rectangular front bay; saddlebag dormers on the side elevations; and hip-roofed main floor rear kitchen extension;
- wood-frame construction, featuring lapped wooden siding with wooden cornerboards; dimensional lumber trim with crown mouldings; pointed bargeboards; and open soffits with exposed raftertails;
- original wooden sash windows, including 1-over-1 double-hung and multi-paned casement assemblies; and
- original internal red brick chimney in the northeast corner.

RESEARCH SUMMARY

CIVIC ADDRESS: 5805 Wales Street, Vancouver

HISTORIC NAME: Avalon Dairy

ORIGINAL OWNER: Jeremiah Crowley

CONSTRUCTION DATE: 1908

WATER PERMIT:

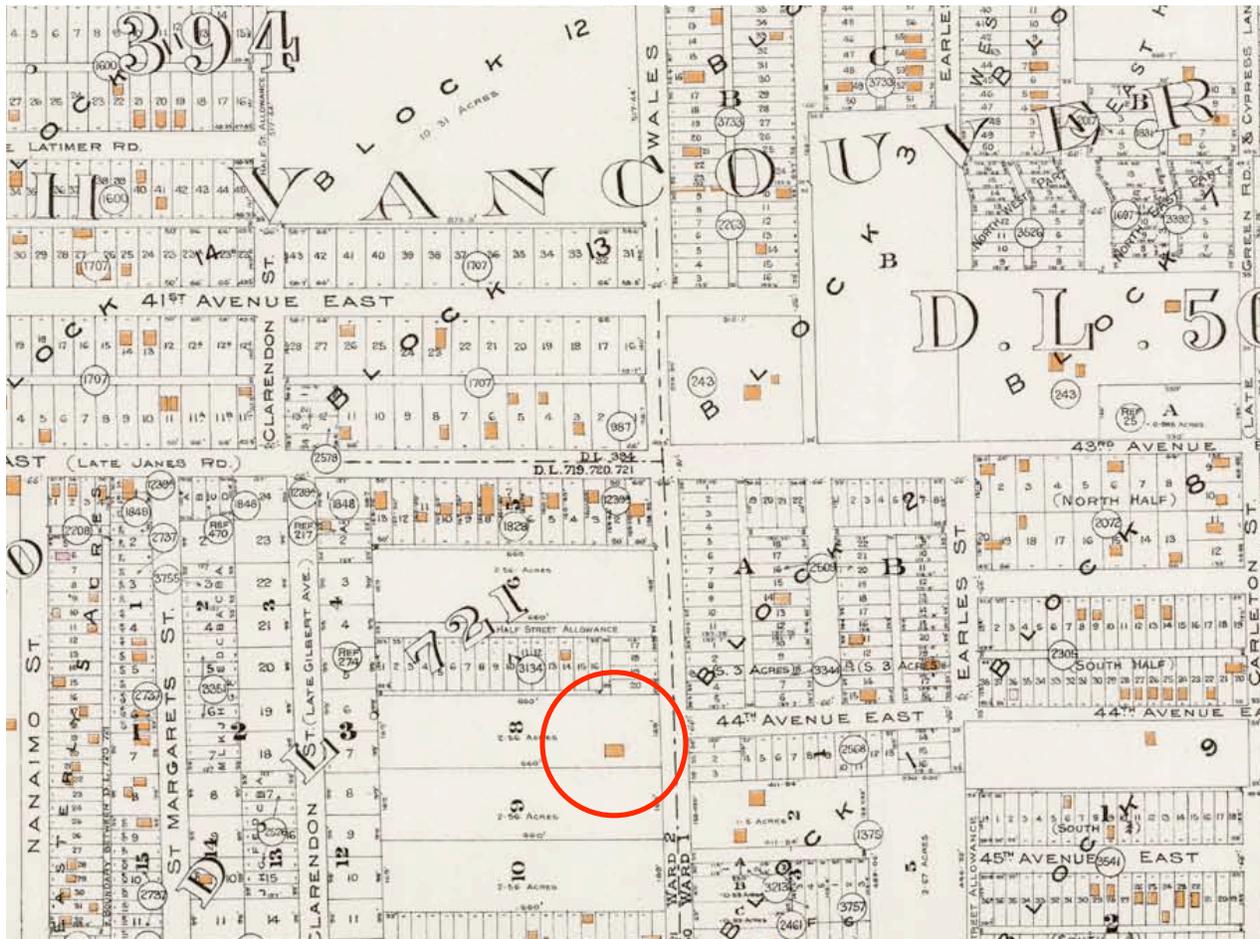
Permit #50192 for water hook-up for 5805 Wales, April 20, 1945; owner: J. Crowley

BRITISH COLUMBIA VITAL EVENT:

- Vital Event Death Registration: Jeremiah Crowley, September 29, 1950, Vancouver, Reg. Number: 1950-09-009065

PUBLICATION:

Vanishing Vancouver. Kluckner, Michael. North Vancouver: Whitecaps Books Ltd. 1990.



1912 Fire Insurance Map, red circle indicates the location of the Avalon Dairy site