



Heritage Assessment

Dolman Residence – 1611 Cedar Crescent, Vancouver

October 2021



MCLEAN HERITAGE

PLANNING & CONSULTING



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1. INTRODUCTION

Address: 1611 Cedar Crescent, Vancouver

Legal Description: Lot 5, Block 489, District Lot 526, New Westminster District, Plan VAP4502

Neighbourhood: Shaughnessy

Zoning: FSD

Type of Resource: Building; Residential; Single Family Dwelling

Historic Name: None

Original Owner: Dr. Alison Cumming and Edith Cumming

Date of Construction: 1914

Architect: J.D. Smedley

Builder: W. Hawkins

Heritage Status: Listed as Protected on First Shaughnessy HCA ODP

This report is a heritage assessment and evaluation of a two-and-a-half storey wood frame dwelling located at 1611 Cedar Crescent. It is located in the historic area of Shaughnessy, in Vancouver (Figure 1). A site visit was completed on **August 26, 2021** at which time the house was photographed and documented.

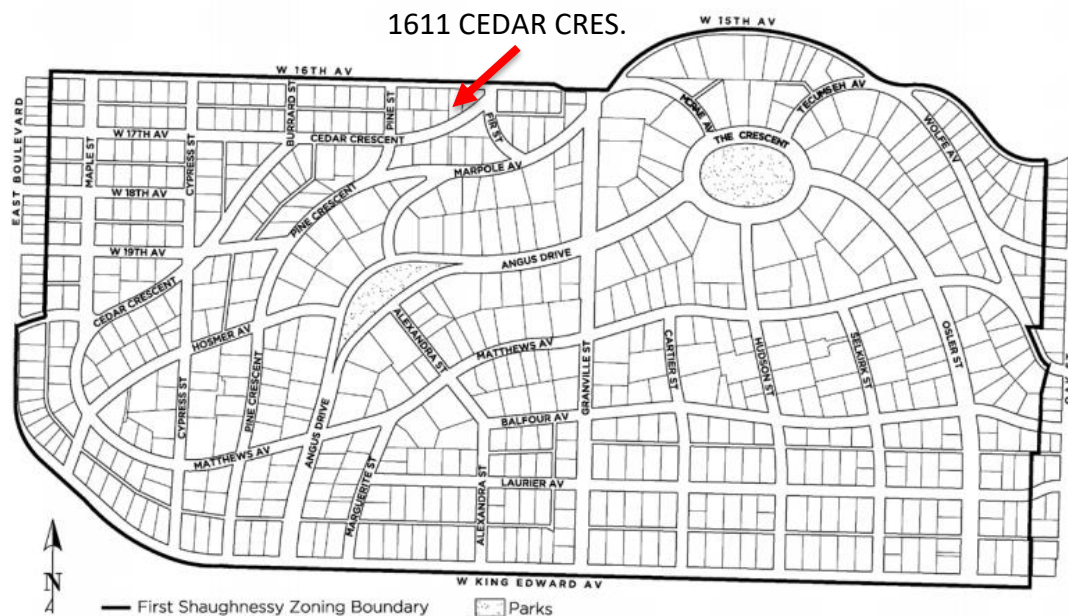


Figure 1: Location of 1611 Cedar Crescent in the broader context of First Shaughnessy
Source: City of Vancouver First Shaughnessy Heritage Conservation Area Designation Map

This Heritage Assessment is based on information obtained from the City of Vancouver Archives, VPL Special Collections and the Dolman Family. It outlines the architectural, historical, contextual and other aspects of interest as part of its assessment as a

resource listed as protected in the First Shaughnessy Heritage Conservation Area (FSHCA), in the context of the proposed treatment of its exterior.

2. OVERVIEW

The property on which the Dolman Residence is located, at 1611 Cedar Crescent, measures 75 feet wide by 179 feet deep at its longest side (11,848 sq.ft.), and is one of four houses dating from the early to mid-1910s remaining on this block. It is situated on the most northerly fringe of First Shaughnessy, abutting West 16th Avenue. Nearly all pre-1940 houses in First Shaughnessy are listed as protected, including almost all of those on this block, while two in close proximity are included on the Vancouver Heritage Register: 1703 Cedar Crescent (B-listing) and 1612 Cedar Crescent (A-listing) (Figure 2).



Figure 2: 1611 Cedar Crescent and its Surroundings – 1612 Cedar Crescent immediately to the south (VHR A-listing) and 1703 Cedar Crescent to the west (VHR B-listing). Source: City of Vancouver VanMap

The design of Cedar Crescent created a block with two lots at the eastern end of this block forming a triangular-shaped site. The subject site initially comprised Lot 5, on which the residence was set, and Lot 6 which constituted its front yard. As a result of this original paired lot arrangement, the Dolman Residence fronted Cedar Crescent to the east; the large front yard, common to many First Shaughnessy sites, gave it a sense of grandeur.

2.1. HISTORIC CONTEXT OF FIRST SHAUGHNESSY

First Shaughnessy is a neighbourhood of Vancouver containing some of the most exclusive houses in the city. It illustrates both a rich history of styles sought by those wealthy and connected families who commissioned architects to design the large dwellings that would symbolize their status and ambitions, but also a strong historical association to both the Canadian Pacific Railway, who opened up the area for sale around 1910, and to those who made the prestigious neighbourhood their home. The pre-war era, which applies to the Dolman Residence, was one of traditional styles that would symbolize the status and ambitions of the families who resided there. However, the buildings were, in almost all cases, not designed to imitate historic buildings. Rather, they were a hybrid of the components that appealed to each of the owners, with the architect “translating” that into a particular design. The critical components, beyond the specific elements or materials, were opulence, dignity, balance and charm. The area had its public roadways pre-planted by the CPR so that inspiration for large and lavish gardens, equally as important as the design of the houses themselves, would carry over on to the privately-held lands. with the area having prior to the sale of lots. Contributing elements included greenhouses, pergolas, coach houses and rose gardens, to name a few.

The social standing and events tied to houses in First Shaughnessy was evident through the 1910s and 1920s, despite the post-war socio-economic hardships. The Dolman Residence was no exception. During the ownership of Dr. Alison Cumming and Edith Cumming, for example, a number of social events tied to this family were held at 1611 Cedar Crescent (Figure 3).



Figure 3: Example of Christmas social gatherings in Shaughnessy, including one for the daughter of Dr. Alison Cumming (highlighted). Vancouver Sun, December 24, 1927.

However, the impacts of the Great Depression were felt even within Shaughnessy, perhaps more so, than other areas. Houses were either repossessed, or sold for a fraction of their earlier value. Many houses stood empty. Rooming houses and apartments became more common, and some were converted to institutional uses. The wartime measure of allowing houses to be converted stood until 1955. However, the Dolman Residence retained its stability of ownership and was well maintained, bucking the trend.

2.2. SURROUNDING CONTEXT

There are a large number of houses with historical prominence in the immediate area. The houses in this block, and along the south side of Cedar Crescent, typically date from Shaughnessy's pre-World War I development boom (1910-1914) or the second wave of development that took place immediately after World War I (Figure 4). These collectively contribute to the historic context of the immediate area.

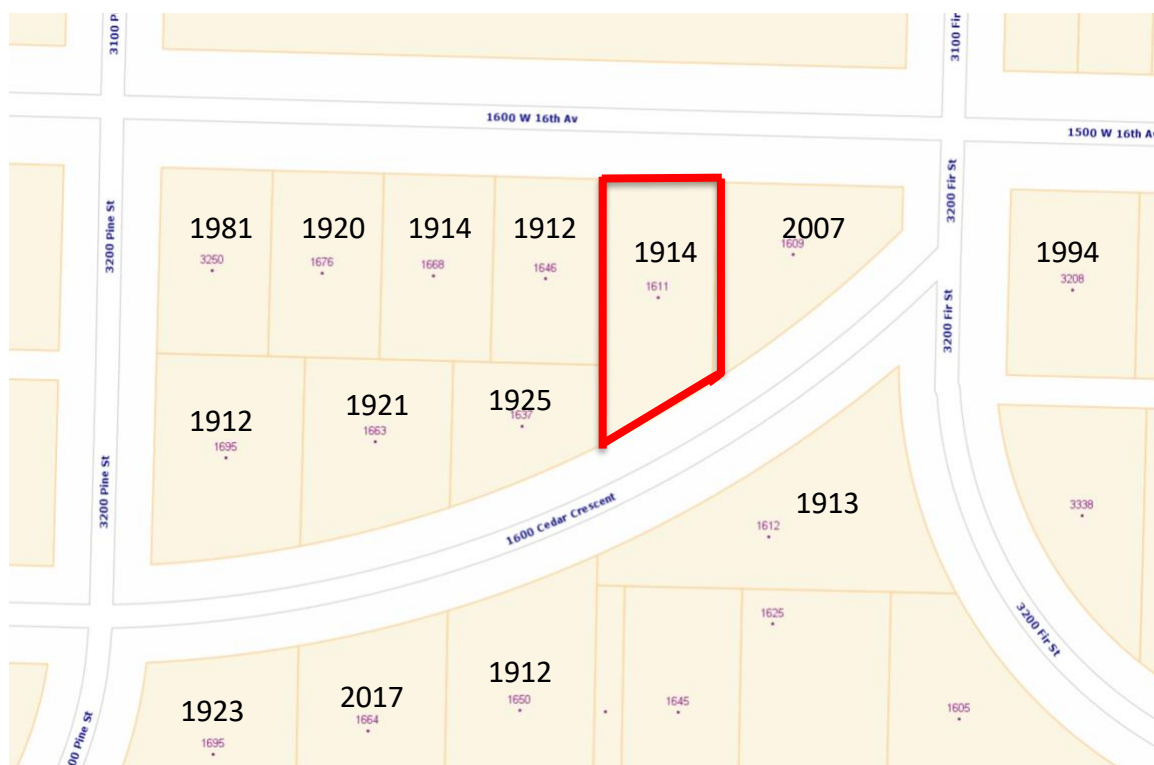


Figure 4: Age of Houses Surrounding 1611 Cedar Crescent
Source: BC Assessment

Some limited redevelopment in the surrounding block has taken place over the years, with one new house in the 1980s and one in the 1990s. The redevelopment of the lot immediately to the east of 1611 Cedar Crescent in 2007 was on a then-vacant parcel that served as the front yard to the Dolman Residence, and did not involve any demolition. Only one site in close proximity, 1664 Cedar Crescent, has been redeveloped since 2015, when Vancouver City Council approved the First Shaughnessy Heritage Conservation Area. As one of those pre-1940 sites, the Dolman Residence is now a protected in accordance with the First Shaughnessy Heritage Conservation Area.

2.3. THE DOLMAN RESIDENCE - OVERVIEW

The Dolman Residence is situated adjacent to West 16th Avenue, the northerly boundary of First Shaughnessy (Figure 5). The area consists of larger estate lots on curving streets with prominent landscaping. Cedar Street extends into First Shaughnessy, where it is named Cedar Crescent. It curves westward toward Burrard Street and continues south-west to West King Edward Avenue.

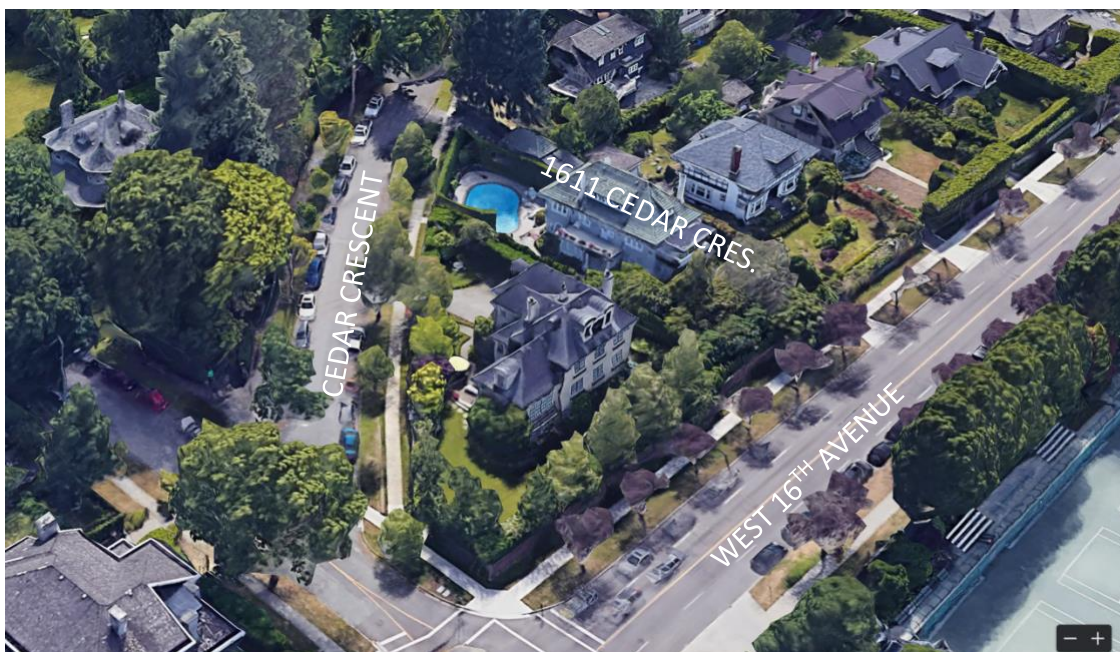


Figure 5a: Front of 1611 Cedar Crescent, looking south-west

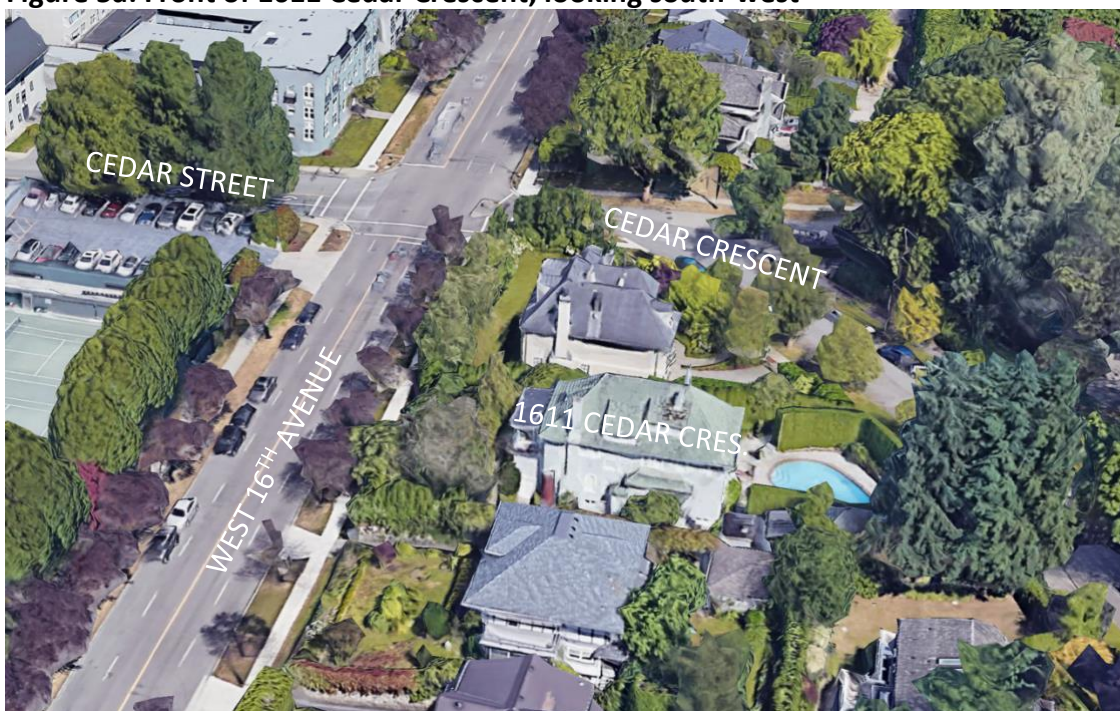


Figure 5b: Rear of 1611 Cedar Crescent, looking east

With its building permit issued in 1914, the Dolman Residence is associated with some of the earliest development of this area that was opened up and marketed by the Canadian Pacific Railway, as one of several of their large land holdings in the city. Despite the year of permit issuance, it is shown on the 1912 Fire Insurance Map (Figure 6).

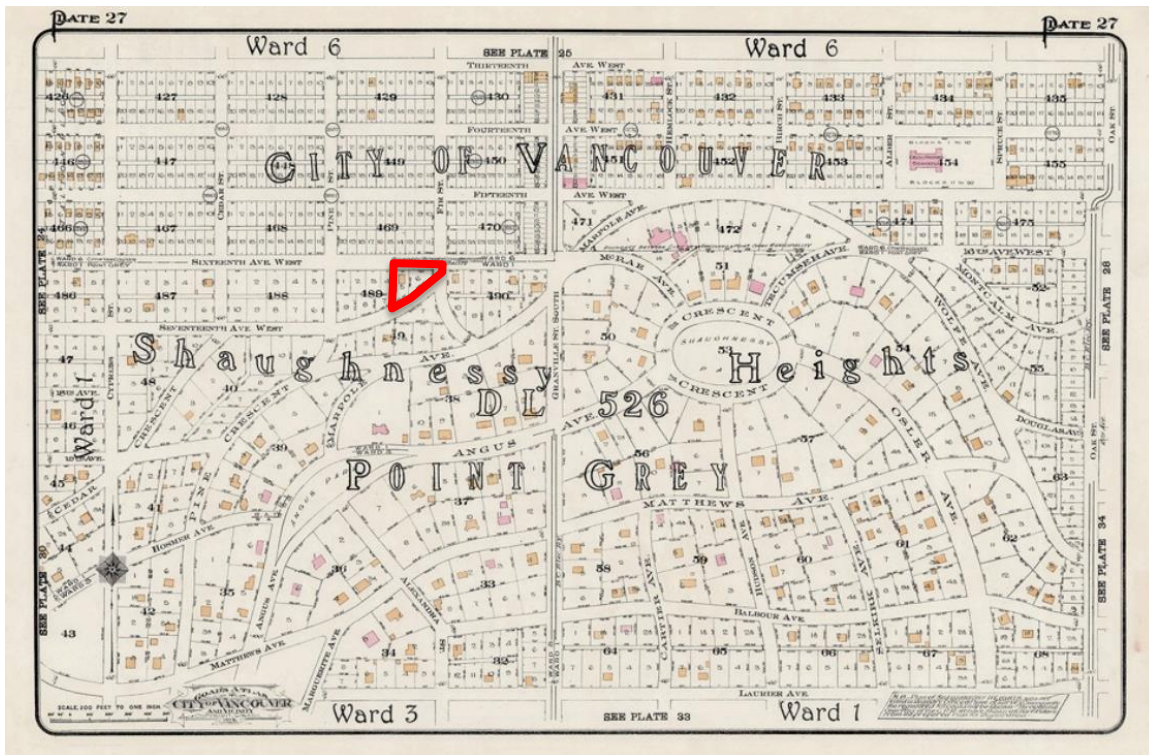


Figure 6: 1912 Fire Insurance Map, Plate 27. Source: Library and Archives Canada. West 16th Avenue forms the boundary between Vancouver (Ward 6) and Point Grey Municipality (Ward 1). The original perimeter of 1611 Cedar Crescent comprised two legal lots.

The Dolman Residence is also significant as some of the very last development before the economic crash that coincided with the beginning of the First World War. Compared to 1913, very few permits were issued in 1914 and this trend continued over the next several years. It was during the inter-war period (1920 to 1940) that development in the area began to fill in the neighbourhood (Figure 7).

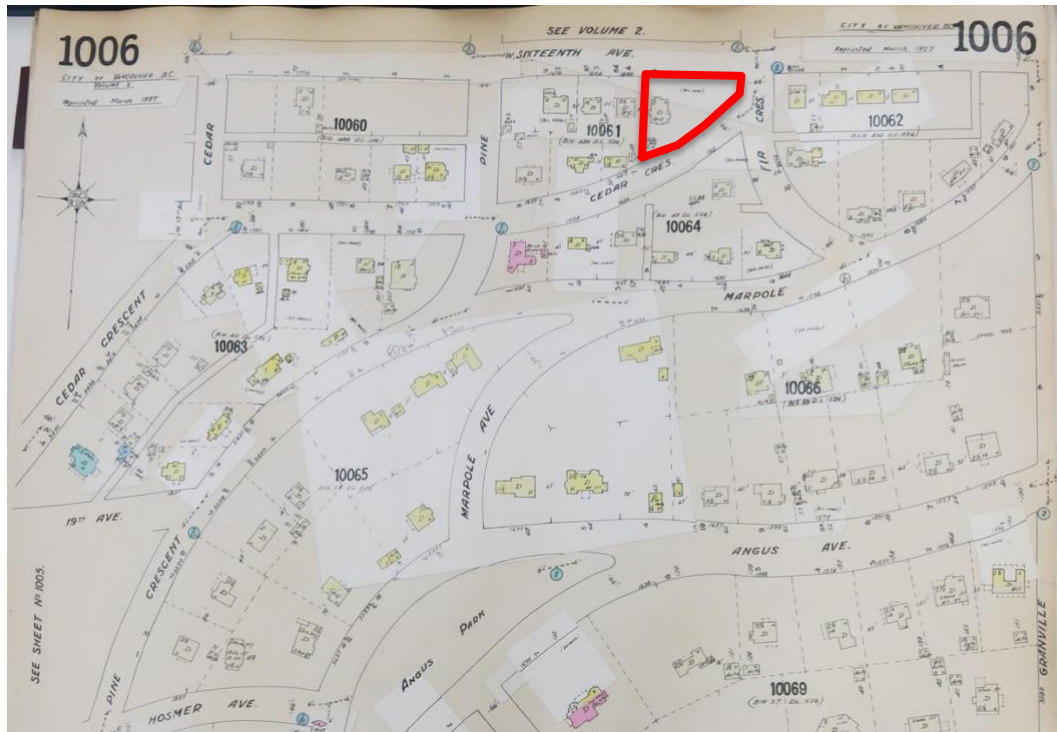
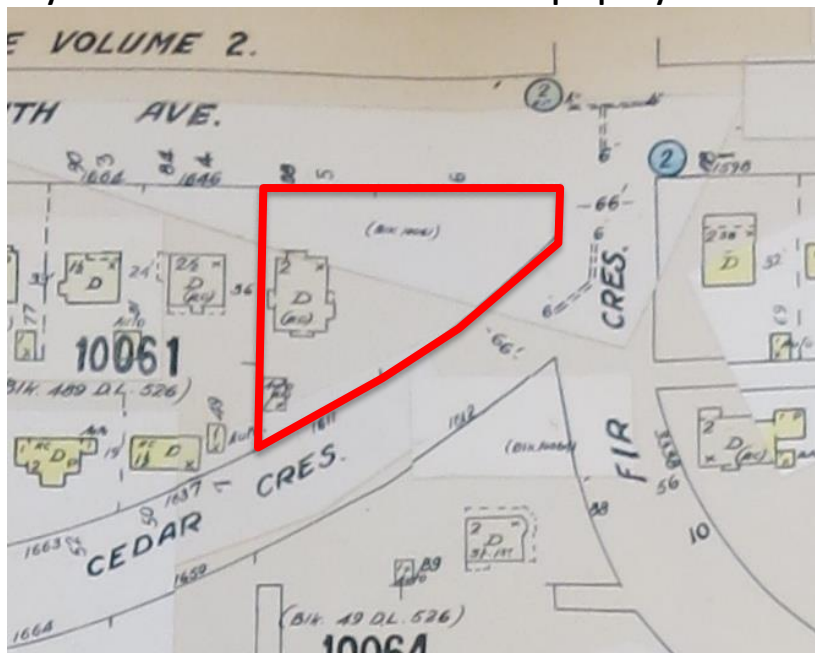


Figure 7: First Shaughnessy Fire Insurance Map, 1926-1950. Map 599, Volume 10, City of Vancouver Archives. Detail of the property at 1611 Cedar Crescent below.



The true extent of the original paired lots, particularly the expansive front garden, is evident from a photo taken of the front of the house around 1949 (Figure 8). This shows how the house was strategically placed at the high point of the property, with the gently rising slope to the south-west. The route of Cedar Crescent followed those same contours, a common trait of the road layout in First Shaughnessy. The house is prominently displayed, as seen from the front garden. With very little rear yard, the expansive front yard gives the illusion of an even larger site, a design characteristic of many early properties in First Shaughnessy.



Figure 8: 1611 Cedar Crescent, seen from the north-east corner of the estate, c.1949. Source: Personal Collection of Jennifer Dolman.

By the late 1960s, the Dolman Residence underwent minor alterations. This included the addition of an enclosed “sunroom” on the north side, above the main floor extension (Figure 9). This was to take advantage of the views of the city to the north, while its enclosure would likely have been for both weather protection and a buffer to the traffic noise along West 16th Avenue immediately to the north. The railing on the upper porch set above the front entry was also replaced with a wrought-iron railing. Otherwise, the house remained relatively intact through the latter half of the 20th century.



Figure 9: 1611 Cedar Crescent, seen from the north-east corner of the estate, c.1969. Source: Personal Collection of Jennifer Dolman.

The site and its landscaping originally comprised a small orchard on the south side, an extensive lawn on the east side, with a large vegetable garden and many flower beds and mature trees (Source: Dolman family recollection). However, the site has undergone major change. A pool was added to the south side around 1971, replacing the orchard. The most dramatic changes occurred with the development of a new house on the east portion of the property in 2007 (the original Lot 6). The site is now roughly half of its original size and most of the site consists of hard landscaping with small trees and shrubs that provide shading and soften the hard surfaces.

Nevertheless, the Dolman Residence remains well presented (Figures 10 to 12).



Figure 10a: East side – Front entry not visible, see photo below



Figure 10b: Entry porch with columns, door and sidelights



Figure 11: South side



Figure 12: West side

3. HISTORICAL ASSOCIATIONS

3.1. JOHN DEXTER SMEDLEY, ARCHITECT

John Dexter Smedley was an architect practicing in British Columbia in the early 1900s. Born in Yokohama, Japan, in 1879, where he initially practiced as an architect, he arrived in Canada in 1907. In 1909 he married Christina Marie Brohm. On his marriage registration, his profession was noted as architect and civil engineer. In 1911 he was initially listed as a draftsman, in the City Engineering Department. In 1912 he had set up an office at 267 Powell Street, and lived in Lynn Valley, North Vancouver.

John Dexter Smedley's design work in Vancouver is concentrated between 1911 and 1914, with 1611 Cedar Crescent representing the last of his work before he apparently moved on to other pursuits. This is apparent in the City Directory listings for his business, as detailed below.

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1911		No listing for Smedley in North Vancouver
1912	267 Powell John D Smedley archt	John D Smedley archt 267 Powell h Lynn Valley (No Van) <u>North Vancouver Listings:</u> John D Smedley archt No Van P O
1913	No listing for Smedley in Vancouver streets	No listing for Smedley in Vancouver section <u>North Vancouver Listings:</u> John T Smedley archt h St Geroge's Av cor Carlsbrooke Rd E
1914	267 Powell J D Smedley archt	John D Smedley archt 267 Powell res No Van <u>North Vancouver Listings:</u> John D Smedley archt h w s St Geroge's bet Osborne and Carlsbrooke Rd (N L)
1915-1916	No longer a listing for John Smedley	No listing for Smedley in Vancouver or North Vancouver
1917	No longer a listing for John Smedley	No listing for Smedley in the amalgamated Vancouver-North Vancouver names

None of the six other buildings that he designed in Vancouver, comprising houses, apartments, a church, and store with rooming house, remains today. The Dolman Residence is the last of his extant work.

In March, 1914, plans were submitted to the CPR for approval for construction of a house at 1611 Cedar Crescent, for Dr. A. Cumming. Building Permit #1306 was issued March 13, 1914, for a house valued at \$7000. Subsequently, Building Permit #1399 was issued April 29, 1914, for a garage valued at \$200.

By 1921, John Smedley had moved to Williams Lake for reasons that are not fully documented. It appears that besides the occasional local design project, he was primarily a hardware merchant, and co-owned Smedley and Sharpe's Hardware Store. Additionally, he served as the first chairman of the Williams Lake Village Council. He designed St. Peter's Anglican Church in Williams Lake, built in 1928 (Figure 13). Its stained-glass windows were salvaged from St. John the Divine Church in Quesnel. He remained in Williams Lake until his death in December 1954. Commemorating his contribution to the community, Smedley Street in Williams Lake is named after him.



Figure 13: St. Peter's Anglican Church, J.D. Smedley, Architect

3.2. DR. ALISON CUMMING, M.D.

Dr. Alison Cumming began his medical practice in Vancouver in 1908, following relocation from Montreal with his wife, Edith. He was listed as a house surgeon, both living and working at Vancouver General Hospital. The following year, he joined his practice with two others in downtown Vancouver: Drs. William D. Brydone-Jack and Alex S. Monro. Drs. Brydone-Jack and Monro were well-established physicians, located in the Mackinnon Block (later named the Williams Building) at 413 Granville Street as far back as 1901 (Figure 14). In 1917 the three physicians relocated to the nearby Vancouver Block on Granville Street at West Georgia, sharing the same office until late 1924. Dr. Alison Cumming continued to practice, with a separate office in this building, until his premature death in 1925.



Figure 14a: The Mackinnon Block (later the Williams Block) at 413 Granville Street, at West Hastings. Office of Drs. Cumming, Monro and Brydone-Jack was located at 413 Granville Street from 1909-1917.

Source: CVA Major Matthews Collection, AM54-S4-: Bu N419 c. 1899.

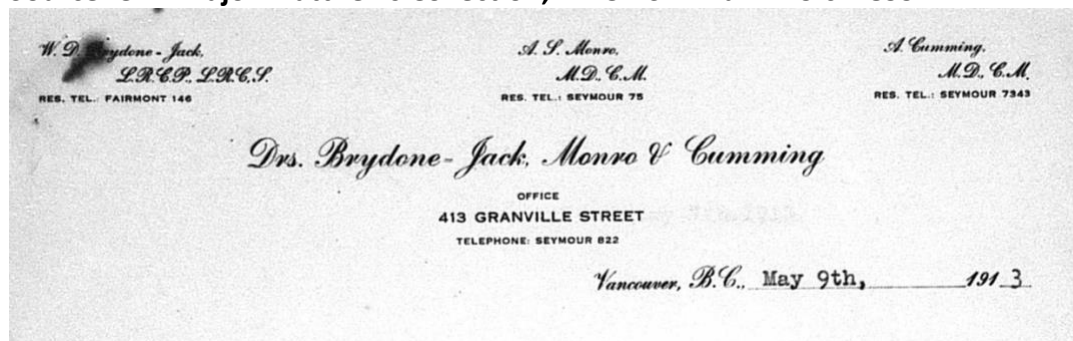


Figure 14a: Letterhead of Drs. Cumming, Monro and Brydone-Jack, 413 Granville Street. Source: CVA AM320-S3, record obtained with permission of Vancouver Coastal Health.

The prominence of this family within the medical community in Vancouver at that time is reflected in the social gatherings prevalent at that time, including a group photograph of doctors and spouses in front of Vancouver General Hospital, August 1909, for the visit of Lord Strathcona and Sir Mackenzie Bowell and party (Figure 15).



Figure 15: Group portrait in entrance to Vancouver General Hospital for the visit of Lord Strathcona and Sir Mackenzie Bowell and party, 1909. City of Vancouver Archives, AM54-S4:- Bu P239

Mrs. Allison [sic] Cumming (i.e. Edith Cumming) is among those noted in the back row. However, because of an incomplete listing of names, it cannot be concluded as to where she is situated. Dr. A.S. Monro, colleague of Dr. Alison Cumming, is noted as in back row, presumably next to Mrs. Cumming. Also, it is likely that Dr. Alison Cumming is in the photograph, since his wife is identified, along with one of his close colleagues, but this cannot be confirmed.

The relocation of this family to Shaughnessy typifies the trend of professional and upper classes of Vancouver in the first decade of the 20th century. Alison and Edith Cumming lived at 1175 West Georgia Street and subsequently at 1005 Broughton Street in the West End. This was the early neighbourhood of choice of those with higher incomes and/or social prominence in the city. With the opening up of First Shaughnessy by the Canadian Pacific Railway around 1909,

then located in the separate Municipality of Point Grey, many left the West End for more appealing and luxurious accommodations. The large houses of the West End were, in many cases, converted to rooming houses and apartments.

Dr. Alison Cumming and Edith Cumming purchased the property at 1611 Cedar Crescent and by 1914 the house was completed (Figure 16).

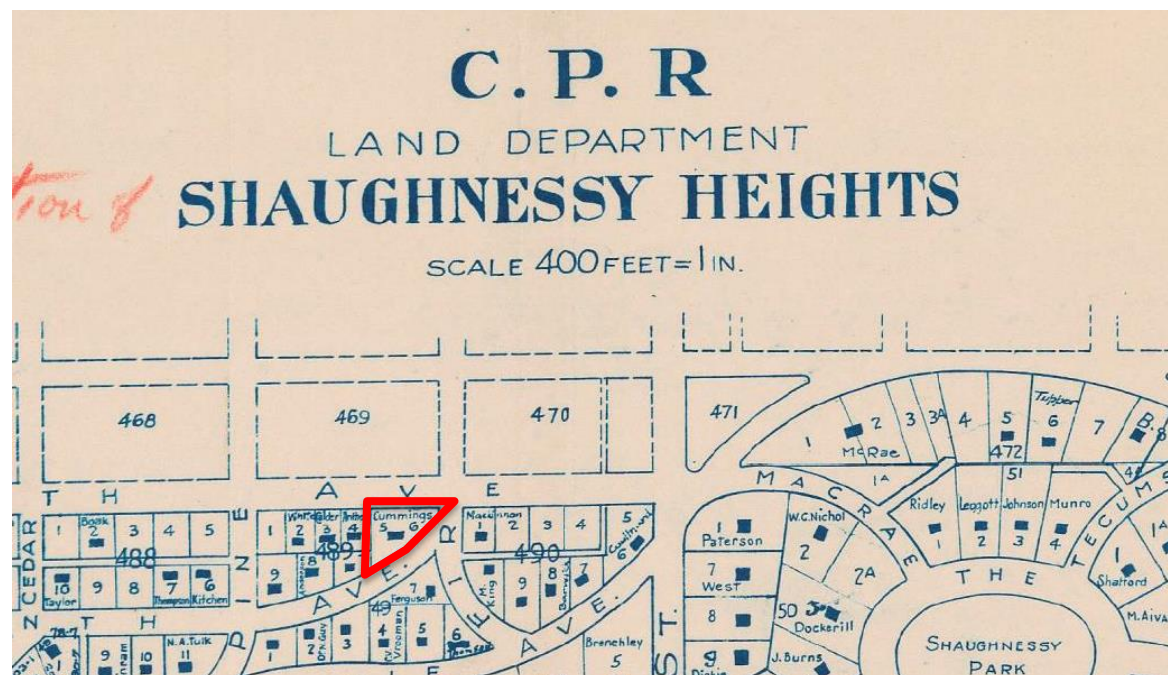


Figure 16: 1929-1932 First Shaughnessy Heights – with ownership including the Cummings [sic] (Lots 5 and 6). CVA Map 329 (cropped)

Dr. Cumming was prominent in the teaching field, and known in the 1920s as an expert in bacteriology (Figure 17).

Treatment By Insulin
 +++ +++ +++ +++ +++ +++ +++
Is Explained to Nurses

Dr. Alison Cumming Gives Interesting Address on Methods Employed in Connection With Discovery for Diabetes —Lucid Language Facilitates Increased Knowledge for Audience.

A comprehensive outline of the nature of diabetes and its treatment by insulin was given by Dr. Alison Cumming on Tuesday evening. More than any other subject, that of diabetes had claimed the attention of the medical world, he thought, and as it was technical in its explanation, the speaker claimed it was a little difficult to translate a talk on such a topic into popular language. To understand the treatment by insulin, Dr. Cumming stated some knowledge of the main principles underlying the disease must be obtained first.

Organic food was taken into the body to build up and repair tissues or to produce energy to continue life, de-

be produced. The effect of an injection of insulin lasted only twelve hours and its efficacy only six weeks.

Results of Treatment.

Insulin varied in its effects on different cases but, according to Dr. Cumming, marvellous results had been obtained in acute cases and also in the case of diabetic coma, which had nearly always resulted fatally.

This interesting address was given at the closing session of the annual meeting of the Graduate Nurses' Association of British Columbia, held on Tuesday evening in the Heather street annex of the Vancouver General Hospital.

Figure 17: The Vancouver Daily Province, April 4, 1923

Dr. Cumming passed away on June 5, 1925, at the age of 48 (Figure 18). Edith Cumming continued to live here until 1936. By 1938 the property had changed hands, with Dr. Claude Dolman as the new owner.

**PROBATE ESTATE OF
 DR. ALISON CUMMING**

Vancouver Physician Leaves
 \$10,333—Other Wills
 In Court.

To his wife, Edith Murray Cumming, 1611 Seventeenth avenue west, Dr. Alison Cumming, who died here June 5, left a net estate of \$10,333. His will has been probated in Supreme Court.

Figure 18: Vancouver Sunday Province, July 25, 1926

3.3. DR. CLAUDE DOLMAN, M.D. AND DR. CLARISSE LEONORE (LORE) DOLMAN, M.D.

Claude Ernest Dolman was a microbiologist and academic. Born in Cornwall, England, he studied medicine at London University and St. Mary's Hospital Medical School.

In 1931 he moved to Canada and became a research assistant and clinical associate at the University of Toronto. Four years later he moved to Vancouver and was appointed director of the division of laboratories of the department of health of British Columbia, where he remained until 1956. At the University of British Columbia (UBC), he was a professor and head of the department of bacteriology and preventive medicine from 1936 to 1951. He then became head of its successor, the department of bacteriology and immunology, until 1965. He simultaneously served as acting head of the department of nursing from 1933 to 1943, and became head of that department from 1943 to 1951. He was appointed professor emeritus at UBC in 1971 (Figure 19).



Figure 19: Dr. Claude E. Dolman, UBC Archives Photograph Collection, c. 1965

During his career he published over 100 scientific papers, including 36 to the *Canadian Journal of Public Health*, covering many medical topics. He served on its editorial board for 20 years beginning in 1939. Dolman had an international reputation for his work on botulism and was responsible for the

epidemiologically-significant hypothesis that *Clostridium botulinum* type E was not a marine organism but rather of terrestrial origin.

Dolman was made a fellow of the Royal Society of Canada in 1947, and was its president in 1969. He was also president of the Canadian Association of Medical Bacteriologists from 1964 to 1966. In 1973 He was awarded honorary membership of the Canadian Public Health Association.

Claude Dolman and his then-wife, Ursula (nee Coray), married in 1931 in London. Upon arriving in Vancouver in 1936, they lived at 1974 Matthews Avenue, in First Shaughnessy, until 1938, when they relocated to 1611 Cedar Crescent.

By 1955, Claude Dolman had divorced Ursula Dolman and re-married Clarisse Leonore (Lore) Aszkanazy (Figures 20 and 21). Lore Aszkanazy was born in Vienna in May 1921, and fled to Canada with her mother and sisters in 1938, in response to the growing anti-Semitism occurring in Europe in the late 1930s.



Figure 20: Simon and Anna Aszkanazy, with Leonore (Lore) (left) and Elisabeth (Lisl) (right), early 1920s. Source:
<https://jroosma.wordpress.com/2019/01/27/commemoration-at-neulinggasse-14-wien-1030-june-3-2018/>



Figure 21: Anna Aszkanazy, with Lisl (18), Lore (16) and Simon Aszkanazy, Summer 1937.

Source: <https://jroosma.wordpress.com/2019/01/27/commemoration-at-neulinggasse-14-wien-1030-june-3-2018/>

The Aszkanazy family settled in North Vancouver. Lore Aszkanazy studied microbiology and then medicine at the University of Toronto. After marrying Claude Dolman in 1955, she specialized and became the first neuropathologist in British Columbia, in addition to the first woman president of her specialist association. She taught medical students, including her three children, Jennifer, John and Peter.

The Dolman family lived at 1611 Cedar Crescent, and the long-term historical association with the house is significant, spanning nearly seven decades, beginning in 1938. Lore Dolman pre-deceased her husband, and died in Vancouver on December 21, 1988, at the age of 67. Claude Dolman remained in the house until his death in 1994 at the age of 88 (Figure 22).

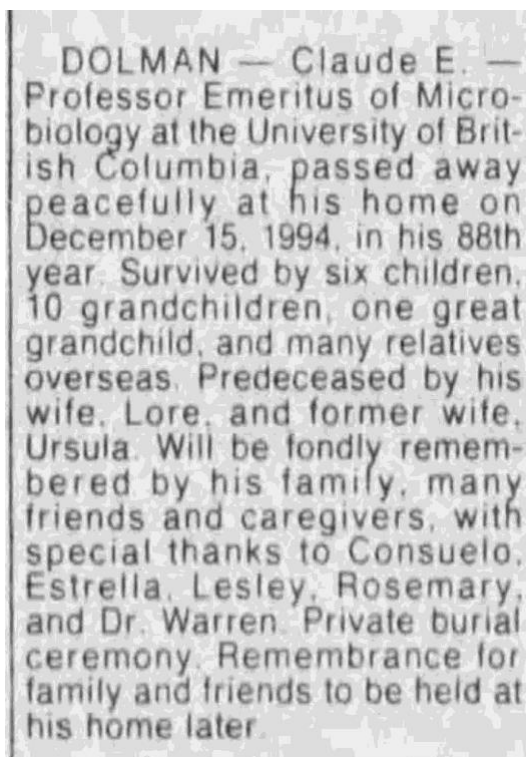


Figure 22: Obituary for Claude Dolman, Vancouver Province, December 18, 1994

4. ARCHITECTURAL ASSESSMENT AND PHOTOGRAPHIC INVENTORY

The Dolman Residence is a two-and-a-half storey house that demonstrates certain elements of Palladian and Georgian styles although it does not have an overall identifiable style. It features a hipped roof form, and a centrally-set front porch, enclosed on one side as a result of a front room extension (original to the house). It is clad with smooth stucco, and the windows are mostly wood frame and sash with the traditional arched central window on certain room arrangements, both on the front and rear.

It is representative of the types of houses built in First Shaughnessy in the pre-war era that carried over into the inter-war era. These were typically the popular yet varying stylistic traditions either sought by the professional and wealthy owners, or the architects who presented them to their clients, and in many cases (including the Dolman Residence) were a hybrid of certain styles and elements.

4.1. GARDEN AND FRONT (EAST SIDE)

The front of the house faces the adjoining property. As a result of the redevelopment of that parcel and the loss of the original front yard, the landscaped gardens are quite limited in their extent, although they are well presented and with many mature plantings and walkways.

The front of the house is accessed by a narrow walkway from Cedar Crescent framed by hedging and plantings. The walkway opens up adjacent the pool and continues to the front porch (Figure 23).



Figure 23: Walkway into property from Cedar Crescent (above) leading to main entry porch (below)





Figure 23: Entry porch (left) and passage to north side of property



Figure 23: Front room adjacent entry porch

The front of the house is defined by a modest covered porch, enclosed on the south side by the front room extension, and open on the north side (Figure 24). The entry door is flanked by sidelights and the north side of the porch has an original balustrade. The front of the stairs is framed by a pair of Tuscan columns.



Figure 24: Front porch, columns and soffits; details of front windows (below)



Curved brackets frame the roof overhang of both the porch and the main body of the house (Figure 25).



Figure 25: Detail of curved brackets in soffit

The north section of the main floor of the house features a library extension. This was originally a single floor, and an enclosed sunroom was added on top at a later date (Figure 26).



Figure 26: Paired doors accessing the library at the north end of the east side (front)

4.2. SOUTH SIDE

The south side faces on to an enclosed patio and pool, and this section of the yard is well defined by tall hedges (Figure 27). A wide angled bay window of the dining room is the feature on this side of the house. Adjacent to the bay is a pair of windows and on the second floor there are two single windows. The pool was installed c. 1971 and replaced a small orchard.



Figure 27: Pool and patio adjacent the south side



4.3. WEST SIDE

The west side of the house is less decorated than the front or south sides, but it has several features of note (Figure 28). The primary chimney is set on this wall, with single windows on either side featuring the rounded top sash with the slender raised stucco lintel spanning the top.



Figure 28: West side, clockwise: Sunroom extension, north end; Chimney and window detail; full view; small porch with access to the rear



Two sections of the rear wall protrude from the main body of the house, on the main floor only, and as part of this, a small covered porch with stairs provides access to the rear yard.

Toward the north side of the house is the library. As the library is narrower than the main footprint of the house, this part of the west side is recessed from the main section of the west wall. There are no windows on this side of the library. The enclosed sunroom above, however, has windows spanning all three sides. These windows are significantly different from the rest of the house due to the era in which this addition was made (1960s).

4.4. NORTH SIDE

As a result of the abundant vegetation set between the house and West 16th Avenue, the house is not visible on the north side (Figure 29). The library has two pairs of plain windows, while the sunroom above has a full span of windows. There is a long brick and stone-base perimeter wall running along this side which illustrates the original size of the estate.



Figure 29: Frontage of property along West 16th Avenue

4.5. GARAGE

The single-car garage is accessed from Cedar Crescent and retains its original siting. Although the garage door and its surrounds are newer, its sides and rear feature original windows and cladding (Figure 30).



Figure 30: Garage accessed from Cedar Crescent; East side wall

4.6. CONDITION ASSESSMENT AND CONCLUSION

The Dolman Residence is largely intact and in generally excellent condition. However, it has had some alterations to the exterior including the creation of an open porch on the second floor, north side, and its subsequent enclosure.

The windows on the north side enclosure, and those in the attic, are newer aluminum frame or vinyl. Several small windows on the west side are vinyl replacements. None of the replacement windows have altered the proportions of the window openings, and being at the rear and in the attic are not easily seen, so the impact on the overall character of the house is negligible.

The wrought iron railing surrounding the front porch, set above the main entry, is a more recent alteration (Figure 31). It would have replaced an earlier (and likely original) railing surround, likely made of wood in a style similar to that of the front porch balustrade. This railing is out of form with the rest of the house and cannot be considered a character defining element.



Figure 31: Wrought iron upper front porch railing, looking south-east and east

5. PROPOSED REHABILITATION

The primary intent is to preserve the existing historic structure, while undertaking a voluntary rehabilitation that will upgrade its structure and services to increase its functionality for continued residential use. As part of the scope of work, exterior rehabilitation is proposed for the upper section of the front porch and the south-west corner of the house, primarily along the west side (rear).

5.1. EAST ELEVATION

The east elevation of the Dolman Residence is proposed to undergo rehabilitation of the wrought iron railing situated above the front porch (Figure 32). The archival images obtained as part of this Heritage Assessment should serve as the guide to a historically-appropriate restoration of either the original railing, or the one that has been in place since the late 1960s (see archival images, pages 9 and 10). Either option fulfills the principles of *Standards and Guidelines for the Conservation of Historic Places*. The more historically-accurate option, though, is a wood railing restored to original (pre-1960s) design; the decision on which option is more appropriate in the context of the *First Shaughnessy HCA Design Guidelines* rests with City of Vancouver Planning staff.

In the case of a restored wood railing, the height is expected to be an issue, since the original railing was quite low. Therefore, in order to meet the requirements of the Vancouver Building By-law, a slender top railing (typically steel) may be added to the top of the traditional-height balustrade, with glazing set in between to make it as transparent and unobtrusive as possible.



Figure 32: Proposed East Elevation

5.2. SOUTH ELEVATION

The south elevation of the Dolman Residence is proposed to undergo rehabilitation on the main floor and second floor (Figure 33). The work is limited to the rear corner, with a set of paired doors replacing the paired windows on the main floor, allowing access to the expanded wrap-around porch, and a single door in place of the existing double-hung window to access a wrap-around upper porch of roughly the same proportions. The openings will not be widened – the existing width will be maintained. The porch railing should be designed to be compatible yet distinguishable from the one on the front (see section 5.5).



Figure 33: Proposed South Elevation

5.3. WEST ELEVATION

The west elevation of the Dolman Residence is proposed to undergo the most extensive rehabilitation, consisting of an extension to the kitchen on the main floor (Figure 34). The form of the extension is proposed to be presented as a flat roof. While this is not typical of Shaughnessy roof forms, the rationale for this is to minimize the extent of the west wall that will be either altered: a sloped roof would cover up a larger percentage of the west wall and negatively affect several existing windows. The flat roof is proposed to have a soffit that is similar to the others on the house, with decorative brackets. Cladding will match the rest of the house and the high-set kitchen windows will be wood frame and sash.

In addition, the corner of the dining room, adjacent the kitchen, is also proposed to be expanded resulting in three new windows, which in contrast to the proposed kitchen windows will be designed to match the profile of those on the south side of the house, and be wood frame and sash.

It is also important to note that this work is on the side of the house that cannot be seen from any vantage point, either from the street, or on the property itself with the exception of the narrow west (rear) yard. Its impact on the heritage character of the house is minimal.



Figure 34: Proposed West Elevation

5.4. SUSTAINABILITY

Heritage conservation works in conjunction with sustainable development as a realistic and critical goal of any rehabilitation project. The high level of retention – the result of conservation, continued use and adaptive re-use of historic buildings and structures – accordingly reduces the overall carbon footprint. The embodied energy in historic buildings is a measurement that is often ignored or discounted, yet is crucial to understanding the wider benefits of retention tied to reducing greenhouse gas emissions (GHG) and global warming. While new construction is touted as offering the benefit of the highest level of energy efficiency, it should be recognized that retaining a historic building can still achieve an excellent level of energy efficiency while avoiding the significant levels of GHGs by reducing solid waste, eliminating or at least minimizing the need for new structural components, conserving existing material rather than producing new, and overall saving a significant amount of embodied energy.

5.5. REHABILITATION PRINCIPLES

In accordance with the *Standards and Guidelines for the Conservation of Historic Places*, a set of principles must be adhered to as a critical component of the proposed rehabilitation work. It is important to note, however, that due to the relatively modest scale of the work, the principle of “compatible yet distinguishable” should have some flexibility. For example, having material that is notably different (i.e. modern) in this case could be somewhat detrimental to retaining the overall character of this relatively intact house, and more importantly, be contrary to the City of Vancouver’s *First Shaughnessy Heritage Conservation Area Design Guidelines*. Those guidelines specify that a “careful, gentle, and respectful should be taken towards the conservation of heritage character elements.”¹ In addition, “renovations and additions to protected heritage property should be physically and visually compatible with, subordinate to, yet distinguishable from the existing building.”²

¹ *First Shaughnessy Heritage Conservation Area Design Guidelines*, Section 3.4.3

² *First Shaughnessy Heritage Conservation Area Design Guidelines*, Section 3.5.1

The proposed rehabilitation adheres to the FSHCA Design Guidelines that wherever possible, addition to the rear of a building is preferred to maintain the appearance of the house from the street. It is also worth noting that in this situation, due to extensive and dense landscaping, particularly hedging, the Dolman Residence is not visible from the street. Nevertheless, the proposed addition is situated at the west side, the most appropriate location that will not detract from its heritage character

as seen from the front. While there is a minor component of the work that wraps around from the rear, visible on the south side, as previously noted, this is not visible from the street and the changes on that side are relatively minor, comprising the modification of an existing window opening to a paired door on the main floor, and a single door on the upper floor.

The following principles must be followed:

- Cladding on the rear addition should match the rest of the house.
- New windows are to be wood frame, sash and trim, and must match the general style of the existing windows. Those on the rear may be somewhat distinguishable by not having muntins.
- However, where the continuity of a room is important, wood muntins in the upper sash to match those existing elsewhere on the house are appropriate.
- Muntins must be true divided lights; dividers set between panes are not acceptable. Products that achieve a high level of energy performance and simultaneously retain historical accuracy are available on the market, one of which is Pilkington Spacia™ or Pilkington Super Spacia™.
- New doors are to be wood, with inset glazing.
- Porch railings on the addition are to be subordinate to the upper railing above the front porch. They should be made of wood and have a strong definition of posts and balustrade. In order to be subordinate, compatible and distinguishable, it should have clean simple lines, and minimal decoration.
- The railing above the front porch may require replacement due to its condition or required VBBL upgrades (or both). In that case, it can be either a style to match the existing – which has been in place since the late 1960s and in itself has become a character defining element – or a restoration of the original design and material (i.e. wood). **[Note: Final decision rests with the City of Vancouver Planning staff.]**
- In the case of a restored wood railing, it is anticipated that it would not meet the height provisions of the VBBL, in which case required height can be achieved by a more slender secondary rail set above a the restored wood balustrade, with tempered glass to fill the void and retain transparency.
- Exterior colour, if it is to be altered, must use the Vancouver Heritage Foundation’s “True Colours” pallet.

6. HISTORIC RESEARCH

6.1. OWNERSHIP AND OCCUPANCY

The ownership of 1611 Cedar Crescent is connected to two families over an 80-year period: Dr. Alison and Edith Cumming (1914-1938) and Dr. Claude and Ursula Dolman (1939-1994) (see Sections 3.2 and 3.3). Notably, the house was also occupied by those two same families for the duration of their ownership. This is significant in First Shaughnessy, spanning two periods when owners often left their houses to be rented to tenants or had them converted to rooming houses, particularly in the 1940s and 1950s.

Both families were prominent in their respective professions: medicine and academic teaching and research.

6.2. CITY DIRECTORIES

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1914	No listing for this address on Cedar Cres	Dr Alison Cumming of Brydon-Jack Monro & Cumming h 1005 Broughton
1915	No listing for this address on either Cedar Cres, West 17 th or Fir Cres	Alison Cumming of Brydone-Jack, Monro & Cumming h Shaughnessy Heights (Wm D) Brydone-Jack, (Alex S) Monro & (Alison) Cumming phys 9, 413 Granville
1916	No listing for this address on either Cedar Cres, West 17 th or Fir Cres	Alison Cumming of Brydone-Jack Monro & Cumming r 16 th Av cor Fir (W D) Brydon-Jack (A S) Monro & (A) Cumming phys 8, 413 Granville
1917-1921	No listing for this address on either Cedar Cres, West 17 th or Fir Cres	Alison Cumming phys 301, 736 Granville r 16 th Av cor Fir
1922-1923	1600 A Cummings [sic] phys	Alison Cumming phys 301, 736 Granville h 1600 W 16th
1924	1600 A Cumming	Alison Cumming phys 301, 736 Granville h 1600 16 th av W

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1925	1600 A Cumming	Alison Cumming phys 722, 736 Granville h 1600 W 16
1926	1600 A Cummin [sic]	Alison Cumming phys 722 736 Granville h 1600 W 6 [sic]
1927-1928	1611 Mrs E M Cumming	Edith M Cumming wid A h 1611 Cedar cres
1929-1931	1611 Mrs E M Cumming	Edith M Cumming wid A h 1611 Cedar Cres
1931-1935	1611 Mrs E M Cumming *	Edith M Cumming wid A h 1611 Cedar Cres
1936	1611 Mrs E M Cummings [sic] *	Edith M Cumming wid A h 1611 Cedar Cres
1937	1611 H G M Wilson	No listing
1938	1611 A B Cummings *	Alison B Cummings studt h 1611 Cedar Cres
1939-1940	1611 C E Dolman	Claude E (Ursula) Dolman prof UBC h 1611 Cedar Cres
1941	1611 C E Dolman *	Claude E (Ursula) Dolman prof UBC h 1611 Cedar Cres
1942-1943	1611 C E Dolman *	Claude E (Ursula) Dolman dir of div of laboratories BC Govt h 1611 Cedar Cres
1944-1955	1611 C E Dolman *	Claude E (Ursula) Dolman prof UBC h 1611 Cedar Cres

Prior to 1927, the house was addressed as 1600 West 16th Avenue. Beginning in 1931, city directories provided an asterisk next to the name to indicate that it was the owner.

For this particular research, city directories beyond 1955 were not consulted, as it was confirmed by the Dolman family that Claude and Lore Dolman married in December 1955 and took up residence at 1611 Cedar Crescent immediately afterwards. It was also confirmed by the family that Claude Dolman remained in the house following the death of Lore Dolman in 1988, and lived here until his death in December 1994.

6.3. REFERENCES – MUNICIPAL AND OTHER RECORDS

- City of Vancouver Assessment Records
- Title Search: N/A
- City of Vancouver Plans: No plans available
- City of Vancouver Archives Plans: No plans available
- Water Application Records: Not available
- Maps: Fire Insurance Plans: City of Vancouver Archives, No. 599
- City Directories: Henderson’s City Directory (1913-1923); Wrigley Henderson Amalgamated (1924-1926); Wrigley’s BC Directory (1926-1932); Wrigley’s Greater Vancouver and New Westminster Directory (1933); Sun British Columbia Directory (1934); British Columbia and Yukon Directory (1935-1948); Vancouver and New Westminster City Directory (1949 -1955).
- Heritage Vancouver Building Permit Database
<http://permits.heritagevancouver.org/>
 - Permit issued for 2 ½ storey frame residence, March 13, 1914, value \$7,000
 - Permit issued for garage, April 29, 1914, value \$200
- BC Vital Statistics
 - John Dexter Smedley and Christina Marie Brohm m. April 15, 1909, Vancouver, Marriage Registration No. 1909-09-059733
 - Alison Cumming, d. June 5, 1925, Point Grey, age 48, Death Registration No. 1926-09-368249
 - John Dexter Smedley, d. December 5, 1954, Williams Lake, age 75, Death Registration No. 1954-09-011988
 - Clarisse Leonore Dolman, d. December 21, 1988, Vancouver, age 67, Death Registration No. 1988-09-021537
 - Ursula Dolman, d. November 12, 1993, White Rock, age 87, Death Registration No. 1993-09-024317
- BC Assessment Records <https://www.bcassessment.ca/>
- Haphazard History: Mysterious Lake Monsters from Days Gone By. *Quesnel Cariboo Observer*, May 10, 2020
<https://www.quesnelobserver.com/community/haphazard-history-mysterious-lake-monsters-from-days-gone-by/>
- Haphazard History: Three Early Churches in Williams Lake, *The Williams Lake Tribune*, August 31, 2015 <https://www.wltribune.com/our-town/haphazard-history-three-early-churches-in-williams-lake/>
- Canada Voters Lists, 1935: John Dexter Smedley, Williams Lake, BC
- Heritage Action Plan, First Shaughnessy Historic Context Statement, Appendix I, Donald Luxton and Associates, June 2015
- Dr. Claude Dolman Fonds, Revised October 2011, UBC Archives
https://www.library.ubc.ca/archives/u_arch/dolman.pdf

- Royal College of Physicians – Claude Ernest Dolman b. May 23, 1906, d. December 15, 1994
<https://history.rcplondon.ac.uk/inspiring-physicians/claude-ernest-dolman>
- E-mail from Jennifer Roosma, daughter of Claude and Lore Dolman, September 27, 2021.

6.4. PUBLICATIONS AND DOCUMENTS

- *First Shaughnessy District: Historic Style Manual*. Prepared for Shaughnessy Heights Property Association, Robert Lemon Architecture and Preservation, Revised June 1990.
- *Vancouver – A Visual History*, Bruce Macdonald. Talon Books, 1992.
- *Vancouver General Hospital – 100 Years of Care and Service*, Donald Luxton. Vancouver Coastal Health, 2006.
- *Penguin Dictionary of Architecture and Landscape Architecture*, 5th Edition, Penguin Books, 1999.

7. RESEARCH SUMMARY

HISTORIC NAME(S):	None
LEGAL:	Lot 5, Block 489, District Lot 526, New Westminster District, Plan VAP4502
CIVIC ADDRESS:	1611 Cedar Crescent
OTHER ADDRESS:	N/A
ORIGINAL ADDRESS:	N/A
ORIGINAL OWNER:	Dr. Alison Cumming and Edith Cumming
SUBSEQUENT OWNERS:	Dr. Claude Dolman and Ursula Dolman Dr. Claude Dolman and Dr. Lore Dolman
SOURCE:	City Directories
CONSTRUCTION DATE:	March 1914
SOURCE(S):	FSD List of Pre-1940 Properties, Appendix C, Heritage Action Plan, First Shaughnessy Consultant Recommendations, Donald Luxton and Associates, May 2015
ARCHITECT:	John Dexter Smedley
BUILDER:	W. Hawkins



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