

**South Vancouver**  
**Past and Present**

An Historical Sketch of the Municipality from the Earliest Days and  
Its Incorporation to the present, 1920.  
Together with Short Biographical Sketches of Some of Its Leading  
Business and Public Men.

By  
ALFRED HENRY LEWIS

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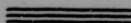
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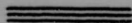
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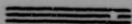
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### DEDICATION

This Book is sincerely and loyally dedicated to the Benefit and Success  
of the persons who have made its publication possible. Their names  
and biographies appear in this issue.

A.H. LEWIS.



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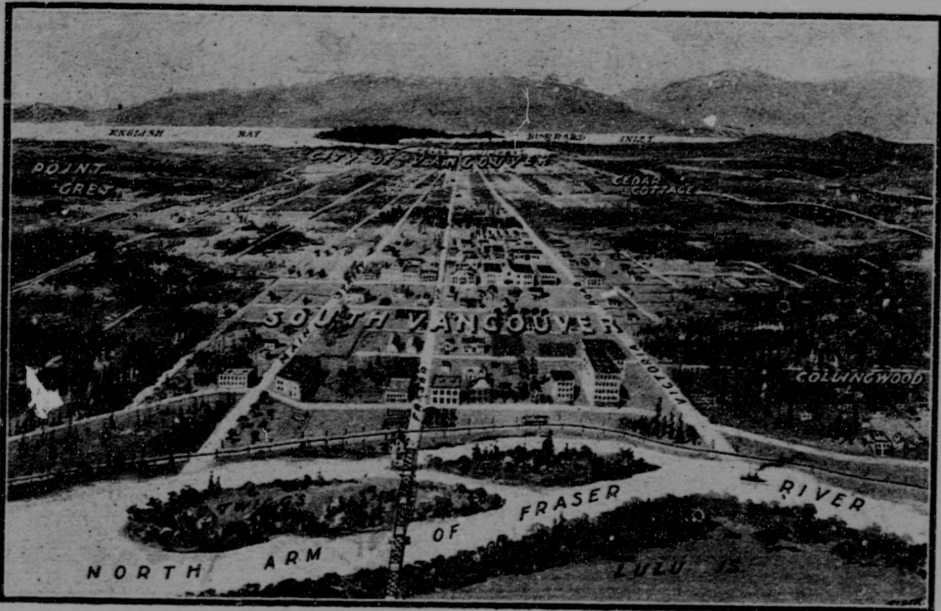
## CHAPTER I.

### Early Years.

Settlers commenced to come into South Vancouver soon after, if not simultaneously with the incorporation of the City of New Westminster in 1860.

The highways of a Continent and every new District are its rivers and lakes and seas. In those days the North Arm of the Fraser was the great water highway of South Vancouver, Burnaby and what is known today as Point Grey. Among those

others. These were the days of hardships and pioneering. South Vancouver was a huge forest with two roads on land and the North Frasers water highway. Fraser Street was cleared to the river, but had overhanging trees and stumps and water-pools and mud holes all along the track to what was known then as Gas Town. The settlers made a living by stumping and logging at \$2.00 a day, sometimes \$40.00 a month, for the only two lumber mills in the entire region. The temptation, in



earliest settlers we find Mr. F. McCleery, who settled here in 1862, then Mr. Magee and Mr. Mole soon followed, all coming via San Francisco from the East and settling on the North Arm of the Fraser.

Years after this, in 1872, Mr. Wm. Daniels settled at the foot of Fraser Street, near the North Arm, and he was succeeded by James Rae and

those days, was to leave the place, and thus Wm. Daniels and James Rae testify, that had they the means they would have left the country and returned to their homes.

Business was done by the North Arm settlers in New Westminster, going and coming on "Captain" Stewart's old tug boat, and occasionally on horseback to "Gas Town."

An incident in the life of Wm. Daniels is worth recording here. One morning he had all his belongings on his back, determined to take the next boat to San Francisco. Navigation between "Gas Town" and San Francisco was the only "regular" service in those days. When he had arrived from his shack on the Fraser River to the foot of Fraser Street he met Magee, who enquired "What was the trouble." "Oh," said Daniels, "I am quitting. I may as well starve in attempting to get away from here as starve here." "Nonsense," replied Magee, "Why talk about starving? The Fraser is full of fish, the land has a number of deer, rabbits, bears, nuts and berries." Daniels decided to try it once more and he is still living on the Fraser, though the modern euphonic name is the "Marine Drive." He has reared a big family, all of whom are married—living in comfortable circumstances. There are five daughters—Mrs. D. Beach, South Vancouver; Mrs. Randell, Lulu Island; Mrs. Benj. Thomas, Lulu Island; Mrs. Violet F. Somes, Grant-ham Landing and Mrs. Emery, Burnaby.

Besides Daniels and Rae, Magee and McCleery, there was also Mr. Rowling on the River Road, whose son now lives on Main Street and has been a Councillor for years; Mr. McBride is also among the late early settlers, Mr. Turrell and Mr. S. Taylor, of whom we shall speak more elaborately later.

On Kingsway, or, what was known then as the Westminster Road, we find also a number of old settlers, among whom was Mr. Geo. Rae, Mr. Bell and Mr. Brewer. Mr. Brewer became the first Reeve, and Mr. Geo. Rae became the third Reeve. But of these men we shall speak further

on. Transportation between New Westminster and Vancouver in those days was by coach, horseback and wagon. The Lewis four horse coach was the public conveyance, but Westminster Road in those days was full of mud holes, here and there patched with corduroy planks.

In spite of the hardships and difficulties, however, those were days of optimism and inspiration, low prices for land, about \$1.00 an acre, and low taxation.

## CHAPTER II

### The Early Reeves and Councils.

New Westminster was incorporated under the name of Queensborough in 1860. That is why New Westminster has, and is being called the Queen's City and the Royal City. Like Victoria, there was a loyal competition for royalty between the two sections. In fact, the Charter for a Capital was granted New Westminster, and it looked for some time as if British Columbia would be divided into two Provinces. But the question of Confederation and annexation was looming at the time, and it was decided to have one capital at Victoria. Vancouver was incorporated in 1886, one year before the C.P.R. train came into the city. This was five years before the scheduled time to complete the railway. The first train arrived in Port Moody on July 4th, and the first train arrived in Vancouver May 23rd, 1887.

The excitement and interest in the event was intense, for it opened a new highway on land through Canada, to the resources of Eastern civilization, trade and commerce, instead of being compelled to go to San Francisco and thence Eastward to New York and Toronto, and Montreal.

## Who is Who in Business and Public Life in South Vancouver

Mr. F. J. Gillespie was appointed Commissioner of South Vancouver in April, 1918. He was appointed by special act of the Provincial Legislature, in which his functions were defined, thus becoming the official of the Government to whom he reports and from whom he receives special instructions on doubtful and problematic issues from time to time. Though thus robed with auto-

the Commissioner makes no important move without the consent and co-operation of this advisory board. The net result of this course has been generally satisfactory.

The Commissioner takes the place in South Vancouver of three public and representative bodies. He exercises the functions of a Reeve and Council, of a School Board, and of a Police Commission. In fact, 'is



This Photo Shows Mr. F. J. Gillespie in his robe of Office as Warden of an Ontario County Council with his 35 Councillors including the Hon. Judge Burnham, J. E. Fawcett, K. C., County Solicitor, and Donald McKay, County Treasurer, Sheriff Paxton, and County Public School Inspector McBrown.

cratic powers, he deemed it advisable from the start to take into his counsel several representative ratepayers and business men from various parts and sections of the municipality. He requested the Merchants' Association, the Board of Trade, and certain ratepayers' associations to nominate a person from their number, who would cooperate with him in an advisory manner. The result has been that

powers exceed those of a Reeve and Council and School Board, for he can, without consulting or placing before the ratepayers, order extraordinary expenditure in connection with road and school work.

Notwithstanding this power, we do not believe the Commissioner has utilised same, as his sole object and energies at present are concentrated

(Continued on page 7.)

Wm. John Brewer became the first Reeve and Mr. George Martin the first clerk. Meetings were held regularly in the City for five years, but the ratepayers registered a kick and the Council decided to meet in the Municipality. Some of these meet-



Wm. J. Brewer, First Reeve of S. V.

ings were very unique, as their own civic hall had not been erected, so the Council was held around a large stump or around a large stone, on which the Reeve sat and presided.

There was no revenue worth while for a few years, and the clerk was paid with a Government grant. His salary was about \$50.00 a month,

which in those days was considered stupendous, and easily earned, though the clerk was also assessor, treasurer, policeman, health officer and all the rest of the functionaries of civic rule. The one perennial problem was that of roads and revenue. Those old settlers feared debt, for they knew that debt meant taxes. So the slogan of every candidate at each and every election was—keep the debt down. Make roads, build bridges, but let us do it by poll labor and save taxes. Thus many a settler worked off his taxes by working on the roads.

The real estate element and booster was also evident, and he preached optimism and fortunes to the settlers who owned large acreage and who subdivided their land. Dreams of wealth, immense fortunes, entered the minds of many, even in the very early days, so we find Brewer, the first Reeve, defeated by Mr. J. W. Lawson, who was the real estate men's candidate. Lawson, however, only lasted one year, and then Mr. James Rae, whose name was originally James Rae, but as there was a James Rae in New Westminster and their mails got mixed, Mr. Rae changed the initials to Rea. The change worked well, for there was no mix-up thereafter.

Mr. Brewer, the first Reeve, settled in South Vancouver in 1884. He had bought 26 acres of Government land. He was then 40 years of age. He is now 76 years old and is bright and active, still living on the old homestead site, though there is much difference in the appearance of the place now to what it was then. Mr. Brewer came to Canada from Truro, Cornwall, and although married twice

(Continued on page 8.)



on restoring the South Vancouver Sinking Fund to its normal expenses. In 1918 there was a shortage in the Sinking Fund of South Vancouver of \$334,719.66. The total Sinking Fund required in that year was \$508,970.47. The 1919 Financial Statement shows that Mr. Gillespie has reduced this shortage to \$296,876.60. In other directions Mr. Gillespie has shown careful financing, and the general financial situation of South Vancouver is now much improved. Among the measures inaugurated by Mr. Gillespie in order to improve the financial condition was a tax on improvements. This tax caused, and is causing, some discussion in the Municipality, but, without taking issues for or against the tax, it may be well to remind the reader that it is the universal practice in Europe and America to tax improvements. Indeed, the majority of European cities tax nothing else, claiming, as they do, that the cause of all civic expenses are the improvements. Where there are no improvements, there is no need of roads, sewers, sidewalks, water, light, transportation, fire and police protection. Consequently the practice in Europe is to tax the improvements and not the vacant lands at all, and the principle prevailing in the older countries is not to tax the improvements according to their valuation, but according to their revenue-producing ability in rentals. Thus, a house producing a rental of \$100 a year would pay less taxes than a store paying \$500 a year. The principle underlying this action is based on the fact that the store receives more civic service from the community than the house—the store owner requires better roads, sidewalks, lights, fire and police protection than the

house owner does.

#### BIOGRAPHICAL.

Mr. Gillespie is a native of Adjala, Ontario, where he was born on December 16, 1855. His parents were Eugene and Mary Gillespie. He was educated in the Public Schools, the Barrie Collegiate Institution, and the De la Salle Institute, Toronto. He commenced his career as a Public School teacher in 1872, and was promoted to a principalship. He started in the grain business in 1887 as representative of Messrs. W. D. Mathews Co., Toronto. He came to British Columbia as manager of the Excelsior Life Company in 1904. He became President of Gillespie's Limited in 1910. He has served as a School Trustee for sixteen years and was Reeve of Mara Municipality for eight years. He has made one unsuccessful effort to enter Parliament as Member for Northern Ontario in 1895. He was Justice of the Peace for twenty years, and member of the Executive Sons of Scotland for six years.

In 1881 he married Miss Christina Macdonald, and has four sons and three daughters. He was appointed Commissioner for South Vancouver in 1918.

#### R. C. HODGSON:

Mr. Hodgson has been connected with the progress and development of South Vancouver since 1907. He has been one of the chief boosters of the district and has worked hard and consistent with every movement that had for its objective the success of the municipality.

He was elected by acclamation the first President of the South Vancouver Board of Trade in 1910 was re-elected by the same unanimity each succeeding year for five years.

His work on the Board was con-

he has no offspring. He sat in the Vancouver Council with Mayor Oppenheimer, and has always advocated caution in public works. A contractor by trade, he made large sums of money in the boom days by building houses, stores, etc., but through lack of ability, like the rest of us, to foresee the future, he invested heavily in worthless concerns, one concern absorbing \$30,000 of his earnings, from which investment he has not derived any benefit so far. Mr. Brewer's second wife is a cultured lady, and devotes much of her spare time to music and poetry.

Mr. Lawson, who succeeded Mr. Brewer, was a rancher and farmer on the River Road, a man of much "go" and optimism, and during his year of office, South Vancouver's realty was boomed to its limit.

James Rae followed Lawson. Mr. Rea came to South Vancouver, via San Francisco and the North Arm in 1886. He squatted on 160 acres, buying same from the Government later. He now owns about nine acres, having sold the rest. Mr. Rea is of Irish descent, but came west from Ontario. There are three children—two boys and one girl, Mrs. Schofield, of Burnaby.

Mr. Rea served on the Council for several years, both as Reeve and Councillor. As Reeve from 1894 to 1896, and as Councillor in 1893 and 1903, and 1907. He was not of the go-ahead school. His gait was slow and sure and keeping down expenses, and the taxes. Mrs. Rea is also living, and is bright and active, and has been Mr. Rea's greatest help and support.

### CHAPTER III.

#### The First and the Succeeding Clerks.

We herewith present our readers



Geo. Martin, South Vancouver's First Clerk.

with a photo of the first clerk of South Vancouver, Mr. George Martin. Mr. Martin was clerk from 1892 to 1898, when he was succeeded by Mr. A. Sherwood. Mr. Sherwood, however, held the office for only two years, for in 1901 he was succeeded by Mr. W. G. Walker, who was clerk from 1901 to 1909, when he was succeeded by Mr. Geo. Peake. Mr. Peake held the office for three terms and was succeeded by Mr. J. B. Springford, who held the office until 1916, when Mr. W. T. Riley became the clerk, and who is clerk today, at the date of writing, 1920.

Of these men, it can be truly said that they have served their Councils well and obediently. It was not theirs, as Tennyson put it in the "Charge of the Light Brigade," to reason why, it was theirs to obey their Councils, and sometimes to find an easy way of exit for the Council when in financial difficulties. One of the Clerks was an adept at being

financed chiefly to boosting the North Arm of the Fraser as a suitable location for industries of various kinds. The Board during his regime, and indeed ever since up to the present day has been a consistent advocate, and has made every possible effort to secure industries for the district.

In addition to his work in connection with the Board of Trade, Mr. Hodgson was active for a number of years (1906-8) as a school trustee, of which he was chairman, and is at present Chairman of the North Fraser Harbor Commission, with Mr. Sprott, of Burnaby, and Mr. D. Grimmett, of South Vancouver, as members. He has been a member of this commission since its inauguration in 1913, but did not become chairman until 1916.

Besides these important offices, Mr. Hodgson also held the position of Chairman of the South Vancouver Conservative Association for three years from 1911. He was once upon the pressure of his friends, and a large number of South Vancouver ratepayers induced to seek election as Reeve of the Municipality, but such was the confidence of his supporters and friends of his election that no great effort was put forward on his behalf, and when it was declared that he had lost by 34 votes, it was a surprise to everyone, as his election had been conceded by even his opponents.

Mr. Hodgson is a native son of British Columbia, born in Chilliwack in 1875, but he came to Vancouver in 1892, where he learned the plumbing business, and after being in business on a partnership basis first in the firm of Knowdell & Hodgson, afterwards in the firm of Hodgson & Stearman, Hardware and Plumbing, on Granville St., and latterly,

and at present he became the chief owner of the Hodgson Plumbing Co., Ltd., with head offices at 1174 Burrard St., Vancouver. In this capacity he has executed some of the largest plumbing contracts in the city and in the suburbs.

There was talk once of nominating Mr. Hodgson as a Conservative candidate for the South Vancouver riding, but the war and his own business absorbed his entire energies.

#### CHARLES HARRISON:

We have mentioned Mr. Harrison's name before in this book in connection with the South Vancouver Board of Trade. We here give a bird's eye view of the man and his career.

By profession or trade Mr. Harrison is a general contractor; he is a member of the B. C. Technical Association. He was born in Crewe, England, where he was educated and trained for the construction business. He came to Canada when still a young man, in 1906, and settled in Manitoba for a number of years, becoming the manager of a large contracting firm.

Since coming to B. C. he went on his own, and engaged in building, and fulfilled a number of large contracts in South Vancouver and in the city. When shipbuilding was mooted for Vancouver, Mr. Harrison and his friend, Kenneth Lamond, interested themselves in the project and spent several thousands of dollars in securing plans and boosting the Fraser River in South Vancouver for the industry. But unfortunately, they failed to secure the necessary financial backing in order to secure the contracts.

Had South Vancouver in 1916 and 1917 had a strong council there is no doubt but that the contracts would have been secured and today

able to tell the Council how to overcome difficulties, but such was the optimism of everybody, that no wrong doing was intended; it was simply a matter of robbing Paul today to pay Peter tomorrow, and the worst case was the appropriating of sinking funds to cover up deficits in other departments.

There was one amenity we would call your attention to before going on with the historical feature.

You will notice the number of Georges that appear in South Vancouver's Municipal life. The first clerk was a George, the fourth Reeve was a George, and the fourth clerk was also a George.

Mr. George Martin, the first clerk, came to this country from Weardale, England, in 1883. Thus he has lived in Vancouver for 37 years. Twenty-eight of these he has lived on the same lot in Burnaby Street, which is a very rare record in Vancouver, and has been in successful partnership in a brokerage, financial insurance, and lumbering business with his old friend, Wm. Shannon, for many years, in the Flack Block, at 163 Hastings Street, W. The firm is known all over British Columbia as the "Martin & Shannon" firm, and the integrity, honesty and loyalty of these two partners is proverbial in business circles. Their word is always their bond, and their consideration of the welfare of the other fellow is always paramount in every deal.

Mr. Martin is today a property owner in South Vancouver and his partner, Mr. Shannon, is also a property owner in the Point Grey section, and in his early days sat on the South Vancouver Council. Mr. Martin, still follows the affairs of South Vancouver and Point Grey with great inter-

est, and he can always find time to tell you stories about the early days and the trials and difficulties of the district.

The big problems in those days was money and roads. Settlers clamored for roads and bridges. What is known today as the splendid highway of Granville Street in those days was an insurmountable hill in one part and big mud holes in other parts. Settlers who wanted a short cut for the opening of Granville Street and the first money borrowed and raised was spent on that road. The first loan by-law was put through in 1893 when J. W. Lawson was reeve which was for \$35,000. It was a five per cent loan to be paid back in 35 years, thus necessitating an annual sinking fund to be set aside of \$1,750.00. Mr. Martin says that South Vancouver secured almost par for those early bonds. That was the only loan put through for the next twelve years. So the reader can see that during the early years the ratepayers were conservative. They preferred driving through mud and over corduroy roads and over hills, then going into debt. They were a hardy people and pioneers of the right sort.

During the first five or six years Council meetings were held in the City of Vancouver. But in 1898 a wooden hall was opened on the present site. Mr. George Martin then resigned, finding that he could make more money in his own business than by keeping books in South Vancouver. Before resigning however, he had completed the first assessment roll of South Vancouver. The total assessment value of wild and improved lands in South Vancouver, including Point Grey, was approximately one million dollars. The official figures for 1898, the year Mr. Martin

South Vancouver would be the scene of a very active and profitable industry—giving employment to hundreds if not thousands of men.

Failing to secure the ship industry, Mr. Harrison and his friend and partner turned their attention to other contracts, and in this field were more successful. We show herewith, photos of work recently completed by them.

Mr. Harrison, besides being a thorough and efficient business man, is also a public spirited fellow, and loves public work, not because of what is in it, but he cannot keep out of it.

He has been the Secretary of the South Vancouver Board of Trade from its initiation with the exception of two years when he was on a visit to the Old Country, and the position was filled by Mr. K. Lamond.

He has always taken a keen interest in municipal elections, and follows the affairs of the country with zest and vim. He is still a young man, and if he continues to make good, well, the sky is his limit.

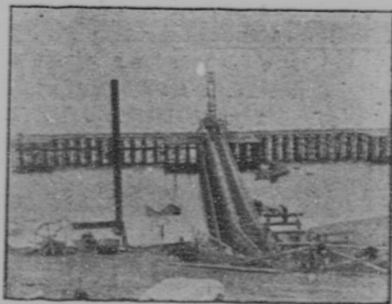
#### KENNETH LAMOND

South Vancouver never had a more consistent booster than Kenneth La-

mond; and his boost is always sincere. But you cannot even be a booster without making enemies, just the same as you cannot be a kicker, without creating animosity.

But Mr. Lamond is too wise and too cool headed to allow animosity to kill his spirit, so he has kept on with the good work in season and out of season. His coming to South Vancouver in the very first place was due entirely to a spirit of admiration of the place and its prospects. He, like the shrewd Scotchman that he is, saw the immense and great future of the municipality. He saw the possibility of South Vancouver outstripping Vancouver in population particularly of the residential class. When he came here in 1910, he had a banking account of some merit. He did not come here to make a fortune, he really came on a visit and to look around, but he became enraptured with the place and stayed here. Of course, he could not stay here or anywhere else with such temptation to spend and invest without doing so and he began to invest and speculate and became a real booster of the district.

Before coming here and even to-



The wharf approaches also superstructure coal bunkers built for the Granby Co. at Russel Point, Ladysmith, by the Harrison, Lamond Construction Co., Ltd., 744 Hastings St., W., Vancouver, B. C. The supervising engineers consider this to be the best piece of construction of its kind in B. C.

completed the roll, was wild land \$353,730. improved land \$810,484. a total assessment of \$1,164,214.00. The total taxes that year on wild land was \$3,808.62, and the total taxes on improved land was \$6,017.80. The rate of taxation on wild land was  $2\frac{1}{2}$  per cent. and on improved land the rate was six mills. The total taxes collected that year was \$10,197.42. There were 153 local or residential ratepayers on the roll and 600 absentee ratepayers. Note that  $2\frac{1}{2}$  per cent tax on wild land is equal to 25 mills

## CHAPTER IV

### The Old Regime

When George Rae became Reeve in 1897 he established certain principles of government, and for twelve years he managed to persuade the Electors to adhere to these principles and to carry them out.

There is no doubt or argument now among the ratepayers of South Vancouver, particularly the old timers as we call them, but that George Rae was an able Reeve. He had his faults, many of them. One of them that he was tyrannical and wanted too much of his own way. But George Rae had a great heart and a great head. He was not as happy as he could have been in his conjugal relations, and his home discomforts perhaps had a great deal to do with his habits.

However, George Rae was a Municipal student, he lived in his work and loved it. He studied finance and economics and engineering and taxation. He was with the first to advocate the single tax or better, the tax on land and the exemption of improvements in B. C. The single tax in B. C. is not and must not be confused with the single tax of Henry

George. Henry George's single tax is the gradual and scientific application of the principle of communal or public ownership in land values; but the single tax of B. C. has no such principle behind it. It is a tax designed entirely with the object of encouraging building, as it excludes all building improvements from its operations. It is not my object in this book to discuss the merits or demerits of any of the actions of past reeves and councils and other bodies, but simply to explain and record the facts. You must do your own philosophising and draw your own conclusions from these facts.

This exempting of buildings from taxation, had a great deal to do with the quick development of Vancouver and South Vancouver. The man who built a store paid the same amount of taxes as the man who built a shack next door. The absurdity of this system is evident on the face of it. But, however, it was hailed as a great boon and encourager of buildings and contractors.

In addition to this tax on land, exempting building improvements, Mr. Rae was a firm believer in and advocate of going slow in borrowing and when borrowing to do so to perform permanent work. So during his entire twelve years regime only two money by-laws were voted. One for \$50,000. which was put through in Oct. 1905 and was for 50 years at 5 per cent. The next was passed in Oct. 15th 1908 and was for \$100,000. which was also a 5 per cent loan and for 50 years. These two by-laws were for opening up roads. Two policies were then advocated. To open roads in new subdivisions and thus encourage settlers to come in, and to open roads only where settlers were already, and thus encourage the persons who had pioneered in a new

day he is an honourable member of one of the wealthiest and most honourable mercantile companies in the world. I refer to the Merchants Company of Edinburgh, Scotland. This company has been in existence since 1681, and membership in it is esteemed an honour. He is also a free bargess of the city of Edinburgh.

Since coming here he has engaged in various activities and interested himself in public functions. In fact, Kenneth's whole make-up and temperament is suitable and adapted for public life and were he not so busy today trying to retrieve his fortune which he sunk in South Vancouver, he would probably be even more active in municipal politics than he is.



F. Way, First President Ward 3 Ratepayers.

#### F. WAY

Mr. F. Way deserves a place in this little niche of fame for his many activities in South Vancouver. No man did more and no man tried harder to be of service to the community than Mr. Way. His experiences as a Justice of Peace and a civic official in Australia qualified him in a pre-eminent way to be of service in South Vancouver. He was one of a trinity of men who foresaw what was coming, and who tried to stem the tide. His efforts on behalf

of the ratepayers was indefatigable. He was never tired of talking on and discussing municipal and public affairs, and always from the financial standpoint. Being a person of means himself, and acting as trustee for many more, he felt the pinch of taxation more than the ordinary person. Consequently he always engaged in organizing ratepayers meetings and organizations and for years, he was the main factor in the wards 3 and 5 Ratepayers Associations.

The big questions he was interested in and which he advocated at every meeting, was a proper system of accounting in the hall, proper application of funds, and the incorporation of South Vancouver as a city. In looking over the old records and clippings of meetings from the South Vancouver Bulletin of those days, I find that Mr. Way and his ward 3 supporters were always boosting for incorporation, and I believe that Way and the ward 3 people had much to do with defeating annexation with the powers that be, though the municipality at large voted for annexation.

His humor and wit was equally at the service of the municipality and many a funny piece and a funny picture did this man contribute to the journals of his day.

Mr. Way came here from Australia in 1909 and settled down on South Hill, as a financial and insurance broker. Some of his humorous pieces were "King Crehan, the Government Auditor" "The Race Track" with some noted Sires on the list. "The satire and humor in these articles are equal to anything you ever saw in Punch, and this was the opinion of the persons who were the subjects of the satire.

He departed from this life on

district. George Rae favored the latter principle, but it was impossible to refuse the request and pressure of real estate owners who demanded that their subdivisions be opened up.

By 1907-1908 South Vancouver had grown wonderfully. The west of Main Street from 16th Avenue was being settled up rapidly, also the East of Granville Street, the River Road, Fraser Street, Victoria Road, Cedar Cottage and Collingwood.

The clamor for a water system became persistent in these sections as the cost of digging wells and the uncertainty of the well water supply became dangerous to the community.

George Rae consulted eminent engineers about a water system, and a draft plan and cost of installing a main from Seymour Creek where South Vancouver had secured water records was placed before ratepayers. It was the best thing to do though it would have cost about \$300,000. But South Vancouver would have owned her own water system and supply. Geo. Rae carried these plans about with him in his pocket for nearly a whole year, boosting the plan whenever he had a chance, and receiving the co-operation and support of many ratepayers. But moral issues became predominant in the discussions. George Rae had lost prestige with the church party, and the women's voices, owing to his domestic trials, were raised against him. The argument was also brought forward that the \$300,000 necessary to bring the water from Seymour Creek to South Vancouver could be utilized in laying the mains in South Vancouver and join these mains to the city water supply. Thus it was argued, that the municipality would be \$300,000 ahead of the game. This plan appeared economical to many as a

temporary system. So a candidate was sought who would advocate this plan and this candidate was found in the person of Mr. W. A. Pound who had been a member of the Rae council in 1905, 1907 and 1908. The alternative plan, was to buy water direct from Vancouver, thus saving the cost as it was advocated of laying the big main to Seymour Creek. Today, of course, it is acknowledged that it was a "penny wise and pound foolish" policy. But the moral reformers, and the Penny wise people got behind Mr. Pound and in 1919 George Rae's regime in South Vancouver came to a permanent end. So when George Rae left the reeveship of South Vancouver after twelve years of administration, the total indebtedness of the municipality was \$185,000. The total assessment that year was wild land \$1,786,116. Improved land \$890,933. and improvements \$462,218. Thus tax rate that year was 10 mills on improved and 27 mills on wild land.

Thus ended in a cloud the career of an able civic administrator a truly great man in many ways.

## CHAPTER V

### The Modern Period.

The modern regime, started with the election of Mr. W. A. Pound as reeve, in opposition to Mr. George Rae. The spirit of the electors had undergone a complete change. Mr. Pound and his party had been promising improvements of various kinds, sidewalks, roads, and a water system connected with the City Supply. Wooden mains to cover the entire municipality was promised, and a B. C. Electric franchise to cover all the streets of the Corporation for 40 years was in the programme of Progress.

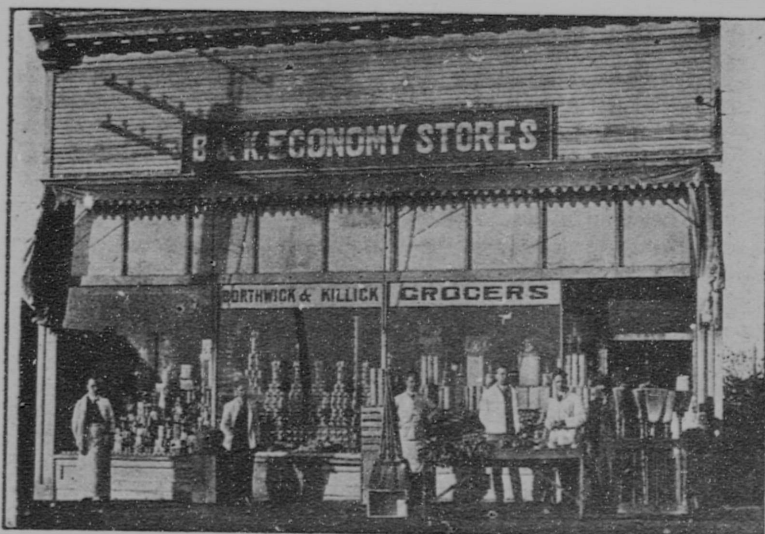
The ratepayers, particularly the



March 1st, 1919, leaving a widow, Mrs. Rose Way, who now conducts the North Arm Post Office and successful Grocery Store at 6946 Fraser Street. Mrs. Way is carrying out the work of her husband and his wishes to as great an extent as possible, and is supporting every good movement for the benefit of South Vancouver.

Fraser Street and their Grocery business in future will be transacted in that block.

From the day of very small things these two young men have nourished one of the largest if not the largest grocery business on South Hill. As a team, they seem to be perfect and although Borthwick is a young hard-



#### Economy Stores

#### THE FIRM OF BORTHWICK AND KILLICK.

Sometime ago, early in 1920, it seemed as if South Vancouver would lose these two enterprising young merchants. The danger came from the desire of some Englishmen to buy them out, as it appealed to them to be the largest and most successful grocery business on Fraser St.

They failed however, to carry out their intentions whether from lack of sufficient capital or what we cannot say. But Borthwick & Killick are still on Fraser St. doing a very big business. Recently they bought the old Barker Drugstore Block, one of the most substantial blocks on

head Scotchman, Killick is also a true type of "Johny Bull", quiet, reserved and full of common sense.

Borthwick's care of the "nickles" and Killick's generosity and courtesy have won for the firm the esteem of all their customers, the respect of their fellow competitors and the admiration of their friends. From a small store with a small stock, the "B & K" store gradually but surely grew in dimension and usefulness. Everything in the grocery and provision lines can be bought at this store.

James Borthwick came to Canada from Scotland in 1911. He first of all worked for other leading grocers,

*Support See V*

small holders clamored for work, and in the Pound programme there was promise of much work and good wages. So what if their taxes would double and even treble? they argued, they were then paying on an average about four dollars per 33 foot lot. If taxes doubled and trebled, it would only mean 8 or 12 dollars annually, while they were in return securing steady work at \$3.00 per day, in laying sidewalks, opening and grading streets. Even the large property owners fell in with the spirit of Progress. They saw in the laying of the water mains, sidewalks and the opening of streets the enhancement of real estate values and consequently their enrichment. What if their taxes mounted up from \$10.00 an Acre to \$20.00 an acre, if their value increased from \$200. an acre to \$1,000 an acre? And in many cases more than that. For on the main roads where the B.C. Electric cars were scheduled to run, lots would advance from \$200.00 to \$500.00, and acre-

age from \$500.00 to \$2,000. Everybody went wild in 1909, 1910, 1911 over the inflation of values. A few people preached caution but their voices were weak. From the artisan who owned a 33 foot lot, to the large speculator who owned 50 and 100 acres, the slogan was progress. Improvements were called for on every hand and woe betide the Reeve and Council who held back the galloping steeds. No man in British Columbia could have stemmed the tide, nor halted the galloping horses. It is very well for us now in the cold, grey dawn of twelve years later, to say that Vancouverites and British Columbians generally were in an unnatural and unbalanced mood; but it required a nerve of iron to be in any other mood. Even bankers and financiers encouraged the boom in real estate. They were large buyers themselves at the inflated prices, they loaned money freely and willingly on vacant lands, they discounted real estate notes gladly.



Grading Fraser Street before laying track, 1911

saved money like every true Scotchman and then three years later he met Mr. Oliver Thomas Killick. The young Englishman from Surrey, England, had a little money too, they pooled their cash and opened a small grocery under the nomenclature of "B. & K." This was in 1911. The store was a success. The young men gave good service and their customers were satisfied. The little store became too small. They rented a larger, that too became too small

cover at that time. The Cole's Dry Goods & Gents Furnishings carried a complete and larger stock and immediately became a success. Two of three factors helped to make it such. In the first place Mr. Cole was a keen buyer having managed a dry goods department for Eaton in Toronto, and afterwards serving as buyer for a large Dry Goods firm in Winnipeg. Consequently he knew how to buy and how to sell and how to satisfy his customers.



then they rented the largest floor space building on Fraser Street, increased their delivery wagons from one little horse to a team, and then to a team and auto. Mr. Killick is single but Borthwick some time ago decided that it was not good for man to live alone.

#### EDWARD COLE & SONS

Mr. Edward Cole and his family came to South Vancouver in 1911, and built the present Cole Block on Fraser St. There was only one or two other Dry Goods stores in South Van-

The people of South Hill appreciated the service, and they became regular patrons of the store and its service.

Such was the success of the Fraser St. business that Mr. Cole in 1912 opened a new store in Victoria Drive. This store too became a success and is flourishing today under the management of A. C. Cole one of the sons.

These two stores are exclusively Dry Goods.

The Fraser St. establishment is now owned and managed by A. E.

Real estate men who held large acreage in South Vancouver, North Vancouver and Point Grey and Vancouver, were considered millionaires and many of those who were fortunate enough to subdivide and sell their lands did make large fortunes. But the majority of owners held on to their holdings, kept singing the song of progress and chanted the tune of expenditures and improvements. If anyone asked "What about the taxes?" he was considered a knocker, a weakling, a crank and an imbecile.

This was the new spirit of the times when W. A. Pound became Reeve of South Vancouver, J. W. Weart became Reeve of Burnaby and Louis Taylor became Mayor of Vancouver. Every owner of .33 ft. lot was a capitalist in those days, and the Socialists had to hold their meetings in shacks, and on the corner of the streets with half a dozen people for an audience. It would have been considered insane to hire the Empres Theatre for a Socialist meeting in those days, or, for the property owners to put forth circulars against borrowing money for school sites and school buildings.

No one could live and thrive in this atmosphere unless he was a booster, so we must not blame the reeves and mayors and councils for the extravagant expenditures. These expenditures were demands of the Demos. Consequently we find the Democracy of South Vancouver voting joyfully for the money by-laws in 1909 \$150,000 for roads, \$45,000 for sidewalks, \$250,000.00 for waterworks and \$25,000 for schools a total debt in one year of \$445,000.00, threetimes as much as the municipality had borrowed during the entire 20 years of its previous

existence. This was Progress with a gallop in it. It was progress with Vim, and with supreme optimism.

In 1910 the following money by-laws were voted cheerfully: \$200,000 for roads, \$30,000 for sidewalks, \$170,000 for schools, a total of \$400,000. Thus in two years the municipality had progressed from a net debt of \$185,000 contracted within the long period of 17 years, to a total debt of \$845,000.00 contracted within the short period of two years. In 1911 the ratepayers again joyfully voted for the following loans: Roads \$1,165,577.00, Sidewalks \$55,508.50, Waterworks \$333,050.00, Schools \$288,644.00, a total of nearly \$2,000,000. In other words, South Vancouver borrowed and spent in three years nearly \$3,000,000. In order to be able to do this, the real estate values on the assessment rolls had to be inflated. When Mr. W. A. Pound came into office as Reeve in 1909 the Assessment stood at \$1,786,166 for wild lands, and \$890,933 for improved lands. But in 1909 Mr. Pound's first year, the assessment increased to \$7,714,127 for wild land and \$20,040,206 for improved land. Thus in two years South Vancouver realty advanced from one to twenty. The same inflation took place in Burnaby, Point Grey and Vancouver. But Point Grey and Burnaby did not have the population such as South Vancouver and Vancouver had, so there was not the same pressure for expenditure.

South Vancouver's proximity to Vancouver, made her the rendezvous of the artisan, and the working class generally. South Vancouver became the home of the industrial classes, and the Reeves and Councils of the district were drawn from

Cole, the senior son, and last year, Mr. Cole opened a shoe store on Fraser St. called the Korker Shoe Store and placed it under the management of the youngest son, Norman Cole.

This appears to be a very unique record in the business annals of South Vancouver. Three businesses managed by three sons chips of the old block in every sense of the word, for the sons are like the father, quiet, most obliging young men.

A. C. Cole the manager of the Victoria Drive store, joined the King's forces in 1915, and went overseas. He returned in 1918. Owing to the big business done by the two stores and the large stock carried by Mr. Cole buys direct, very frequently, from the factories and from Great Britain Ladies can always secure patterns at either store, and they will find the prices at the Cole stores often lower than the city.

Mr. Cole came to Canada about 30 years ago so the majority of his family are Canadians. The boys, apart from paying strict attention to bus-

ness are great sportsmen, spending their evenings either in their launch on the Fraser or fishing, or automobile cruising.

#### THOMAS FOX

Mr. and Mrs. Fox are the veritable pioneer merchants of the South Hill district. The store was opened in 1908 and I believe this date precedes any other business on the Hill. However, to be safe, let me say of all the modern merchants, on Fraser Street not one can date back quite to 1908, excepting Mr. Fox. Some of our grocers (see other biographies) date back to 1910 and 1911. There were other buildings on the street, mostly one storey wooden structures, and there were only one or two modern blocks, that was all. But South Hill was in the swim of the boom. There were five or six real estate offices in the district and each one was kept busy selling lots, securing land for prospective builders, and insuring same against fire. There was no car on Fraser Street in those days. People travelled from the South Hill



Fox Pioneer Hardware

this class. Mr. W. A. Pound was a printer and his father and brother were printers. Mr. Pound stood in well with the Unions and prided himself on his union card. He is a man of great native shrewdness bon-home and kind hearted. His Councilors Toderick of Jentral Park, Dickinson of Cedar Cottage and others were men of similar attainments and calibre. They were as good as the other fellow and took great interest in their work.

Mr. Pound was Reeve for three years, 1909,-10-11. No other man in South Vancouver would have done any different or better than Pound. So the Pound regime had the support of the majority of the ratepayers. Mr. Geo. Rae and his old timers and settlers were the only real pickers, but the new age and the new blood laughed the old fellows

to scorn. as they were laughed to silence and retirement in every other part of the Province.

## CHAPTER VI

### The Moral Reformers and the Debt (Climax.)

The Church party became as dissatisfied with Mr. Pound and some of his councilors as they had been with George Rae, so they began to look out for a new Reeve. The issue in 1912 was not the extravagant expenditure or huge loans, but the question of morals and the cancellation of one or two licenses in the municipality.

There was one place in particular which had a very bad reputation, and the moral reformers called for the cancellation of the license of that place. South Vancouver electors, in fact demanded prohibition,



Members of South Vancouver's First Ladies' Aid

district to Bodwell Road (43rd Ave.) and thence to Main St. There was a 20 minute service car from 25th to Fraser St. via Bodwell Road. But the gate of the cemetery on Fraser St. was the terminus. From Bodwell Road to the Fox Hardware store is about a mile. The inconvenience of having to carry goods from the city for two or three miles encouraged the residents to buy at home. The city stores in those early days of poor roads and no roads refusing to deliver in the district. The residents however, soon found that the need of going to the city was absolutely unnecessary, as they found the Fox stock complete, and the price always lower than the city prices.

Mr. and Mrs. Fox devoted their entire energies to the business and they succeeded beyond all expectations. But the boom spirit got too strong for Mr. and Mrs. Fox's business instincts and they invested heavily in land. Then came the slump and the war and the universal tale of woe. They, however, courageously and nobly pulled through. Of course they had to throw a great deal of cargo overboard, which meant a great financial loss.

But by dint and by stint and by working hard, these splendid citizens pulled through and they still own and run the Pioneer Hardware store on the Hill. Mr. Fox in addition to the hardware business he however added a Taxi and Auto Service which keeps him busy, while Mrs. Fox manages the store. There are five little ones, everyone of whom is the image of the old chips.

Mr. and Mrs. Fox came to South Vancouver as we have said in 1908 from Yorkshire, and Mrs. Fox's family the Watsons, are also residents of South Vancouver, and highly respect-

ted citizens.

**P. DUNLOP, 5604 Main Street,  
Telephone Fraser 396.**

Mr. Dunlop is another Scott who has made good in South Vancouver. He came to British Columbia from Glasgow, Scotland, in 1910. Those were the boom days, the days of great optimism and expenditures. Mr. Dunlop, however, resisted the temptation to speculate, and after gaining the necessary experience and run of things, by working for some of the leading meat markets



**P. Dunlop's Meat Market**

In the city, he opened a meat market of his own on Main Street, where he is today. The business has grown every year, until today his turnover is more than double what it was at commencement. Mr. Dunlop knows the butchering business from beginning to end. He is a first class judge of quality and an expert cutter. His motto has always been to give satisfaction and to aim at pleasing his customers, which he has and

about three years before the Province as a whole went dry, and in this respect South Vancouver may claim to be the pioneers of prohibition in the Province.

Two candidates pledged to the moral issues and the cancellation of liquor licenses in the municipality were found. Mr. R. C. Hodgson of Cedar Cottage a business man of repute and note, and Mr. J. A. Kerr a real estate broker on Main St. The business element of the City of Vancouver and in South Vancouver, with the exception of Main St. went behind Hodgson, while the Church party and the moral reformers generally went behind Kerr. Mr. Pound did not seek election again. The Kerr people won out by a small margin, so the hotel license was cancelled, causing a big storm in the tea kettle, and soon it died out. Mr. Kerr was an amiable young man, a good all round, fair-minded citizen clean-living and religious in his habits, a man well liked and respected by those who knew him. He had in the Council with him Mr. Spencer Robinson who had been assessor under the Pound regime, who was responsible for the \$20,000,000 assessment roll of 1911. Mr. F. E. Elliott who was a particular friend of Robinson, G. W. Thomas, who was known as the old war horse, a man of sterling character, a shrewd business man, but rather aged for his onerous duties. He was at times the sole opposition in the Council. He was a large property owner, but opposed with all his might the reckless borrowing of money and extravagant expenditures. The other members of the Kerr Council were John Third and C. Stuart Campbell.

In 1912, Mr. Kerr's first year of

office, the following by-laws were put through. For roads \$900,000. Sidewalks \$100,000. waterworks \$325,000. Schools \$495,000. A total of nearly \$2,000,000. In 1913 there was another small water works loan of \$130,000. put through, a \$50,000 loan for parks, \$30,000 for sidewalks, and \$575,000 for roads. Thus bringing the total debt of South Vancouver up to \$6,000,000. This debt is exclusive of the debentures put through for paving Kingsway and Main St. and 34th Ave., which are as follows.

In 1914 during Kerr's regime \$194,382.00; Main St. 1st Section \$79,054.00 second section \$124,437.00, third section \$320,000. and 34th Ave. \$66,411.00 a total of \$840,284.

The people still clamored for improvements and for more money by-laws and more work, but a dark cloud hung over the head of the world. The thunder and lightning of war was heard in the land, the banks had closed their books to all municipal loans, thousands of men were out of work and Mr. Kerr sweat blood in trying to finance South Vancouver. He went down East and to New York in order to try and induce someone to lend money on South Vancouver's bonds. But no one would touch them as debentures. But one or two firms would lend 50 or 60 or 70 per cent of their value, for 2 or 3 years.

The period of prosperity was over. It had been short one from 1909 to 1913. The reader, however, must not come to the conclusion from the above reading of facts, that democratic institutions are a failure. The Councils of South Vancouver were not and are not to blame for the financial situation. South Vancouver's councils were as capable as the Vancouver



does succeed in doing. Mr. Dunlop's better half is also Scotch, though the children are Canadians. His home is also in South Vancouver and he is a real and earnest booster of the district where he is making his living. Before this book is out of the press the chances are that his mother and brothers and sisters will also arrive in B. C., where they intend making their home.

men of the municipality. One of the problems which Mr. Vincent as much as any other South Vancouver enthusiast has given time and thought to is, how to create a real community spirit in the district. South Vancouver as our readers know has about four main business centres, and the difficulty is to secure co-operation between each section. There can be unity of interest



T. W. Vincent's Grocery Store, 6201 Fraser Street

**T. C. VINCENT, 6201 Fraser St.**

No one takes a keener interest in the success and development of South Vancouver than Mr. T. W. Vincent. He is always ready to join in any movement that has for its objective the welfare of the community. He is also a very active member and treasurer of the Merchants Association of the district and with a few others have made strenuous efforts to secure complete harmony and co-operation among the various trades-

in the corporation on several matters such as business, civic development, taxation and educational questions. These problems affect every person alike and I believe that this year 1920 will bring these factors more to the front than ever. A start was made with a field day for schools, of which Mr. Vincent was one of the chief promoters. I believe Mr. Vincent is now advocating the securing of a Park in a central place where South Vancouver folks and

Councils and as capable as any of the adjoining councils, and South Vancouver's financial condition considering her population and improvements and assets is no worse than the financial condition of Vancouver. Our Councils are simply the tools of the electors and they are no better and no worse than the worse and best elements in the community.

he saw that a certain lodge element in his council was determined to dominate matters in their own way. Mr. Dickie was at one time a journalist and afterwards a lawyer. A most sensitive and honorable man. The underground methods necessary in political diplomacy did not appeal to him. He was elected as reeve in 1914, on the economic reform ticket.



South Vancouver's First Volunteer Fire Brigade

## CHAPTER VII

### The Characteristics of Some of Our Reeves and Councillors

Before proceeding to other subjects, it may be well here to review some of the more noted features in the characters of some of our reeves, councillors and clerks. We need not repeat what we have already said about Mr. Brewer, Mr. Lawson, Mr. James Rae, Mr. George Rae, Mr. Pound, Mr. J. A. Kerr, Edward Gold, Mr. W. B. Russell and Mr. Winram.

It is a matter of fact however, that South Vancouver had a good and conscientious reeve for two months in the person of Mr. Thomas Dickie. Mr. Dickie resigned when

### That is, he was to cut out the paving of Section 2 and 3 of Main St., and thus save about half a million dollars. He was also to seek reform in the legal and auditing and engineering departments and in the water-works department. While considering the reform in the legal department, came the crisis. A number of his councillors belonged to a certain lodge, and they were determined to have a brother lodgeman elected to the office. Mr. Dickie was equally considerate of a good liberal friend of his, whom he had slated for the position. When Mr. Dickie saw how the wind had blown, he resigned and bid South Vancouver politics goodbye for ever.

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**H. Curry's Grocery Store, 6107 Fraser Street**

children can meet, hold sports, band concerts and mass meetings occasionally.

Mr. Vincent came to South Vancouver about 10 years ago, from London, Ont., where he had been in business for 10 years. He is a Canadian by birth, and was born in the County of Middlesex, Ont. His first store was in the Sherlock block on Fraser St., but he soon found that he required more storage room, as his business and stock grew. So he moved to his present situation in 1915 where he is doing a thriving and very successful grocery and provision business.

**HERBERT CURRY, 6107 Fraser St.**  
Telephone Fraser 37.

South Vancouver's business section is today dominated by the younger generation. All along Main St., Fraser St., Victoria Drive, Collingwood and Cedar Cottage, the predominating element consists of the younger men and women.

And yet, though young, a number of them belong to the old time, before the war; and consequently they may be classed really as old timers.

They have known South Vancouver since the boom days of 1909, 1910, 1911. They have experienced the hard times of war and depression of 1914, 1915, and 1916, but by economy, thrift, energy and hard work, they have come through into the days of prosperity again. Among these who have made such a success is Herbert Curry. Starting in South Vancouver with a small grocery stock, below the \$2,000 mark, and in a small store, he kept on growing, growing, three times we use these words for the reason that Herbert Curry has three times enlarged his store and enlarged his stock, and enlarged his circle of customers and usefulness. How did he do it? Well, by just hard work, and spurring no efforts to give his customers sat-

Another gentleman occupied the position of reeve in South Vancouver for one year, who has not hitherto been mentioned viz: Mr. C. E. Foreman, who was elected reeve in 1906. Mr. Foreman was elected as reeve on a reform platform. Geo. Rae, had been confining the improvements more or less to the Eastern portion of the municipality but Mr. Foreman and his friends desired more work done on the Western portion, or that which is known today as Point Grey. The Foreman council consisted of Mr. Almas, Mr. Dickinson, Donald Burgess, Mr. Middler and Mr. Townsend. Thus there were three men representing the Point Grey section viz: Middler Townsend and Foreman. J. Dickinson represented the Eastern section Cedar Cottage and Donald Burgess the Southern Section, River way.

Mr. Dickinson was a very energetic councillor. A moulder by trade, he has resided in the district for many years, and has a fine home in Cedar Cottage. Mr. Burgess who resided in the River Road, has always taken

a keen interest in South Vancouver, and is one of its incessant boosters. There lives on the River Road also two or three men who have served on the South Vancouver council, Mr. Hurrell is one of the old timers, coming to South Vancouver in 1890. He served on the South Vancouver council in 1898, 99, 1900 and 1901 with Geo. Rae of whom Hurrell thinks a great deal. Mr. Hurrell is now gardening his 5 acres making a living off same, and feeling confident that South Vancouver will yet come into her own.

Another of the old time councillors is Mr. S. Taylor, who still resides on the River Road and farms his 10 acres, producing vegetables and fruits. Mr. S. Taylor also came to the district 30 years ago, from the West of England. He too sat on the Council with Geo. Rae in 1901, 2, 3, 4 and 1905. He claims to have the merit of being the first man on the Council to move that South Vancouver take action to secure the 500 miner's inches water record on Seymour Creek. Though Taylor and



A Fire on Fraser Street in the old days

isfaction.

Mr. Curry came to this country from the North of Ireland in 1908. Those were the great boom days. He settled first of all in Winnipeg, but found the winters cold and uncongenial, so he came to Vancouver and settled in South Vancouver in 1910. He married Miss E. Clyde of Belfast in 1912 and has two real Canadians.

He takes an interest in the development of the district in the welfare of his neighbors and in his church, but he has no time yet to devote much time to the public affairs though he is always ready to help forward any worthy cause. Few of the 1910 merchants still remain and of these few Mr. Herbert Curry is one.



Edwin Hickman's Store, Earl's Road  
EDWIN HICKMAN, Notary Public,  
Earl's Road.

Mr. Hickman and the development of the Earl's Road district are almost synonymous. He has been here since the early days of 1910, when Earl's Road was simply a name. Mr. Hickman was instrumental in securing Post Office facilities for the district, and was appointed the first Postmaster of the Earl's Road P. O., and still holds the position, though by means of an arrangements with Mr. Golightly, the druggist, the office

duties are now being ably performed by him in the drugstore. He was appointed Notary Public in 1916.

In addition to his large general store interests Mr. Hickman finds time to attend to the meetings of the South Vancouver Board of Trade, the Merchants Association South Vancouver branch, and the various meetings of his Masonic Lodge at Central Park. He also lends his support to every good movement in the district. The Earl's Road district has a wide area, but you will find its hub at the Interurban station, where the grocery, meat, post office and drugstore exists. So when visiting this section, take the Interurban car and drop off at Earl's Road depot. In the neighborhood you will find a large Public School, two or three churches, and you will be within a block of the city limits of the Hastings Townsite. After perambulating around, if you feel like settling in this section, don't forget to see Hickman, who will give you a square deal in every way.

**A. G. GOLIGHTLY, Druggist, Earl's Road, South Vancouver.**

The Earl's Road district, covers a large area, taking in for Commercial purposes a big part of the Hastings Townsite, as well as the Kingsway section.



Golightly Drug Store, Earl's Road

Rae crossed swords often, he still believes and asserts that Rae was the ablest civic administrator South Vancouver ever had.

The following is a full list of the men who have served on the South Vancouver council since incorporation to the year 1918 when the Commissioner was appointed: Daniels, Howard, McCleery, Seacombe, Stone, Shannon, Balson, Ellison, Hurrell, Mole, Mitchell, Gray, Taylor, Townsend, Hurdie, Rea, Ballinson, Hatch, Wilson, Bailson, Bryson, Middler, Almas, Dickinson, Pound, Colbeck, Bell, Timms, Stewart, Newton, Toderick, Armstrong, Hudson, Barber, MacDonald, Third, S. Robinson, Elliott, Thomas, Campbell, Russell, God, Stanley, Welsh, Street, Rowlings, Allen, Humphreys, Millar, Wilbers, Edwin Bennett, Rye, Woods, McKay, Henry Jenkins, Mengel.

Mr. E. Bennett was councillor during the Russell regime in 1917 and 1918. He took a great deal of interest in the water department and is now advocating that the water supply of all Greater Vancouver be placed under a commission, such as the sewerage board. He believes this is the only remedy for the water problem in South Vancouver.

## CHAPTER VIII

### Some of Our Ratepayers' Associations and the Problems Discussed

South Vancouver has always had a number of ratepayers who took an active interest in the welfare of the district. In 1908-12 there were active ratepayers' associations in every ward, of which there are seven in South Vancouver.

These Associations, however, devoted their energies to local questions of sidewalks, roads, water, light, fire protection, transportation and other

ward issues.

In 1912-13-14 these ward associations gave way to the South Vancouver Voters' League. A central organization that was called together chiefly to oppose any more money by-laws, and particularly opposed the paving of Sections 2 and 3 of street.

They also advocated annexation to the City of Vancouver, as the only feasible solution of South Vancouver's problems.

This organization wielded considerable influence for a time and was backed up by large ratepayers, such as Isaac Bunting, who at one time contributed \$200.00 to its funds. The President of this organization was Mr. James Horton, and the secretary was the present writer.

Annexation to the city became a very live issue, and the great majority of South Vancouver electors, voted for it on two occasions, and even the city electors approved of it by a plebiscite on one occasion. But for some reason unknown, the powers that be—the Council of South Vancouver, and the McBride administration in Victoria would not move toward consuming this idea. This question, however, is still alive issue in South Vancouver, though temporarily dormant.

Of course there were ratepayers who opposed annexation to the City and who advocated incorporation of South Vancouver as a separate city. Among the leaders of the incorporation idea was Mr. Fred May and Mr. Donald Burgess. But their strength was confined to Ward 3. Ward 3 always voted strongly for incorporation. This is the South Hill, or the Fraser Street section and even today, if you want to breathe the real South Vancouver spirit, you

The growth of this section has been phenomenal and the increase of population has made it imperative that new business should come in. Nothing enhances the value of property in any district like business conveniences, and among modern businesses none is more essential to the health and protection of a place than a modern, up-to-date drugstore. Just think of this convenience for a minute. It may only be a package of Epsom Saltz, or some Castor Oil, or sanitary bandage, or Asparin tablets, all small things but fancy having to travel five miles at an expense of twenty cents and an hours time for these small articles.

In future, the people of Earl's Road will not have to travel further than Earl's Road for these conveniences, for recently, Mr. A. G. Golightly, a competent pharmacist, has opened a drugstore at Earl's Road. He carries a full line of drugs and patent medicines, confectionery, cigars and magazines.

Mr. Golightly has been in the Pharmacy business for 20 years, apprenticed to the profession when 16 years of age, receiving his education and training in Durham, England, and qualified in London, England. After graduating he was engaged in many leading drug stores in the old country, among which was the famous Boots Ltd., where he was engaged as relief manager. Mr. Golightly is the son of the well known M. H. Golightly, iron founder of Hartlepool, and he has two brothers at present in the machine business in Vancouver, carrying on business under the firm name of Golightly Bros., on Powell St.. His wife is Miss Florence Monkhouse of Hartlepool.

He came to Canada in 1916, but

finally settled on Earl's Road, as a promising field for his services and so far the people are showing high appreciation of the pharmacy.



**J. R. Anderson's Store, Collingwood W**

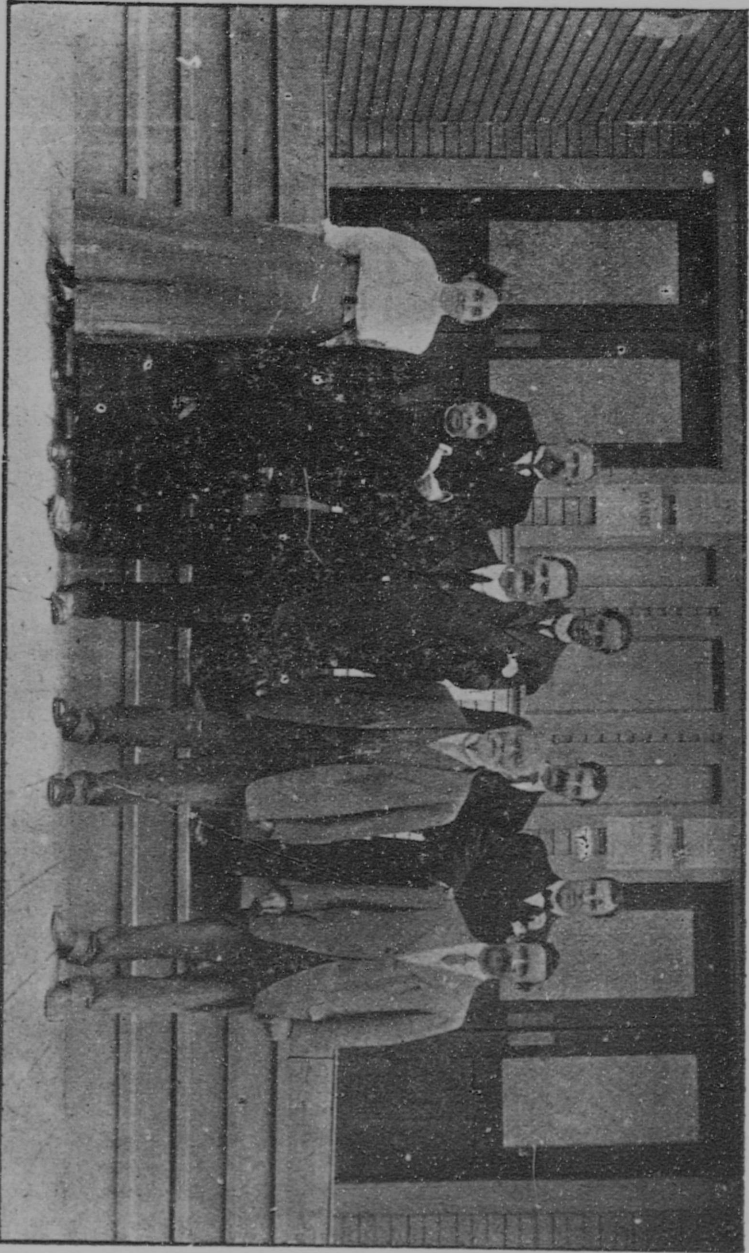
**J. R. ANDERSON, Grocer, Collingwood W. Telephone Col. 15**

The reader will find men and women from all parts of the world in South Vancouver. There are men from India, from China and Japan, from Australia, New Zealand and the United States; from Ireland, Scotland, England and Wales, also from all the countries of Europe. Each one in his way is helping to build up this community. But no nationality and no part of the world has sent to South Vancouver a better class of settler than Eastern Canada and the Prairie Provinces. There is something in the air of the East and the West that gives to our Canadian born a vim and a hardihood that is unexcelled.

Mr. Anderson came to Western Canada viz: Russell, Manitoba, from Ontario 37 years ago. He liked the little town of Russell so well and Russell liked him to the extent that they wooed each other for that length of time and the wooing would have kept on but for the fact that Mrs. Anderson's health demanded a change of scenery. This brought Mr.

must go to the Fraser Street Section, Main Street and Cedar Cottage people have always been for annexation to the city, always ignoring South

Vancouver even on their mails. They consider themselves a part of the great city of Vancouver. But the Fraser St. folk consider themselves



Executive South Vancouver Voters' League, 1912-1914



and Mrs. Anderson and their only son to South Vancouver in 1920. After looking around very carefully for a good place to invest his savings he decided on South Vancouver, and that part of it known as Collingwood West. In discussing civic problems and prices of land and houses with this gentlemen, he made a very important remark. He said: "They say taxes are high in South Vancouver. But they are not higher here than in Eastern Cities with the same population and improvemnets and besides, just make a note of how reasonable you can buy houses and improved property here. I went to various parts of this Greater Vancouver and I found that I could do better by investing in property here than in any other district. The people who know a district or a town or a country are generally people who have not inquired into pros and cons of the issue at stake. I am practically a new-comer here but I have learned enough already to know that I have made no mistake by coming to this district." Such is the temper and spirit of this man Anderson, and the Collingwood district have added another live wire to its roll of citizens.

**MILLER BROTHERS, 4242 Main St.**

Telephone Fair. 3578

South Vancouver at present is not accommodated with many stores of the same class, excepting in one or two lines.

Miller Bros. are conducting the only new furniture store in the district.

It is a large store (see photo) and carries a large stock of everything in the furnishing line, from a teapot and saucepan to bedroom and dining



**Miller Bros., House Furnishers, 4242 Main St.**

room suites and an up-to-date range and stove.

Miller Bros' prices have been tested by savord buyers with those of the City and in every case, the buyer has come to the Miller store. This is a fact and can be vouched for by witnesses. The Miller Bros. are keen buyers and sell at a low margin, because they know that they are up against a keen and extensive competition in Vancouver.

There are two brothers in the business. G. C. Miller the senior and O. S. Miller the junior. Both gentlemen are Nova Scotians by birth but they have resided in this province for 23 years.

Their present business was established in Feb. 1919, and since then their business has increased greatly, owing to the fact that the community at large is beginning to appreciate the quality of their goods and their low prices. In addition to their various household furnishings and kitchen ware, they have recently added a full line of the best quality paints. Look out for this store's specials every Friday and Saturday.

**W. T. CARTER, Grocer, 7739 Main St**

Mr. Carter is a Canadian by birth. His father was a large Lumber mer-

real South Vancouverites, and they will tell you that South Vancouver is the third largest "City" in British Columbia. There is at present a live Ratepayers' Association in South Vancouver which came into existence over the commissioner question. Their slogan is: "No taxation without representation," and as the present commissioner is an appointee of the Government and not an elected representative of the Demos, they are opposing his administration, and it seems to the writer that they propose making a political issue of the question, thus taking the question away from the realm of civics. So really, the Protectice Association is not a ratepayers' organization, but a political organization, making the franchise a political issue. The president is Mr. A. C. Gage, the vice-president is Mr. T. A. Tibbott, and the secretary, Mr. W. Ross.

There are other organizations in South Vancouver, such as the Great War Veterans, Army and Navy League, Co-operative Society, and all the Fraternal Lodges from the K. of P., K. of C's, Masonic, Oddfellows, Orangemen and Foresters. There is also a Merchants' Association and a Board of Trade, but we shall enlarge on these under separate captions. There is also a Brotherhood Organization on Fraser Street. The object of this organization is chiefly moral and economical.

## CHAPTER IX

### The South Vancouver Board of Trade

Among the most useful and consistent public bodies in South Vancouver is the South Vancouver Board of Trade. Ever since its incorporation under a Dominion Charter in 1910, it has existed right along, and done good work. It has always



R. C. Hodgson, 1st Pres. S. Van.  
Board of Trade

taken the side of the civic administration in all questions, and boosted South Vancouver steadily. Its first Secretary, Mr. Chas. Harrison, was the initiator of the movement. It was he who took the petition applying for the Board's Charter from house to house to seek signatures, and his efforts were ultimately crowned with success. The first President of this Board was Mr. R.



Res. S. Taylor, Marine Dr., one of the  
old-time Councillors



Mr. Carter's Store at 7729 Main St. chant in Saskatchewan, but retired from the business about four years ago, when the family came to live to South Vancouver, and invested in buildings and lands here, and now heavy taxpayers in the Municipality.

W. T. Carter, apart from his real estate holdings, invested in a grocery business and succeeded Mr. Armstrong. He carries a full line of groceries, provisions, and a good supply of hardware. He is a member of the Merchants Association, and follows every move for the betterment of the district.



**Craddock & Pollock's Office**  
**CRADOCK AND POLLOCK, 4949**  
**4949 Victoria Dr., Tel. Fraser 56**

South Vancouver today cannot boast of as many real estate offices as she had in 1909-12. But though the number are less, there is a consid-

erable improvement in the quality.

A good real estate man can render great service in a community. He studies values, he enlists properties, and is therefore able to supply the buyer, housekeeper, and the person who would like to sell, with useful information and service.

Among the present active, progressive, and reliable Realty brokers in South Vancouver, you will find the name of the above firm. Both are returned men and are fully alive to their duties and responsibilities. Mr. E. W. Craddock, the senior member, was born near London, in 1885. He was educated at Turnbridge Wells Grammar School, Kent. He was for years a member of the staff of a local government board in London, and later was engaged in the real estate business. In the spring of 1910 he came direct to Vancouver from England, and followed the real estate business continuously up to the outbreak of the war, when he joined the 16th Battalion of the first Canadian contingent, remaining overseas in that and other units until Demobilization in July 1919, and was appointed Notary Public in B. C., in the spring of 1920. He is also a fellow of the Auctioneer's and Estate Agents Institute of the United Kingdom.

Mr. Pollock, his partner, came to the coast from Ontario in 1907 and has been here since with the exception of the time he spent in France with the Scout-Section of the 47th Battalion, in which unit he experienced considerable front line service.

He was discharged in June 1919, and joined Mr. Craddock under the firm name above. His specialty is insurance, and any of our readers desiring expert advice in this direction, should consult Mr. Pollock.

C. Hodgson, another public spirited man, who has devoted much time, talent and energy to the upbuilding of the district.

The following names appear in the Charter of Incorporation: W. A. Pound, Wm. Wall, S. H. J. Mason, W. H. Walker., W. J. Prowse, Ernest E. Barker, Arthur Wall, John Third, George Barber, A. A. Steeves, C. S. Campbell, James McGeer, H. B. A. Martin, Herbert W. Fry, Donald Burgess, C. Harrison, R. C. Hodgson, J. C. McArthur, H. Goddard, John B. Macdonald, John G. Cashion, Wm. H. McPhee, Wm. Youill, Robert Roper, C. A. Broadhurst, F. A. Whitaker, W. J. Coats.

From its inception to the present day, with the exception of a few years when he was away on a visit to the Old Country, Mr. Harrison has remained Secretary, and Mr. R. C. Hodgson remained President for five years. The present President is Mr. H. E. Holloway, who is a leading business man in Vancouver. Previous to his coming to Canada he was a large contractor in the Old Country. He is the proprietor of the Shell Distributing Stations, and he has large financial interests in South Vancouver and other municipalities. During Mr. Holloway's absence in England, Mr. A. Chamberlain is the Acting Chairman. Mr. Chamberlain is a Canadian, and a descendant of the U. E. Loyalist of Eastern Canada. He was at one time Secretary of the King's Printer at Ottawa, and is now in charge of the Information Bureau in the B. C. Electric offices. Mr. F. L. Cummings is the Vice-President.

The Board is non-political and non-partisan, devoting its energies chiefly to securing of industries for South Vancouver, and the consistent boost-

ing of the district as affording splendid opportunities for industries and as a most beautiful and magnificent location for homes and agricultural development.

It is today the most influential non-political organization in South Vancouver.

## CHAPTER X

### Religious and Educational Facilities

South Vancouver has 18 churches. These churches are scattered all over the municipality, within four or five blocks of any residence in the district.

You cannot go beyond the voice, the music and the devotion of the South Vancouver churches. Some of these churches have eminent ministers as their pastors, and they draw large congregations every Sunday. The Hillcrest district, that is the section south of 16th Ave. and Main Street, has large Presbyterian and Methodist churches. The South Hill section, that is Fraser St., has also flourishing Baptist, Methodist, Presbyterian, Anglican and Catholic communities. The River way has also these various denominations, and so has Cedar Cottage and Collingwood.

Public schools are also established in these sections. There are 15 large public schools in the municipality, with a most competent staff of teachers, and splendid annual record for passes. South Vancouver's educational record is one thing she can be proud of. She has on more than one occasion eclipsed the entire Province for the average of passes to High School. Our High School staff is also most efficient, and the present authorities are contemplating another High School within the near future. The total number of scholars this year (1920) attending the



J. Pitt's Bakery, Fraser St.

**J. PITT, Baker and Confectioner,**  
5983 Fraser Street.

Mr. Pitt was born in West Malvern, Worcestershire, England, in the year 1887. His parents were in fair good circumstances and they gave the lad a public school education. He was apprenticed to the bakery business, when 16 years of age. When he had learned his trade he went to Liverpool, and worked there for a time. Being at such a big seaport, made him wish to go to sea so he got a job on the S. S. Majestic sailing to New York. He was on this vessel for several months and, then was transferred to the S. S. Persic as chief baker. He made several trips to Capetown and Australia on this splendid ship.

He decided to come to Canada, in 1903. He spent a year in Toronto and then came West and located in Vancouver. He established a bakery business on Granville St., where his brother joined him. When the war

broke out, however, his brother joined the 72nd Regiment. But this noble lad was killed at Vinny Ridge, sacrificing his life for his Country. Prior to this, Mr. Pitt had bought some property in South Vancouver and had built a modern block on his property which he rented. Finding the business on Granville St., too large to handle alone, he decided to sell out which he did at a good price. He then removed his family to Fraser Street Block and here founded the Fraser Street Bakery, the first and only bakery on that street. Mrs. Pitt, was Miss N. Roberts of London. They have one son. Mr. Pitt has been fortunate enough to have made three trips to his old home since coming to Canada. The last time he was over there he told his parents he would be home again in 1923 to help them celebrate their Golden Wedding.



**MR. WEBSTER'S STORE**  
**RICHARD ALBERT WEBSTER,**  
Fraser Street, General Stationery  
South Hill.

The misfits of this life, under our present individualistic and competitive system is enormous in number and in quality. Fancy a very religious man engaged in running an old style saloon, a real humorist engaged in preaching the Gospel, a first class head for mechanics, serving in a dry-goods store, a man of inventive gen-

schools is 5,909. This would give South Vancouver a population of about 29,545, though I believe the population of South Vancouver today is nearer to 40,000.

These schools are within the reach of all the settlers in every section of the municipality. They are splendid brick buildings, and have cost the South Vancouver ratepayers in site and buildings over one million dollars. The first School By-law was passed in Geo. Rae's time in 1908, which was for \$24,000. In 1909 and 1910 by-laws for \$25,000. and \$176,000 were passed. In 1911, 12 and 13 by-laws for \$288,644, and for \$495,000 were passed. The total annual interest on these loans amount to \$39,214.24, and the sinking fund amounts to \$30,604.16. The annual ordinary expenditure of these schools amounts to \$250,000. The present Secretary of the schools, act-

ing under the instruction of the commissioner, who has superceded the School Board, is Mr. J. A. Blair.

## CHAPTER XI

### Business Facilities and Opportunities

There are 235 stores in South Vancouver. These stores carry almost all lines of merchandise, groceries and eatables. Grocery stores naturally predominate, as the 40,000 people in South Vancouver must eat. Next in volume are the small confectionary stores, then come the drug stores and the dry goods stores.

The people of South Vancouver are becoming more loyal to their business men every year.

They are realising that buying at home spells ultimately better business, more conveniences, larger stocks, and higher real estate values.

No community was ever built up by sending money out of it.



ing in a police force, a clever thief selling groceries but why elaborate? You meet them every day.

Sometimes, however, you do meet with a good fit, "the right man in the right place" as we say and in this class is R. A. Webster. He is a student, he is fond of books, newspapers and magazines, he takes a delight in his work and that is why he has made a success of the stationery and confectionery business in spite of very keen competition in South Vancouver.

He is still a young man, just 36 years of age, and hailed to Canada from England where he was educated in a church school, "St. Mathews" Brixton. He was then apprenticed to the Messrs. Witherly & Son, Stationers of Cornhill, London. He came to Canada in 1913, with the Barr Colony and settled in Lloydminster, Sask. From there he moved to Brandon and was employed by Parish & Lindsay in the grain business. In June 1905 he went to San Francisco and engaged in his old love, the stationery business and had a store on 4th St. Receiving a good offer for his business in 1910, the Gold Fields of Nevada attracted him. The lure of the gold held him for 4 years then he came to Vancouver, bought his present business and became special representative of the Vancouver Daily World and has held on and kept increasing the World circulation and his own capital stock right along.

He is a real progressive gentleman and a person you cannot help liking to do business with.

**WALTER GRADDON, Notary Public,  
Collingwood East.**

Mr. W. Graddon came to South Vancouver in 1911 from Medicine Hat where he was engaged in the furniture business for years.



**WALTER GRADDON, Collingwood E.**  
He sold out there and came to Vancouver and after inspecting prospects in all points decided on Collingwood E. Here he bought land and built some houses and entered into the real state and brokerage business, during the lean years of 1913 and up to the present Mr. Graddon held out successfully and optimistically believing that Collingwood in particular and South Vancouver generally would come back. And she is coming. Collingwood is a splendid district, with good roads, sidewalks, water service over the entire district and the lay of the land, its topographical situation is splendid. It has two car services the interurban and the Joyce Road car service, both are 7c. fares with transfers to any part of the city.

Mr. Graddon could never be persuaded to enter the Council himself, but he did the next best thing he intrested himself in the election of other good and worthy men. In fact, he has followed the council with keen interest, and though he disap-

A little incident happened not long ago to a resident of South Vancouver that opened his eyes to the fact that the slogan of buying at home was not an empty one, or one designed to put money into the merchants' pockets only. This man was in the habit of going to Vancouver to buy everything he required. It was his pride and boast to say that he could and did buy 5 per cent. cheaper in the City than he could buy in the local stores. This assertion, however, was wrong. In many lines, the South Vancouver merchant sells 10 per cent. cheaper than the City merchant.

However, this man was a considerable property owner, and his influence went far, and the consequence was, that the two local stores in that particular district closed.

In a week or so, his wife began to complain about the inconvenience. There were many little things that they had been in the habit of buying locally. The boom in selling houses was so great, and the inconvenience of not having a local store made him decide to sell his home, and his other house. Advertisements were placed in the papers and the properties listed with real estate men. Several people came to see his property. But no one would buy and several ladies who looked at his houses and liked them made the remark: "Why, you have no stores in this district." His business sense at once saw that there was a relation, a close relation, too, between business conveniences and opportunities and the value of property. Instead of trying to sell his two houses, he became active in trying to get merchants into the district, and within two weeks the vacated stores were filled, and he and his neighbors went round and pledged themselves in fu-

ture to buy at home. He is now a staunch booster of the local manufacturer and the local merchant.

But, though the majority of every-requirements can be secured in any part of South Vancouver, there are still openings here for many lines, and if the reader is looking out for a location to establish an industry or open a new store, I advise him to look around South Vancouver. To the man or woman who is looking for a home site where every modern convenience can be found, I don't know of any better place than South Vancouver.

## CHAPTER VII

### An Ideal City Site With Beauty Spots In Every Section

South Vancouver was made by nature one of the most beautiful and natural town sites in the world. Its northern and southern, eastern and western elevations are ideal for sewerage and drainage, and the laying of pipes and the building of homes and factories.

The North Arm of the Fraser affords the natural water highway necessary to industrial life and commerce. This water way connects South Vancouver with all parts of the world, for the mighty Fraser flows into the Pacific, and by means of the Panama Canal, connects the Pacific with the Atlantic.

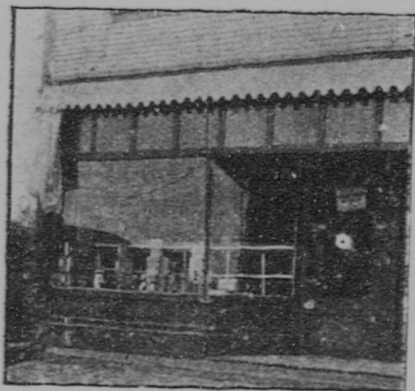
The North Fraser Harbor Board, of whom R. C. Hodgson is Chairman, is now dredging the North Arm to 10 feet deep, so that vessels of large tonnage can float on her waters. Many industries, such as lumber mills, are already thriving on this mighty Fraser.

In proximity to the Fraser is the richest agricultural and garden soil in the world, where sufficient vege-



proved of many things, and said so unflinchingly, yet, he has never made himself obnoxious, by continuous kicking.

He is a member of the Board of Trade, and of the Masonic order, and other societies. He was made Notary Public in 1916. His efforts on behalf of the development and progress of Collingwood are very well known and appreciated highly by his neighbors.



**R. F. GRIFFITH'S STORE, MAIN ST.**

**MR. R. F. GRIFFITHS, Grocer 5604 Main Street.**

South Vancouver offered business opportunities to the industrious and shrewd Returned Man, who was anxious and willing to re-establish himself in society and in business.

Mr. Griffiths, without waiting for support or aid excepting that which a loyal and sympathetic community was ready to give in the way of patronizing any serious and worthy effort, decided to open a grocery store at 5604 Main Street. The store and business has proved a splendid venture. But Mr. Griffiths in order to attain this end has devoted his entire energies and good will to the business and has spared no effort

to give value and good service for money received. Mr. Griffiths came to this country originally in 1902 at the close of the Boer War and settled in Moosemen where he farmed successfully for years. He came to Vancouver in the fall of 1912 and in 1913 he married Miss N. Eaton, but on the breaking out of the war in 1914 he felt the call of his country and enlisted in the 7th Battalion. He distinguished himself at the 2nd battle of Ypre and was promoted to regimental Sergeant Major. He saw 4½ years service and returned in 1919, starting in business for himself in South Vancouver in April of the same year. He takes a great pride in his work and store and you will travel many a mile to see a better dressed window, and a more up-to-date business in every way.

**ULYSSES TALBOT SHERLOCK,**

Fraser St.

Mr. Sherlock is the first U. E. Loyalist descendant we found in South Vancouver. He is a descendant of the grand old man, Talbot Ward, his grandfather on his mother's side. Ward was born in Canada, and he had five sons in the Fenian Raid. So much was his services to the country valued, that he was given a grant of 1,000 acres. He lived to be 92 years of age, and died in 1880. Mr. Sherlock was born in Orangeville, Ont., and Mrs. Sherlock, whose parents were successful farmers, was born in the city of Hamilton, Ont., but removed early in life to Bruce County, Ont. Her people are still farming on a large scale in Ontario and in Dakota, U.S.A. Both came to Vancouver 21 years ago, and bought property in South Vancouver as long ago as 1903. Mr. Sherlock followed the sheet metal work up to

tables can be grown to supply the entire city. These gardens and this soil is at present controlled mostly by Chinamen. The southern slope from 51st Avenue in elevation and beauty is unexcelled. Nothing anywhere can surpass the view of the Fraser, the Gulf, the Island, and the Baker ranges one receives from this slope, which stretches from boundary to boundary of the municipality.

To the East we have Kensington Heights with its panoramic view of the Inlet, the Northern mountains and ranges sloping gently into Cedar Cottage, with its view of Trout Lake and Vancouver West.

Within the next five years South Vancouver will again come into her own, and ratepayers will have another chance to say whether South Vancouver shall remain a city alone and independent, functioning along in competition with the mighty Vancouver or whether she will remain the beautiful garden and residential suburb of and the industrial tributary to Vancouver.

In any case, no one can roe her of her location and beauty and facilities, and the great opportunities she offers for industries and home sites.

**COLLINGWOOD EAST:**

The following notes are more in the form of amenities and reminiscences "lest the new timers forget."

Collingwood East had been made famous all over South Vancouver and Vancouver. Its topographical beauty, its fine residences and stores, and its unique nursery are substantial. But what I want to mention here and place on record for ever is the fact that the Collingwood district is somewhat of a classic nature. The district was dubbed by the writer in 1912 as the "Athens" of South Vancouver." My reason for doing this

was the fact that a "book worm" who goes by the name of "Felix Penn" lives in the district, and he made an effort to establish a library here. He donated many books towards the library, the corporation donating \$1,200.00 towards the site and building under a trustee.

It was the object of the promoters to make the institute pay its way, but as things generally happen, the Institute got into the hands of a clique and many of the people of Collingwood held aloof.

This Institute was a scene of many a battle royal in civic and provincial and dominion politics. Mock parliaments were held here, and amateur dramas and concerts and so forth.

It was the only such place in all South Vancouver. I believe Gerry McGeer, M.P.P., had his first spurs here when in the first mock parliament he was made "Prime Minister." And some of his old pals will tell you that "Gerry" has this "bee" in his bonnet yet. We shall see. Well, the Institute went into debt and is in debt today, and the people of Collingwood refuse to come forward.

Felix Penn still lives in Collingwood; he is still interested in his old Atheneum, but the place is practically deserted, excepting for a concert now and again and a whist drive or a dace.

I don't believe the "books" are ever looked at, as they are beyond the reach of the average reader, and they deal with times, topics and persons in which little interest is taken today.

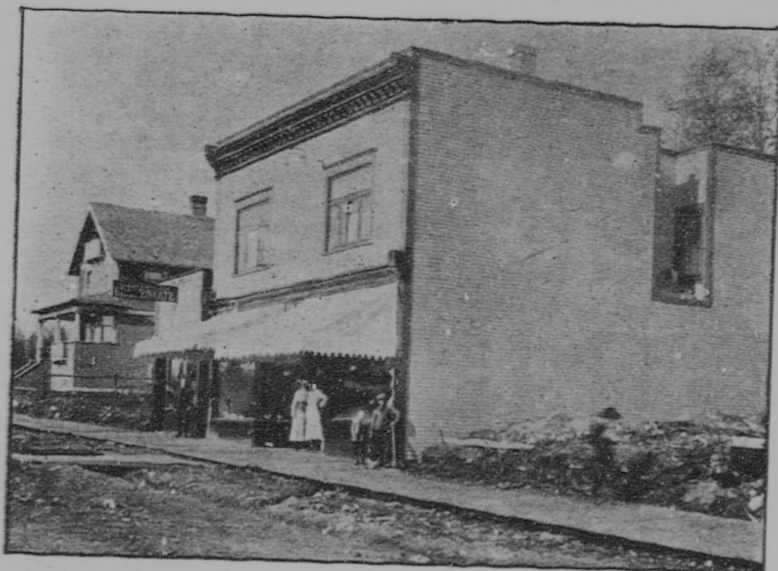
I beg to make a suggestion to the authorities that be, and particularly to the members of the Board of Trade, of whom Mr. Bursill, "Felix Penn," is a member, and his friend,

the present time, with the exception of five years, which he spent in California. He is at present engaged in the sheet metal works, together with his son, fulfilling many sheet metal contracts.

Their present home is in the Sherlock block on Fraser Street, where

they own, besides the block, several other properties.

Both are keenly interested in the welfare of South Vancouver, and have been from the start. But Mr. Sherlock, though well qualified, has never had a desire to enter the council or in any way to become a public man.



THE SHERLOCK BLOCK ON FRASER STREET



Mr. R. A. Royston's Drug Store  
R. A. ROYSTON, PH. CH. 5989  
Fraser St. Telephone Fraser 251.  
There is a tendency in some sub-

urbanities and country dwellers to look for and expect to see the best talent and receive the most expert service in various lines in the larger cities. In some respect this is true but not always, for very often we find the most expert service and the greatest ability in our suburbs and country places.

Particularly is this so in the medical and pharmaceutical profession. This can be explained by the fact that in the city eminent doctors and pharmacists delegate their work to students and young assistants while in the suburb the work is chief-

(Continued on page 42.)

W. Kent.

Let the hall or Institute stand and be thrown open, under the jurisdiction of the Commissioner or Municipal Clerk, and take the books away to the Vancouver Library. Let Felix Penn re-donate them to Vancouver, where they may be valued by an occasional student. Thus the Commissioner could pay off all the present liabilities and assume complete and direct control over the hall. Thus the Collingwood people would have a nice public hall, free from the odour of Archemedes' classics.

(Continued from Page 41)

ly done by the doctors or the pharmacist himself.

South Vancouver, although practically a suburb, has some of the ablest in their own lines of business one could desire to meet anywhere.

Mr. Royston is a pharmacist of ability and much experience, who can be relied upon to give expert service in his line. He was born in Barnsely, Yorks, England, passed High School and was apprenticed for Pharmaceutical work with Mr Jos. Willey, Hoyland. From there he went to Mr. Crawshaw, of Leeds, who was a dispensing chemist of repute. Then he joined the world-known chemists of Boots, Ltd.

This firm has a string of 600 stores all over England. He was chiefly Relief Dispenser with the Boots people, thus travelling from place to place. During that term he came to New York and entered the New York College of Pharmacy studying under Dr. Robinson. On his return to England he rejoined the Boots, Ltd., and won the Boots Scholarship in Chemistry and Pharm-

acy and Allied subjects.

In the same year he was first prizeman in practical chemistry at the Northern College of Pharmacy, Manchester, England. He remained with Boots Ltd., until coming to Canada in 1912, spending two years in Winnipeg and Regina, eventually reaching Vancouver, his original objective, in the spring of 1914. After a period of service with Mr. Gidley of Duncans, Vancouver Island he joined the C. A. M. C. at Vancouver October 19th, 1915 and after twelve months of home service transferred to the C. E. F., arriving in England February, 1917, where he acted as dispenser at Folkstone, London, and Liverpool, returning to Vancouver October 1919. Looking for a business opportunity to re-establish himself he decided on a pharmacy at 5989 Fraser St., South Vancouver, where his eminent qualities and services are being highly appreciated by the community.



Mr. R. A. Royston, Druggist

WE ARE AS NEAR TO YOU As Your  
Phone.

OUR PHONE IS FRASER 33

CHARLES E. REID & Co.,  
Druggists

DISPENSING IS OUR SPECIALTY

Agents For REXALL'S Preparations  
NYALL'S GOODS

AUTHORISED DEALERS  
IN EASTMAN'S KODAKS  
FILMS and SUPPLIES

:-: South Vancouver Agents For :-:  
TANLAC, WONDER HEALTH  
RESTORER ETC.

6307 FRASER STREET



CHARLES E. REID'S  
Drug Store.  
Fraser Street

#### GEORGE P. FINDLAY.

No man in South Vancouver has done more for the district, yet sought less publicity than Mr. Findlay. He is the senior of the two brothers who have been in the grocery business in South Vancouver from the beginning of the modern period. We write of these brothers separately. Before Main St., was widened or paved, and before the cars run further than 16th Ave., and Main, the Findlay Brothers were there in business, conducting a successful grocery and post office. It was the first post office, outside of the old North Arm post office on River way, in South Vancouver. The district and post office were called "Hillcrest", and the name still lingers in the names of certain modern establishments. Main Street, in those days, 1909, 10 and 11, was narrower by 10 feet than it is today, and Mr. George Findlay was one of

those who pushed the movement to widen the street, together with other property owners who fell in line,

(Continued on page 45.)

#### MR. IVAN W. FINDLAY, Grocer, Cedar Cottage.

Mr. I. W. Findlay, is the junior brother in the Findlay Bros. Co., operating two large grocery stores in South Vancouver. Ivan is a native son of Vancouver, and after completing High School education, he became fascinated with the idea of selling and delivering the "World" newspaper. His first ambition, I believe, was to become a newspaper man for later he apprenticed himself to the engraving, but became tired of it.

After following the newspaper work on the outside for a while, he was asked by the management to take a position on the circulation

department on the inside. This he did and followed this occupation for years.

During that time, he also became very interested in athletics particularly lacross, joining the first athletic club formed in Vancouver on Dunsmuir St. and played in the first lacrosse team formed from that club.

In 1909 he joined his brother in the grocery business and post office work on 16th and Main and finally opened the Cedar Cottage Grocery at 3358 Commercial Drive, just at the terminus of the Grandview Car. This was in 1902 and in spite of keen and capable competition, Mr. Findlay's business has increased right along. In 1902 he married Miss Murdock and is now the proud father of two children. His hobbies are gardening and chicken raising and general horticulture. His telephone number is Fair. 978.

#### FRASER BROS., Collingwood East.

Nothing aids in the upbuilding of a district or a community like a good store, well conducted.

It brings the world and its merchandise to your door. We very seldom look at a store in this light, but it is the true light and a community without an up to date store is not as thriving and prosperous as a community where an up to date store exists. Besides all this a good store adds to the real estate values in the community. The modern man and woman want to be near modern conveniences, consequently they select homes and home sites where these conveniences are obtainable.

Collingwood is blessed with a series of modern stores chief among them however is the Fraser Bros. Grocery, Flour & Feed and General

Provisions.

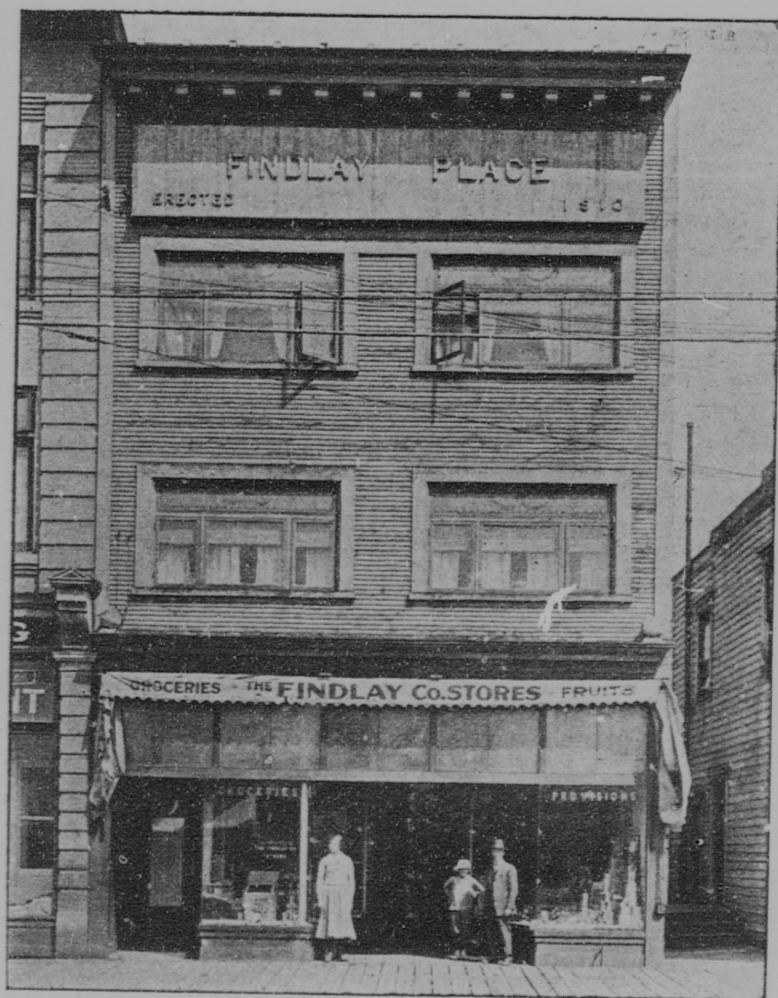
This store was established in 1908 and the Fraser Bros. have conducted a very successful business there ever since. Mr. A. W. the Jr. and J. D. Fraser, Sr., came West to Vancouver from New Brunswick in 1887. The parents were of Scotch origin. After following a number of businesses and farming, the two brothers decided to purchase the Grocery established at Collingwood E. This was, as we have said, in 1908, soon after the block was erected. Their success in Collingwood and the large business they have built up betokens their alertness, courtesy and general effort to give



Fraser Bros'. Grocery Store, Collingwood, E.

good satisfaction to their customers in the quality of their goods and their prices, and regular and prompt delivery.

Such has been their success and such is the appreciation of the people of Collingwood of their services, that Collingwood Telephone No. 25, is rung up from all parts of the municipality from Burrard Inlet to the Fraser River where their delivery auto travels and delivers goods every week.



FINDLAY CO. STORE, MAIN & 25TH.

and Mr. Findlay was elected President of the first Main Street Improvement Association.

When his present large building was erected on Main and 25th, he was the first to concede the necessary 10 ft. and built back this distance, thus becoming the first property owner to concede the necessary 10 feet to the corporation. He was

made Postmaster of the new post office, established at this place 25th and Main Street, which was called the City Heights Post Office. This was in 1911 and he remained Postmaster until 1914.

For many years Main Street Association became a most active and influential body of ratepayers in South Vancouver. Besides interesting him-

self in Main Street and civic matters generally, Mr. Findlay with other Merchants, initiated a movement to form a branch of the Retail Merchants of Canada, in South Vancouver, which was duly done, and the members elected Mr. Findlay their first president and he has held that position to the present year (1920). This body also nominated him to act on the South Vancouver advisory board with Commissioner Gillespie.

Mr. Findlay was born in Manitoba in 1884. His parents came to Vancouver in 1887. Soon after the big fire, and the father, Mr. P. P. Findlay became engaged in contracting and building. Mr. Findlay was educated in the Pu'lic and High Schools and also the McGill classes.

The brothers are now operating two large grocery stores in South Vancouver, one on Main St., and 25th, and the other in Cedar Cottage. In religion Mr. Findlay is a Baptist and a chartered member of the Ruth Morten Memorial. He is also trustee and treasurer of the Building Fund.

#### FINANCIAL FACTORS IN THE UP-BUILDING OF SOUTH VANCOUVER.

With the great influx of the industrial classes into South Vancouver, the question of financial aid to the settler for the improvement of his land, the erection of a home, or the enlargement of same, the placing of insurance for the protection of that home, becomes a very vital one. Several Vancouver firms offered assistance to the South Vancouver settler in this direction, but no firm did the large business of the Yorkshire & Canadian Trust Limited. It is safe to say that this firm's financial resistance was at all times at the service of the South Vancouv-

er resident and the local management never turned down a deserving case.

To-day the operation of this Co., in So. Vancouver is much larger than any other similar institution in Vancouver, and we believe we are correct, when we say, that it is the largest, outside of the C. P. R. taxpayer in the municipality. The operation of this Co., in South Vancouver extend back over 20 years, and its faith in the district is exemplified by its large holdings of lands in the corporation.



**E. WIGGINS' CENTRAL GROCERY**  
5069 Victoria Drive

**MR. E. WIGGINS, 5069 Victoria Drive, Telephone 50 L.**

belongs to the class of men, who help build up a district by every legitimate possible means.

He is a business man and alive to business interests. He knows how to buy and to sell, and how to try and reach his customers. He is not one of those who say: "Well they have to come to me anyway, I am the only guy in this district" and so forth as is too often the case with suburban tradesmen.

Wiggins realises that people to-day don't have to go to the local store—it is up to the local store to attract the people, and he is doing



this by the quality of goods and his prices, his courtesy and his good service delivery. His motto is to please and to be of service.

This man hails from the country of some of the greatest business men in the world today, I mean England. He saw life there for the first time in 1885, just 35 years ago. He came to our great western country just 12 years ago, with his wife, who was born in Essex, England, the same country as Mr. Wiggins. After trying out various parts, they decided on Victoria Drive 5 years ago, and the business has grown rapidly and steadily ever since.



**G. WHARFF'S NURSERY**  
Collingwood E.

**G. WHARFF**, Nurseryman, Joyce Road & Archimedes St., Collingwood.

We are showing on this page, the largest nursery in South Vancouver. There are three or four others, but smaller nurseries on the Marine Drive and in other sections, but Mr. Wharff's nursery is the only one run by a professional gardener and fruit grower. The entire three lots he owns are under glass and this year he is specializing in tomatoes and chrisanthemums, which at this period (June 1st) look very promising and beautiful.

Mr. Wharff and his good wife

came to B. C. nine years ago from England. But before coming to settle here in Collingwood a year ago Mr. Wharff travelled very extensively learning the various methods of various countries in raising and cultivating fruits and flowers. He finally heard the call and saw the great opportunity offered for this culture in South Vancouver, and this made him invest in Collingwood. He says that the results of his investment and endeavors in Collingwood have exceeded his and his wife's expectations.

There is room in South Vancouver for a hundred more such industries, for the call for fruits and vegetables incessant and cannot be satisfied.

It is hoped that some more people of the calibre and character and thrift of this gentlemen will see this notice, and be induced to come to this industrial garden place of South Vancouver.



**J. A. BARBER'S MEAT MARKET**  
**JOHN A. BARBER**, 5861 Fraser St.,  
Telephone Fraser 123.

Mr. Barber came to South Vancouver from England in 1911. In that country he carried on a very large meat market wholesale and retail, selling as many as 20 whole beef and 40 porks and 50 to 100 muttoms in a week. But in 1911 business

in England as in every other part of the world, became dull, credit was refused and Mr. Barber decided to sell out while the opportunity was good. This he did and he came to Vancouver. At that time Fraser St., was not too well supplied with meat markets. In fact there was only one or two small stores in the district and Barber decided to buy one of them. From that day onward he has written Success on his business. Today he is selling five times the amount of meat that he sold in 1911 and 1912. He has also bought the block where the store is conducted and a splendid farm in the Pitt Meadows where is produced all the eggs, butter, etc., sold at the Fraser Street store.

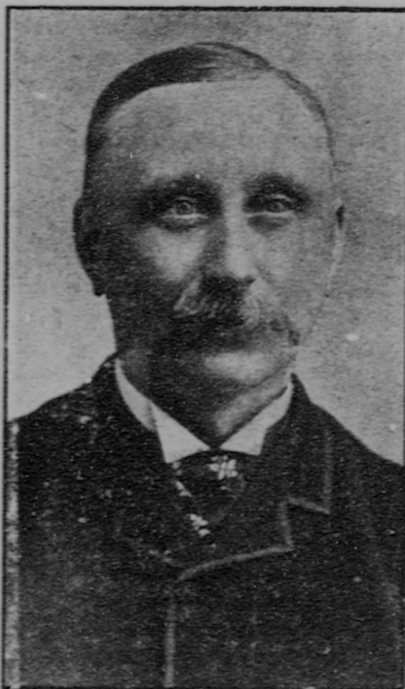
He has two helpers beside himself in the business and an up-to-date auto delivery to all parts of the municipality. There are four sons and one daughter and Mrs. Barber is still his right hand helpmate.

His business and farm occupy all his time and energies for the present so he laves public matters to others who have more leisure and inclination for the work. He is however, always ready to aid every good movement in the municipality.

#### MR. WM. SHANNON.

The story of South Vancouver's first Council would not be complete without a sketch of Mr. Wm. Shannon. It was he and Mr. McLochlan who were the two great pushers in the incorporation scheme of this district.

Mr. Shannon went to Victoria several times in connection with the matter, as there was considerable opposition to incorporation from owners of 301 and some other parts. That is the reason 301, "no man's land" as it has been called, was left out of



WM. SHANNON

the City and the South Vancouver corporate districts. Three naught one, now, however is incorporated in the city limits. Mr. Shannon was even in 1892, the year of incorporation, an old timer in B. C. for he came to the Province in 1863, following mining, lumbering, exploring and farming, and made several trips through the interior, discovering the best lands, the best locations and climates. These experiences qualified him prominently in mining questions and problems in lumbering estimates and values. So much so, that the government of B. C. on more than one occasion has sought his expert advice on these and other problems.

Chief among these was his aid to

the government in deciding its first municipal policy, and in drawing up its first municipal clauses act. After succeeding to incorporate the South Vancouver municipality, he sat on its Council board, but refused to act afterwards, as his own real estate and general brokerage, his personal interests in lumber and mining claims through the province demanded all his time. In 1888 Mr. Shannon entered into partnership with Chas. McLochlan, which continued until 1895 when he entered into partnership with Mr. George Martin, South Vancouver's first clerk, under the firm name of Martin and Shannon. This firm today is the oldest firm in Vancouver, and as we have said elsewhere, one of the best established and most respected in the city.

Of course, Mr. Shannon's interest in South Vancouver ceased practically upon the separation of Point Grey from South Vancouver in 1908, for Mr. Shannon's property is in the Point Grey section.

At date of writing, Mr. Shannon is 77 years old, yet is "very much alive", if we can take his partner George Martin's word for it.

He married Miss McIndoo of Toronto when he was 43 years old and the fruit of the marriage is one son who is now practically taking his father's place in business.

#### MR. F. M. TUCKER.

On Victoria Drive at 5685, near 43rd Ave., you will find a very unostentatious gentleman of English birth who is one of the keenest business men in Vancouver, and one of the hardest workers. His work seems to be his hobby, for he never tires of searching into dates, names, transfers and events. Many a re-

turned man, and many a soldier's widow have gone to him to unravel some of the complexities into which their titles had drifted or become involved.

Though at present engaged in the estate business insurance and loans, he is by training a mechanic, having studied and mastered all the complex machinery used in the handling of milk products.

He was such an expert in this line of business that he was appointed special commissioner to New Zealand to give instruction in the best methods of manufacture and export and report to the English Mercantile Importers of which Sir Thos. Lipton was chairman.

Since coming to Vancouver he has interested himself in every civic and commercial movement for the welfare of the district. He was the first secretary of the Victoria Heights Improvement Association, and the first secretary of Ward 3 Conservative Ass'n. he is also a staunch Orangeman and a Lay Reader in the Episcopal Church; he also takes an interest in the South Vancouver Board of Trade. He was at one time a candidate for the Council. This was in 1914. His platform was brief and business-like. 1. Annexation to the City. 2. Sewerage for South Vancouver. 3. The expenditures of monies for the specific purposes for which they were borrowed and for no other. 4 The Improvement of Fraser St. 5. A revision of the tax and assessment rolls.

The other matters mentioned in his platform were of a local nature.

All who know and have had dealings in real estate or loans or insurance with this gentlemen testify to his honesty, veracity and conscientiousness, and his indefatigable efforts

on behalf of those who entrust him with their clerical work. His telephone is Fraser 275.

#### MORAL REFORMERS

(Continued from Sec. 1, Page 24)

The moral reformers were satisfied. South Vancouver was cleansed of all liquor licenses, the applications for new licenses for new proposed hotels on Main and 26th were withdrawn. But new forces came into existence. Economy was now being preached. The cutting down of expenses in civic administration became a persistent cry. A party called for a Government audit of the municipal books.

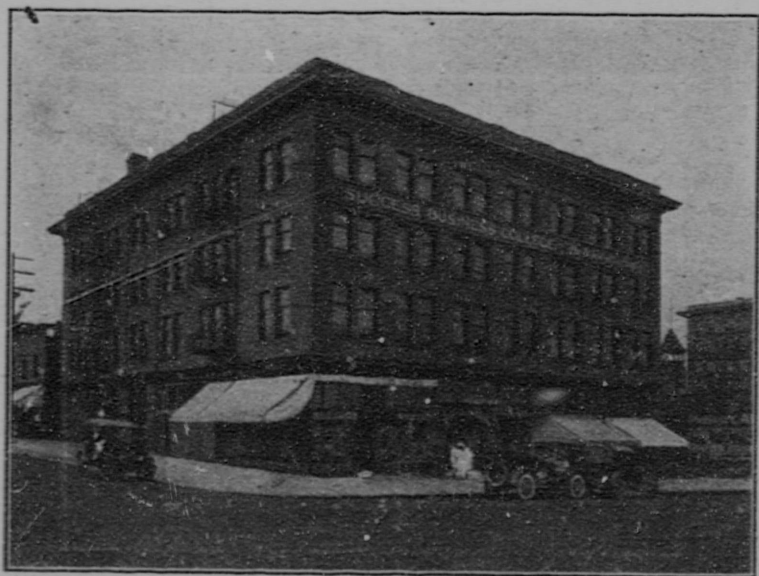
Many of those who cried for a Government audit did not know what they were asking for. There was an impression abroad that during the Pound regime there had been wilful extravagance and misapplication of funds.

The Government audit was granted during the Kerr Regime, and al-

though this audit cost about \$20,000 nothing tangible and worth while was discovered. It is true that there had been small irregularities but that was all that can be said of the famous audit. A few hundred dollars might have gone here or there but on the whole the administration of South Vancouver had been clean if not capable. It had been as clean and as capable as the democracy had asked for and demanded.



Principal Eaton of the Success Business College



Success Business College, 10th & Main St., Vancouver, B.C.

**A TABLE SHOWING RISE AND FALL IN REAL ESTATE VALUES AS  
AS MANIFESTED IN THE ASSESSMENT ROLL SINCE  
INCORPORATION TO THE PRESENT DAY**

The first assesment record was made in 1898, six years after incorporation:

YEAR.	WILD LAND.	IMPROVED LAND.
1898	353,730.	810,484.
1898	344,151.	716,885.
1900	300,230.	766,437.
1901	300,230.	766,437.
1902	236,175.	682,000
1903	no record this year.	

In 1904 the value of improvements began to appear.

YEAR.	WILD LAND.	IMPROVED LAND.	IMPROVEMENTS.
1904	36,725.	1,288,888.	362,128
1905	67,321.	1,321,750.	411,260.
1906	64,059.	1,442,337.	437,049.
1907	1,786,166.	890,833.	461,218.

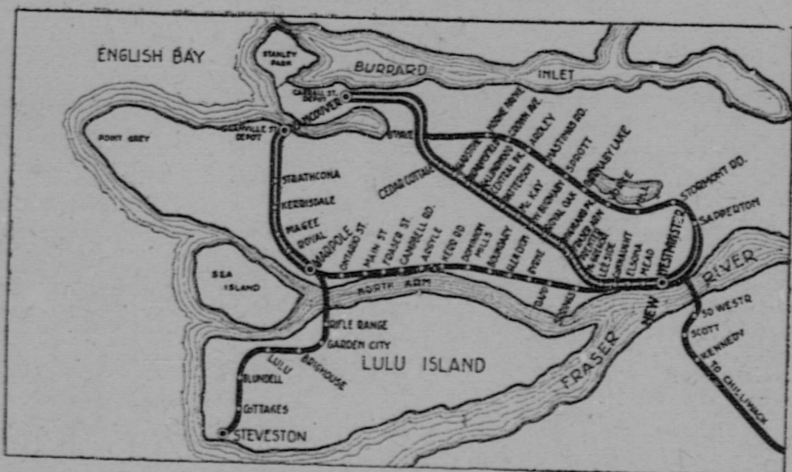
In 1909 a new spirit is introduced. Though South Vancouver has been split up into two sections, South Vancouver and Point Grey, the division taking place in 1908, yet values now begin to soar.

1909	2,277,432.	4,111,247.	1,010,654.
1911	7,714,127.	20,040,206.	2,872,447.
1912	7,084,435.	26,174,832.	5,730,021.
1914	4,764,389.	29,614,695.	9,436,226.
1917	1,600,062.	13,756,271.	9,381,090.
1919	1,564,006.	13,764,518.	8,977,413.

**A TABLE SHOWING ENTIRE DEBENTURE DEBT SINCE DATE OF  
INCORPORATION TO THE PRESENT TIME.**

YEAR.	OBJECT	AMOUNT.	DURATION	Rate of INTEREST.
1893	Roads	35,000.00	35 years	5%
1905	Roads	50,000.00	50 years	5%
1908	Roads	100,000.00	50 years	5%
1908	Schools	24,000.00	50 years	5%
1909	Roads	150,000.00	50 years	5%
1909	Sidewalks	45,000.00	50 years	4½%
1909	Waterworks	225,000.00	50 years	5%
1909	Schools	25,000.00	50 years	5%
1910	Roads	200,000.00	50 years	4%
1910	Sidewalks	30,000.00	50 years	5%
1910	Schools	170,000.00	50 years	5%
1911	Roads	1,165,677.90	50 years	4%
1911	Sidewalks	55,508.50	50 years	4%
1911	Schools	288,644.10	50 years	4%
1912)				
1913)	Roads	900,000.00	50 & 49 years	5% & 4%
"	Sidewalks	100,000.00	49 & 50 years	5% & 4%
"	Waterworks	325,000.00	49 & 50 years	5% & 4%
"	Schools	495,000.00	49 & 50 years	5% & 4%
1913	Roads	575,000.00	49 years	5%
1913	Sidewalks	30,000.00	49 years	5%
1913	Waterworks	130,000.00	49 years	5%
<b>LOCAL IMPROVEMENT DEBENTURES.</b>				
1914	Kingsway	194,382.13	15 years	5%
1914	Main St. Sect. 1.	79,054.00	20 years	5%
1915	Main St. Sect. 2.	124,437.58	20 years	5%
1915	Main St. Sect. 3.	320,000.00	20 years	5%
1915	24th Ave.	66,411.00	15 years	5%
<b>GRAND TOTAL</b>		<b>6,686,165.21</b>		

# British Columbia Electric Railway Company, Limited



A Great Electric Railway, Light and Power System

## One of the Builders of SOUTH VANCOUVER

Capital Invested .....	\$48,000,000
Electric Railway, Miles .....	366
Horse Power Developed .....	133,700
Customers .....	90,000
Population Served .....	380,000

ELECTRIC RAILWAY, LIGHT, POWER AND GAS SERVICE

*B.C. Electric*

VANCOUVER, VICTORIA, NEW WESTMINSTER, NORTH  
VANCOUVER, CHILLIWACK, ABBOTSFORD, PORT MOODY, WHITE  
ROCK, LADNER

# A SAVINGS ACCOUNT

Owing to the greatly depreciated value of the dollar today it is necessary more than ever for everyone to make a conscientious effort to save systematically.

The rapidity with which a Savings Bank balance will grow if the practice of making weekly or monthly deposits is followed will surprise you: \$5 deposited each week will in one year amount to \$233.95.

No amount is too small to receive, and our staff, whose aim is to please, is at your service.

## THE CANADIAN BANK OF COMMERCE

SOUTH HILL BRANCH:

48th and FRASER

COLLINGWOOD EAST BRANCH:

414 JOYCE ROAD

### OTHER BRANCHES IN VANCOUVER

**MAIN OFFICE**

Hastings and Granville

**COMMERCIAL DRIVE**

11st and Commercial

**EAST VANCOUVER**

Main and Pender

**NORTH VANCOUVER**

Lonsdale & Esplanade

**FAIRVIEW**

Sixth and Granville

**HASTINGS & CAMBIE**

132 Hastings West

**KITSILANO**

Fourth and Yew

**MOUNT PLEASANT**

Main and Broadway

**POWELL STREET**

Powell and Victoria

**VANCOUVER HEIGHTS**

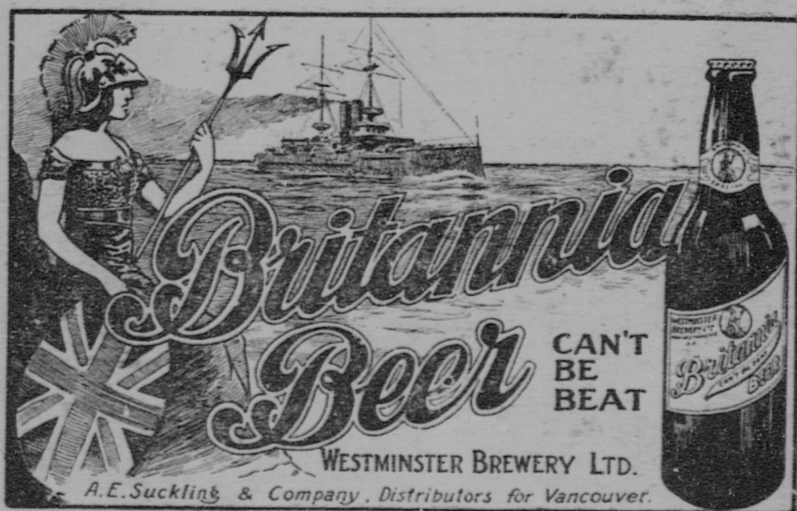
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**Britannia Beer**

CAN'T BE BEAT

WESTMINSTER BREWERY LTD.

A.E. Suckling & Company, Distributors for Vancouver.

The advertisement features a central illustration of a woman in a plumed helmet holding a trident, with a ship in the background and a bottle of Britannia Beer on the right. The text 'Britannia Beer' is written in a large, stylized font across the center, with 'CAN'T BE BEAT' to its right. Below the main text, it reads 'WESTMINSTER BREWERY LTD.' and 'A.E. Suckling & Company, Distributors for Vancouver.' A small Union Jack flag is visible in the bottom left corner of the illustration.

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Weller & Van Wyck, Ltd., Printers.