

STATEMENT OF SIGNIFICANCE

THE JEFFS RESIDENCE

1240
SALSURY DRIVE

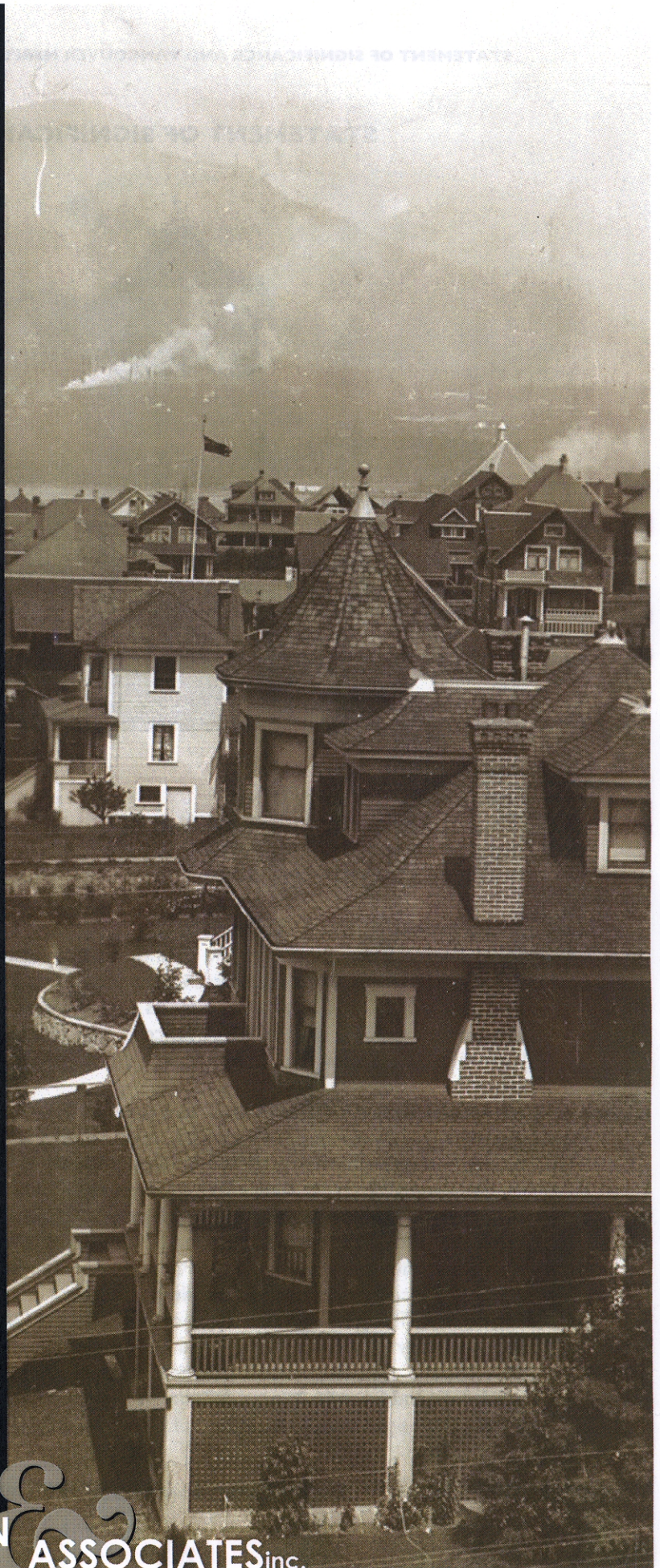
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prepared for:

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STATEMENT OF SIGNIFICANCE: JEFFS RESIDENCE



Name: Jeffs Residence

Address: 1240 Salsbury Drive

Original Owner: Dr. Thomas William Jeffs

Date of Construction: 1907-08

Architect/Builder: Unknown

Description of the Historic Place

The Jeffs Residence, located in the Grandview-Woodland neighbourhood of Vancouver, is a grand two and one-half storey wood-frame residence, located on a west-sloping lot at the corner of Salsbury Drive and Charles Street. Characterized by its Queen Anne style octagonal turret, bell-cast pyramidal roof, and hipped dormers, the Jeffs Residence is one of a number early twentieth century turreted homes located on Grandview Hill.

Heritage Value of the Historic Place

The Jeffs Residence is significant as a visual landmark, one of a group of other similar historic estate homes in the Grandview-Woodland neighbourhood of Vancouver. Established in 1891 upon the opening of the Vancouver-New Westminster interurban railway, the neighbourhood quickly became one of Vancouver's most prestigious residential areas. Grandview-Woodland was connected to the city water system in 1904, and business and industrial activity was facilitated by its proximity to the BC Electric interurban and the Canadian Pacific Railway lines. The business potential of the neighbourhood attracted some of Vancouver's wealthiest residents, reflected in grand estate homes that were being built on large corner lots. The Jeffs Residence was constructed for Dr. Thomas William Jeffs (1858-1923), a physician, coroner, City Alderman (1906), and Police Commissioner (1907). Jeffs was born to Irish parents in Queensboro, Ontario, studied medicine at the University of Toronto, and moved to British Columbia in 1894. Jeffs and his wife, Minnie, moved into this newly constructed house and lived here until the 1920s. Today, the house stands out as one of the remaining landmark estate homes in the neighbourhood.

STATEMENT OF SIGNIFICANCE AND VANCOUVER HERITAGE REGISTER EVALUATION: JEFFS RESIDENCE

Constructed in 1907-08, the Jeffs Residence is also valued for its late representation of Queen Anne Revival architecture. The style was popularized during the late 1800s by British architect Richard Norman Shaw, and remained common through to the end of the nineteenth century. As Grandview Hill was being developed during the Edwardian era, a number of the grand homes in the area, especially those on corner lots, were built with the characteristic turrets of the Queen Anne Revival style; this remains one of the only areas in Vancouver where this style predominates. Typified by the surviving homes of upper-middle class residents such as Professor Edward Odium, Alderman John J. Miller, and realtor Captain W.H. Copp, the neighbourhood capitalized on the impressive views to English Bay, False Creek, the North Shore, and the rest of Vancouver. These characteristic turrets took full advantage of these panoramic views from Grandview Hill.

Character-Defining Elements of the Historic Place

The key elements that define the heritage character of the Jeffs Residence include its:

- location on a west-sloping lot at the corner of Salsbury Drive and Charles Street in the historic Grandview-Woodland neighbourhood of Vancouver
- continuous residential use
- residential form, scale and massing as expressed by its two and one-half storey height with full basement, wraparound front verandah, rear verandah, octagonal turret, high-pitched pyramidal roof and hipped dormers
- wood-frame construction, with wooden siding, trim elements and details that may exist under the later stucco cladding
- Queen Anne Revival style design featuring: a high-pitched bell-cast pyramidal roof; characteristic octagonal turret with bell-cast roof, sheet metal finial and second storey skirt roof; compound roofline with three hipped dormers on the south, west, and north facades; and second-level, west facing balcony over entry
- original double-hung 1-over-1 wooden sash windows
- internal and external red-brick chimneys

STATEMENT OF SIGNIFICANCE AND VANCOUVER HERITAGE REGISTER EVALUATION: JEFFS RESIDENCE



1240 Salsbury Drive, n.d. [City of Vancouver Archives CVA 359-7]

VANCOUVER HERITAGE REGISTER EVALUATION: JEFFS RESIDENCE

EVALUATION – Buildings

Address: **1240 Salsbury Drive**Local Area: **Grandview-Woodland**

		E	VG	G	F/P
ARCHITECTURAL HISTORY					
1 Style/Type	A good example of a style uncommon in the city	35	18	12	0
2 Design	Sophisticated house designed to take advantage of views; notable massing and verandahs	30	15	10	0
3 Construction	No special significance	15	8	5	0
4 Designer/Builder	Unknown	15	8	5	0
		(Maximum 40): <u>22</u>			
CULTURAL HISTORY					
1 Historical Association	Associated with original owner, Thomas William Jeffs, a coroner, City Alderman, and Police Commissioner. The house was constructed for Jeffs in 1907-08 and he lived there until his death in 1923	35	18	12	0
2 Historical Pattern	Associated with the early development of the Grandview-Woodland neighbourhood; one of a grouping of similar turreted estate houses in the area.	30	15	10	0
		(Maximum 35): <u>27</u>			
CONTEXT					
1 Landscape/Site	The house is located on a large corner lot	15	8	5	0
2 Neighbourhood	Compatible with the residential neighbourhood	20	10	6	0
3 Visual/Symbolic	A visual landmark in the neighbourhood	25	13	8	0
		(Maximum 25): <u>19</u>			
		Subtotal: <u>68</u>			
INTEGRITY					
	The house has been significantly altered. The wrap-around verandah has been enclosed and the house has been entirely clad in stucco. Many of the original wood-sash windows remain.	0	-5	-8	-15
		TOTAL: <u>53</u>			
Evaluation Date: June 28, 2010		Classification Group: <u>'B'</u>			

RESEARCH SUMMARY SHEET: JEFFS RESIDENCE

CIVIC ADDRESS: 1240 Salsbury Drive, Vancouver (originally 1250 Salsbury Drive)

LEGAL ADDRESS: LOT 22-24, BLOCK S ½ of 45, DISTRICT LOT 264a

HISTORIC NAME: Jeffs Residence

ORIGINAL OWNER: Dr. Thomas William Jeffs

SOURCE: City of Vancouver Archives: Directories 1908; Water Installation Record 1907

CONSTRUCTION DATE: 1907-1908

SOURCE: City of Vancouver Archives: Directories 1907 and 1908, Water Installation Record 1907

ARCHITECT/CONTRACTOR: unknown

REFERENCES:

Vancouver Building Permit: Permit Registers missing 1905-08

Water Installation Record: No. 9612, March 05, 1907: T. W. Jeffs - owner
 No. 9612, January 13, 1927: Margaret W. Hamilton – 1841
 Charles Street, Vancouver

Vital Events: Vital Event Death Registration – Thomas William Jeffs, October 6, 1923: Reg. Number: 1923-09-314057; B13122

Vancouver Province: “Handsome Residences Erected in Recent Months on the Slope of Grand View Hill” – January 9, 1909, page 8

Vancouver Province: Obituary: Dr. Thomas W. Jeffs - Monday, October 8, 1923, page 17

The Canadian Medical Association Journal: Obituary: Dr. Thomas W. Jeffs – November 1923.

Veterans Affairs Canada: In memory of William Armour Cowen Jeffs who died on June 2, 1916 at the age of 19 during the First World War. “Son of Dr. Thomas N. Jeffs [sic] and Minnie C. Jeffs of Vancouver. Enlisted from the British Columbia University, Vancouver”: www.vac-acc.gc.ca

City Directories: 1907-1927 complete search; 1930-1990, interval search (see chart below for directory information)

Year	Address and Owner
1907	No listing for 1240 or 1250 Salsbury Drive
1908	1250 Salsbury: Jeffs, Thomas W – physician
1910	1250 Salsbury: Jeffs, Thomas W – physician
1911	1250 Salsbury: Jeffs, Thomas W – physician
1912	1250 Salsbury: Jeffs, Thomas W – physician
1913	1250 Salsbury: Jeffs, Thomas W – physician
1914	1250 Salsbury: Jeffs, Thomas W – physician
1915	1250 Salsbury: Jeffs, Thomas W – physician
1916	1250 Salsbury: Jeffs, Thomas W – physician
1917	1250 Salsbury: Jeffs, Thomas W – physician
1918	1250 Salsbury: Jeffs, Thomas W – physician
1919	1250 Salsbury: Jeffs, Thomas W – physician
1920	1250 Salsbury: Jeffs, Thomas W – physician

STATEMENT OF SIGNIFICANCE AND VANCOUVER HERITAGE REGISTER EVALUATION: JEFFS RESIDENCE

1921	1250 Salsbury: Jeffs, Thomas W – physician
1922	1250 Salsbury: Jeffs Thos W – physician 1250 Salsbury: 3. Astle Mrs. Sarah I. 4. Marsh George W.
1923	1250 Salsbury: Jeffs Thos W – physician 1250 Salsbury: 3. Cates W. 4. Ross Mrs. S. M.
1924	1250 Salsbury: Apartments 1. Jeffs, Mary C. – widow of Thomas W. Jeffs 3. Garret T. G. 4. Sankey H.
1925	1250 Salsbury: Apartments 1. Garret T. G. 2. Joffs M. C. [sic. Should be Jeffs] 3. Alexander J. S. 4. Brake E.
1926	1250 Salsbury: Apartments 1. Garret T. G. 2. McLellan J. J. 3. Briston C. F. 4. Brake Mrs. E. J.
1927	1250 Salsbury: Apartments 1. Hazan J. 2. McLellan J. J. 3. Saunders Mrs. L. 4. Brake Mrs. E. J.
1930	1250 Salsbury: Apartments 1. Hornall Mrs. J. 3. Lane Miss C. A. 4. Brake Mrs. E. J.
1939	1250 Salsbury: Apartments Occupied Units: 1, 4, 5
1947	1250 Salsbury: Apartments Occupied Units: 1, 2, 4, 5 1250 Salsbury: Occupied
1950	1250 Salsbury: Apartments Occupied Units: 0, 1, 2, 3, 4, 5 [this is the first time 6 apartments in the house are visible in the Directories. From the Water Installation Record it is known that in 1927 water was connected to 6 apartments in the house.]
1955	1250 Salsbury: Apartments Occupied Units: 0, 1, 2, 3, 4, 5
1956	[This is the first year the address 1240 Salsbury Drive appears in the Directories] 1240 Salsbury: Apartments 1. Layton E. 2. Farguharson J. C. 3. Eatons W. H. 4. Peterson Mrs. G.
1957	1240 Salsbury: Apartments Occupied Units: 1, 2, 3, 4
1960	1240 Salsbury: Apartments Occupied Units: 3 and 4
1990	1240 Salsbury: Toohy C.D. [moved into the house in 1989]