

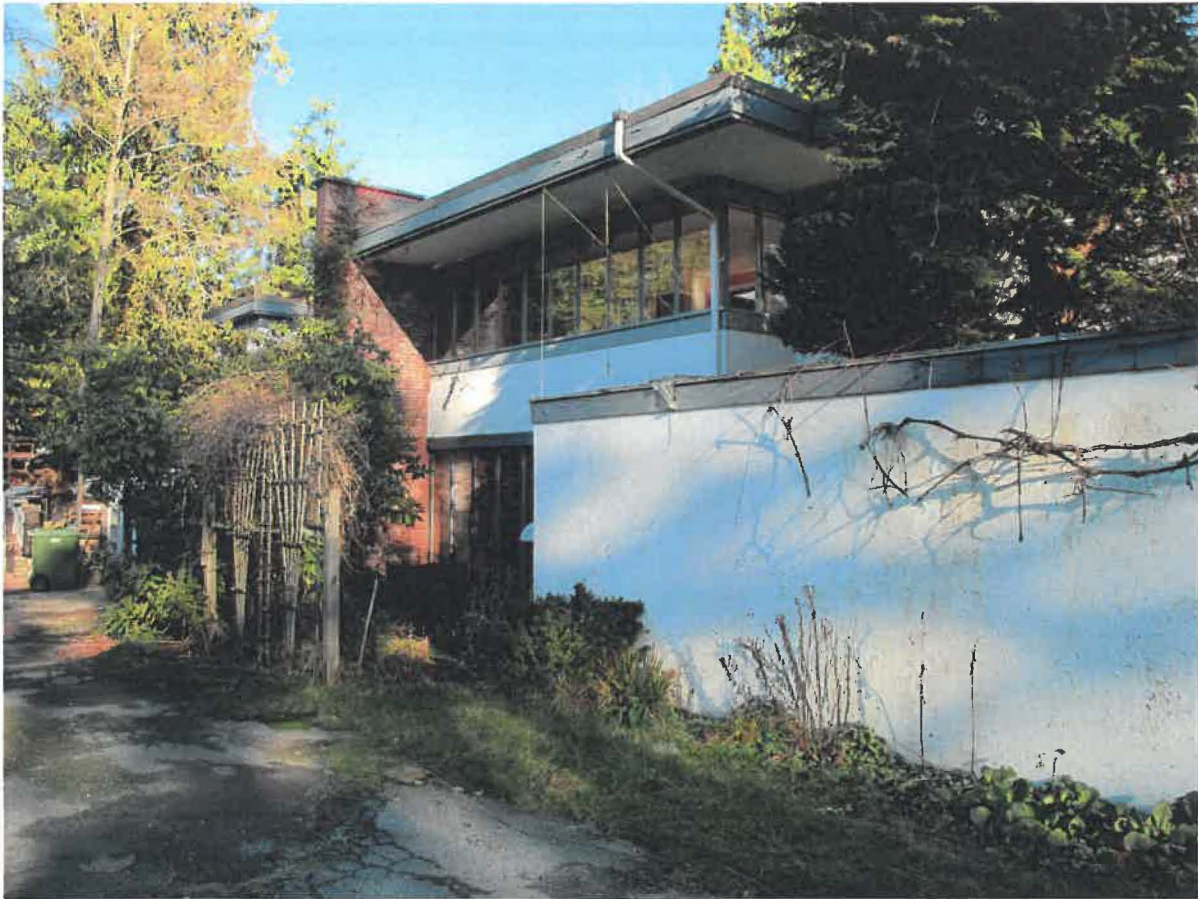
SHALAL GARDENS

3704-3718 EDGEMONT BOULEVARD
STATEMENT OF SIGNIFICANCE

SEPTEMBER 2019

DONALD LUXTON
AND ASSOCIATES INC 

INTRODUCTION: SHALAL GARDENS



HISTORIC NAME: Shalal Gardens

ORIGINAL NAME: Capilano Garden Court

ADDRESS: 3704-3710 Edgemont Boulevard and 3712-3718 Edgemont Boulevard, North Vancouver

ORIGINAL OWNER & BUILDER: Crescent Investments Ltd.

ARCHITECT: Fred Thornton Hollingsworth

CONSTRUCTION DATE: 1951

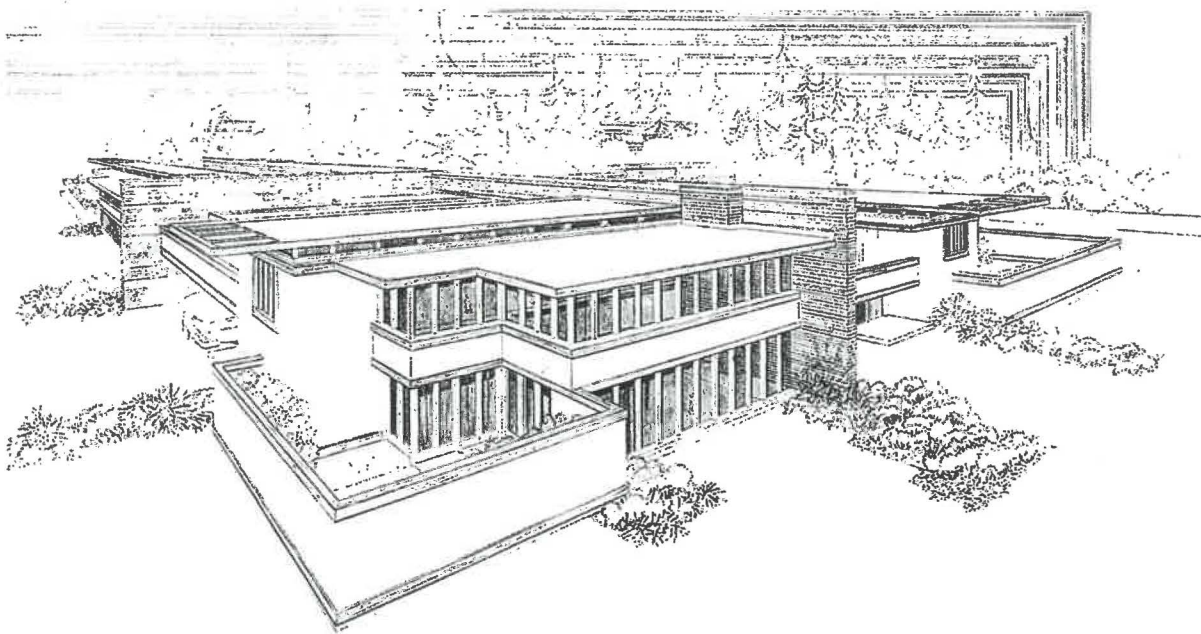
ASSOCIATED ADDRESSES: 3723-3727 Bluebonnet Road/3729 Edgemont Boulevard; 3743-3749 Edgemont Boulevard

Shalal Gardens is a series of four separate structures built in 1951 for J. Eric Allan. Situated on both sides of Edgemont Boulevard, 'Capilano Garden Court', as it was originally known, was a demonstration of an alternative form of housing in the Capilano Highlands development.

Each block consisted of four self-contained apartments, each with their own ground level entry. These units were arranged in a pinwheel fashion, and were visually separated by tall flange walls built with Roman brick. The window arrangement ensured complete privacy between each unit. Broad roof overhangs, light-coloured stucco cladding, dark encircling beltcourses, and ribbon and corner windows, were used to modulate the mass of the structures. Generally, the forms echo the work of Frank Lloyd Wright, but have been developed to suit local conditions. One of the interesting aspects of the Capilano

SHALAL GARDENS, 3704-3710 AND 3712-3718 EDMONTON BOULEVARD, NORTH VANCOUVER

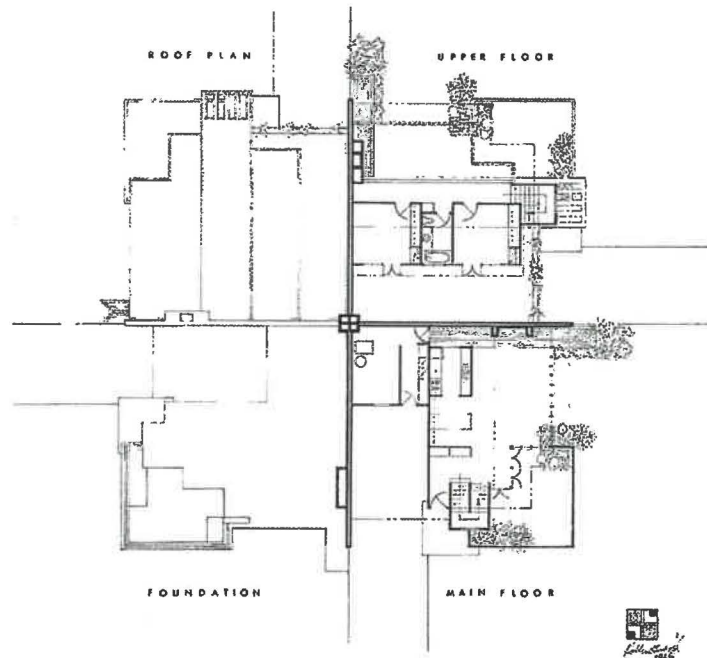
Highlands development was the attempt to create a complete community, with different forms of housing, and a central self-contained shopping area with community amenities. The provision of this type of apartment within a suburban development was considered progressive at the time.



Designed around a cross formation of brick walls, which allowed for four apartments to each structure. These four-plex apartments could be oriented in any direction to take advantage of the sun. The two storey apartments had the living room, dining room and kitchen on the main floor and two bedrooms upstairs. The corridor along the bedroom is wide enough to be used as a sitting area. The space over the living room and dining room is open to the ceiling with a glass wall all the way up on the exterior living room wall. None of the units looked into the other allowing for privacy and each had a small fenced-in garden off the corner of the living room. Plaster finishes were used on the interior walls along with brick, and each unit had a large fireplace. For their time these apartments were considered quite innovative in the use of both horizontal and vertical living space.

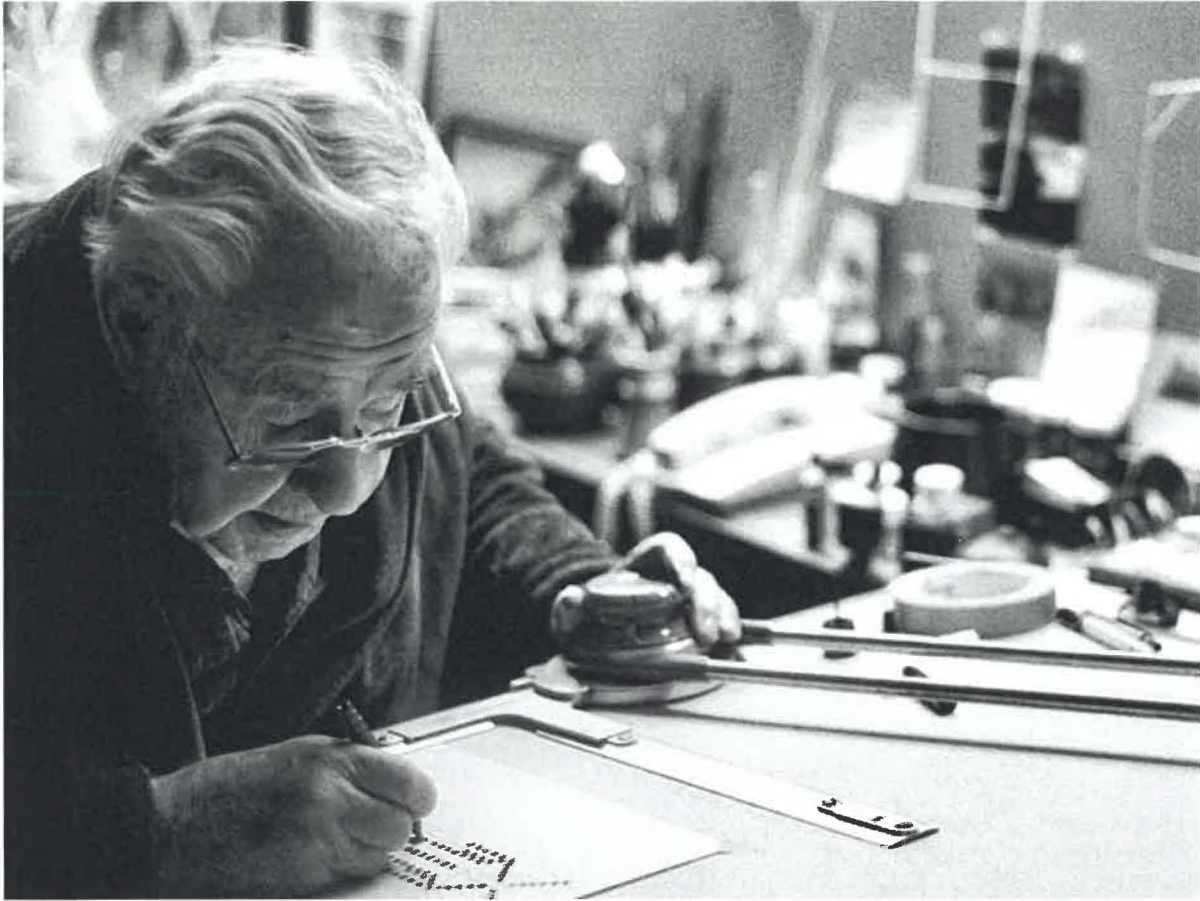
*Fred Thornton Hollingsworth, **Living Spaces: The Architecture of Fred Thornton Hollingsworth**, page 58.*

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Fred Thornton Hollingsworth, *Living Spaces: The Architecture of Fred Thornton Hollingsworth.*

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'Perhaps this is why we stay a small practice – because we're romantics and it is to me exciting to see a family raised in a fine building they have lived in since the day they were born.'

Fred Hollingsworth, *Canadian Architect*, September 1966.

Hollingsworth's early career was intertwined with the growth of Vancouver's modern movement. After working for Boeing in Vancouver and designing his own home, he joined Sharp, Thompson, Berwick & Pratt in 1946. Like his good friend Ron Thom, Hollingsworth completed many residential designs in the evenings, after work. After spending much of the 1950s as a Design Associate with William Birmingham, Hollingsworth formed a partnership with Barry Downs in the mid-1960s and after 1967 continued to practice on his own. His greatest interest always lay in residential design and an honest use of materials, essential connection to site and intimate, human scale. Fred Hollingsworth died at the age of 98 in 2015.

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF THE HISTORIC PLACE

Shalal Gardens consists of four identical apartment quadruplexes that were constructed in 1951 as part of the Capilano Highlands development in the Highlands neighbourhood of the District of North Vancouver. Each building featured a complex pinwheel design anchored with high projecting Roman brick walls, with separate entries and a walled garden for each unit. Planar stucco cladding, dark encircling beltcourses, ribbon and corner windows, and projecting second floor screens characterize the design of Shalal Gardens.

HERITAGE VALUE OF THE HISTORIC PLACE

Designed by celebrated local architect, Fred Thornton Hollingsworth, Shalal Gardens is valued as an early and premier example of West Coast Modern architecture. Exemplified by design innovation, advancing architectural technologies, use of natural materials, and sensitive integration with the natural environment, the West Coast Style of architecture was prevalent between 1945 and 1970. This was an era of post-war optimism, prosperity, growth, and pent-up demand for new housing. Shalal Gardens is a significant representation of this new modern architecture, and was developed as part of Capilano Highlands, a new suburban community that provided different forms of housing and a central self-contained shopping area and amenities. The inclusion of this type of apartment within a suburban development was considered progressive at the time. The symmetrical pinwheel design of Shalal Gardens was also considered innovative for its organic sense of space, with double-height living spaces and ingenious and complex layouts. The window arrangement ensured complete privacy between each unit. Light-coloured stucco cladding, dark encircling beltcourses, and ribbon and corner windows were used to modulate the mass of the structures.

Large new suburban areas were developed on the North Shore of Burrard Inlet following the Second World War. Shalal Gardens was constructed in 1951 in the development known as Capilano Highlands. Originally established by Ridgewood Estates Ltd. in 1938, the same year the Lions Gate Bridge dramatically improved access to the North Shore, the subdivision offered contoured street layouts that followed the natural topography of the land and offered generous, verdant lots that appealed to the suburban ideals of the time. However, it was not until the end of the Second World War when developer J. Eric Allan built his own house in the area and opened an office in Edgemont Village that interest in Capilano Highlands began to take off. The popularity of the neighbourhood further increased through the active involvement of architect Fred Hollingsworth, who designed his own home in the area in 1946 and partnered with Allan in the 1949 design and marketing of the Sky Bungalow, a show home located in the parking lot of downtown Vancouver Hudson's Bay store, which advertised the Capilano Highlands development. Hollingsworth continued his involvement in the area by designing approximately one hundred homes over the next few decades.

Shalal Gardens is additionally significant for its association with prominent architect, Fred Thornton Hollingsworth, who was born in Golbourne, Lancaster, England in 1917. Hollingsworth immigrated with his family to Vancouver in 1929, where upon he began attending classes at the Vancouver School of Art (later known as the Emily Carr University of Art and Design), initially pursuing a career in commercial design. In 1946, at the age of 29, Hollingsworth created plans for his own house, to be constructed in North Vancouver. The drawings captured the attention of Charles Pratt, partner in the firm Sharp and

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Thompson, Berwick, Pratt (S&TBP), who had established themselves as the premier Modern architecture firm in Vancouver at the time. Due to his recognized talents as a designer, Hollingsworth was asked to article with the firm, a position that he held from 1946 to 1951. Inspired by Frank Lloyd Wright, Hollingsworth furthered his creativity as his career progressed, experimenting with different products, technologies and materials. By 1963, Hollingsworth had formed a partnership with some of Canada's most celebrated architects, including Ron Thom, Barry Downs, and Arthur Erickson. Hollingsworth was awarded the Massey Gold Medal for Architecture in 1964 for his design of the Maltby House in West Vancouver. Throughout his long career, Hollingsworth concentrated on residential design, completing numerous projects for clients across British Columbia, Alberta, and the United States. Fred Hollingsworth served as the President of the Architectural Institute of British Columbia from 1971 to 1972 and of the Royal Architectural Institute of Canada from 1975 to 1976.

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of Shalal Gardens are its:

- location on Edgemont Boulevard, part of the Highlands neighbourhood of the District of North Vancouver;
- continuous residential use;
- residential form, scale and massing as expressed by its two-storey height, flat roofs and symmetrical pinwheel plan with four separate entries and individual walled gardens;
- wood-frame and brick construction with concrete foundations;
- West Coast Modern design features, including its: light-coloured planar stucco walls, high Roman brick walls and chimneys, dark encircling beltcourses and multipaned ribbon windows;
- wood-sash casement ribbon and corner windows; and
- original wooden front doors with three-part glazed insets and eight applied raised square blocks.

RESEARCH SUMMARY

HISTORIC NAME: Shalal Gardens

OTHER HISTORIC NAME: Capilano Garden Court [Original Name]

ADDRESS: 3704-3710 and 3712-3718 Edgemont Boulevard, North Vancouver

ORIGINAL OWNER & BUILDER: Crescent Investments Ltd.

SOURCE: Building Permit

ARCHITECT: Fred Thornton Hollingsworth

SOURCE: Architectural Plans

CONSTRUCTION DATE: 1951

SOURCE: Building Permit; Directories

BUILDING PERMIT:

- 3723 Edgemont Boulevard. Building Permit #6064; Feb. 1, 1951; Crescent Investments Ltd.; 4 units of 4 suite semi-detached apartments; Owner, Contractor

ARCHITECTURAL PLANS:

- Capilano Garden Court, for Capilano Highlands. Fred Thornton Hollingsworth [Plans dated 1946]

PUBLISHED REFERENCES:

- *Western Homes and Living*, May 1956, page 22
- Hollingsworth, Fred Thornton. *Living Spaces: The Architecture of Fred Thornton Hollingsworth*. Blue Imprint, 2005, pages 58-59
- Luxton, Donald & Associates. *District of North Vancouver Heritage Inventory Update (1930-1965)*, 1997-1998
- Kalman, Harold, Robin Ward & Ron Phillips. *Exploring Vancouver III: The Essential Architectural Guide*, #487, page 230

BC VITAL EVENTS:

- Groom: John Eric Allan; Bride: Guinevere D Brunt; Event Type: Marriage; Registration Number: 1931-09-385480; Event Date: 1931-06-18; Event Place: Caulfield
- Groom: John Eric Allan; Bride: Mary Grace R McDermott; Event Type: Marriage; Registration Number: 1941-09-517449; Event Date: 1941-10-17; Event Place: Vancouver
- Person: John Eric Allan; Event Type: Death; Registration Number: 1976-09-011156; Event Date: 1976-07-23; Event Place: North Vancouver; Age at Death: 67

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DIRECTORIES:

- 1950 *Vancouver and New Westminster City Directory*, page 719:
Not listed
- 1951 *Vancouver and New Westminster City Directory*, page 718:
Not listed
- 1952 *Vancouver and New Westminster City Directory*, page 672:
Edgemont Boulevard:
3712 New Apartment
3723 Hutchinson Mrs H K
3725 Millar J McK
3727 Lockhart D B
3729 Barker J D
3743 Clayton L H
3747 Friswold J H
3749 Moffat
- 1953 *Vancouver and New Westminster City Directory*, page 822:
Edgemont Boulevard:
3712 Chowne A W T
3714 Harftman F F
3716 Bavanite Developments genl contr
3727 Lockhart D B
3729 Barker J D
3743 Clayton L H
3747 Friswold J H
3749 Lamont D Mack