

SCENES AT
Crescent Beach



CRESCENT BEACH HERITAGE STUDY

OCTOBER 2016

**DONALD LUXTON
AND ASSOCIATES INC**



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1.0 Introduction

The City of Surrey has recently embarked upon a process for reviewing and updating the Crescent Beach Land Use Plan (1999). This Heritage Study is one of several background studies that will provide input into the Plan update process, and will assist the City in understanding the history of Crescent Beach and its heritage resources. It will help to ensure that opportunities for the conservation, commemoration and interpretation of the area's heritage are considered in the update of the Land Use Plan. The report includes the historic context of Crescent Beach in Section 2, so that the neighbourhood's heritage resources, detailed in Section 3, can best be understood. Section 3 also includes the identification of heritage opportunities. In Section 4, heritage options are reviewed and in Section 5, implementation recommendations are made.



Crescent Beach, ca. 1940, Vancouver Public Library (VPL) 41862

2.0 Historic Context

By 9,500 to 9,000 years ago, deglaciation of the Lower Mainland was complete, marking the beginning of the geological era known as the Holocene. It was during the early Holocene that the first lasting traces of human activity were found in the region. Stone implements including pebble tools, leaf-shaped spearheads and butchered animal remains have been found throughout the region from this era. The early Holocene also marked the beginning of the establishment of numerous contemporary plant species including the western Hemlock, Douglas-fir, Spruce, mountain Hemlock, and Alder. Douglas-fir was more prevalent in the region at this time than it is today. The mid-Holocene (roughly 5,000 to 4,500 years ago) is widely regarded as a time of stabilization - environmentally, culturally and socially. A major contributor to this stabilization was a result of the sea-level dropping to its present-day level, resulting in a natural world largely indistinguishable from that of today. This period saw the emergence and proliferation of two of the most important resources on the coast: the cedar and the salmon, with cedar trees becoming abundant roughly 2,500 years ago. As the environment stabilized, the culture also witnessed stabilization, resulting in the proliferation of new forms of ground-stone technology (knives, points and chisels), art (sculpture and prototypical Coast Salish art style), social-class distinctions and the domestication of the now-extinct Coast Salish woolly dog.

In Crescent Beach, the refuse, clamshells, charcoal and fire-cracked rocks, resulting from the earliest inhabitants steaming food, piled up three to five metres of deposits. These deposits compose the linear beach and without these archaeological deposits, there would only be a sandspit barely above sea level. Several areas within the Crescent Beach community were originally organized cemeteries. In the course of installing sewers and water mains and a few larger excavations, over 700 individuals were recovered. As a result of the archaeological sensitivity of the area, all construction is required to proceed under permit from the archaeology branch of the province after consultation with local First Nations, particularly the Semiahmoo First Nation, who have the strongest connection to the site (though the Musqueam, Katzie, Kwantlen, and QayQayt people also maintain a connection to the area).

Post-contact, European settlers began to populate Surrey and the land was gradually subdivided. The Crescent Beach area was purchased in 1871 by Scotsman, Walter Blackie, New Westminster's first blacksmith. Blackie, who paid \$50 for 150 acres of land, became the first European resident of the area, which became known as 'Blackie's Spit.' The area remained undeveloped until the turn of the twentieth century, when activity gradually picked up, resulting in the construction of the Crescent Lodge in 1906, as commissioned by Captain Watkin and Elizabeth Williams. The opening of the lodge, combined with the promise of the coming Great Northern Railway connection in 1909, helped the area become a new summer resort destination for the Lower Mainland.

To capitalize on the new public accessibility offered by railway access, the Crescent Beach Development Company was formed to subdivide the area and the first waterfront lots were for sale by 1911. The next year was considered the peak of this initial wave of development, with a boat house, pier, twelve homes and the Crescent Hotel all constructed. Lots further inland were sold beginning in 1913, after dikes were constructed to keep high tides at bay. That year's recession and the subsequent outbreak of the First World War, halted most development of the area, but the area remained popular as a summer resort for local families.

As the War concluded, development resumed and in 1918, Camp Alexandra opened as a summer camp for disadvantaged children, while the 1920s witnessed the construction of numerous new homes. The Great Depression and following Second World War again halted

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development, but the postwar boom facilitated the construction of many homes in Crescent Beach, especially between the late 1940s and late 1970s. Several of these homes remain today as a collection of notable Modern architecture.

Crescent Beach today continues to be a popular summer haven, but is also home to a significant year-round population. Building upon the history of thousands of years of habitation, the community is poised to continue its sensitive growth and development by recognizing and celebrating the many layers of heritage that have accumulated, ranging from its natural composition to its archaeological significance to its variety of architectural expressions.

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Crescent Beach - Gordon Family, Blackie's Spit, 1902, Surrey Archives (SA) 180.2.11



Ivy Lodge at Crescent beach, ca. 1910, SA 180.2.06A

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Crescent Lodge and staff, 1912, SA 180.2.07A



Members of the Crescent Beach Swimming Club, ca. 1920, B.C. Archives G-00156 141

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Mayor Gale's summer cottage at Crescent Beach, 1920, City of Vancouver Archives (CVA) A16949



Mayor Gale's Summer Cottage at Crescent Beach, 1920, CVA A16948



Postcard of Crescent Beach, ca. 1920, CVA A01767



Boulevard along the beach with two men gardening in front of a house and a view of the pier, as well as 2854 O'Hara Lane on the far left, 1920, SA 180.2.12

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Crescent Beach Hotel, 1928, CVA A08959



Crescent Oyster Company, November 14, 1936, VPL 11539

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W.C. Mainwaring and others in a Crescent Beach home, August 1944, CVA A05924



Crescent Beach, Elgin United Church, surrounded by floodwaters, 1951, SA 180.2.10

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Crescent Beach tide gauge, August 22, 1963, SA 1992.036.585



Crescent Beach United Church dinner, 1963, SA 1992.036.625



Crescent beach swim club, 1963, SA 1992.036.593



Crescent beach, 1963, SA 1992.036.586

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Crescent Beach, 1964, SA 1992.036.2271



Crescent Beach, 1964, SA 1992.036.2273

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Crescent Beach area, 1966, SA 1992.036.6107



Crescent Beach in winter, 1966, SA 1992.036.5925

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Crescent Grill, 1966, SA 1992.036.6090



Houses, 1966, SA 1992.036.6105

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Crescent Marina, 1966, SA 1992.036.6111

Camp Alexandra: Historic Context

The Women’s Christian Temperance Union opened an orphanage in 1892 in Vancouver. In 1894, the Alexandra Hospital for Women and Children, also of Vancouver, donated their building to the orphanage on condition that their name, in homage of Princess Alexandra, be retained. The Alexandra Orphanage established a “Fresh Air Fund” in 1917. With money raised from public subscription, 76 urban children camped in tents at Ocean Park. The camp was successful and the next year the Orphanage Board purchased three building lots at Crescent Beach from Mr. Agar for \$800. The leading figure in early camp history was Percy Gomery, head of the Fresh Air Camp Committee and President of the Alexandra Orphanage Board, from 1918 to 1919. In 1934, the stay of children was reduced from four weeks to two in order to accommodate more groups. The same year the sign on the Dining Hall was changed from “Alexandra Orphanage Camp” to “Alexandra Fresh Air Camp”, and in 1952 the sign was changed to read “Camp Alexandra.”

The first camp attendees arrived to four parcels of land, where they squatted for months at a time and slept outdoors in tents. Eventually, the land was donated to the orphanage by the Agar family, and they began to construct more permanent dwellings. Eventually, the mandate of the camp expanded.

The Alexandra Neighbourhood House evolved from a summer camp to a full-spectrum community support service, according to organizers. Though it remained a summer camp, it grew to accommodate a wider range of people, including single mothers and their children, low-income families, and seniors.

Today, the Alexandra Neighbourhood House, which celebrated its 100th anniversary in 2016, exists as a full range service agency, running childcare services as well as programs to assist those in need (including a clothing drive and programs for seniors).



Camp Alexandra, Games Day 1919, from Surrey History website

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Alexandra Orphanage Camp - Crescent Beach, 1920, CVA A16945



Mr. Melton Entertaining a group of children] from Alexandra Orphanage at Crescent Beach, 1920, CVA A16964



Views of dancers attending the Scottish country dancing annual workshop at Camp Alexandra, Crescent Beach, with Dr. Huge Thurston (UBC) instructing, 1963, SA 1992.036.629

2.1 Cartographic History of Crescent Beach

Several maps were provided by the City of Surrey Archives, which help to provide a visual history of the Crescent Beach area and its evolution over the past 125 years. The boundaries of the Crescent Beach Heritage Study area are outlined in red.

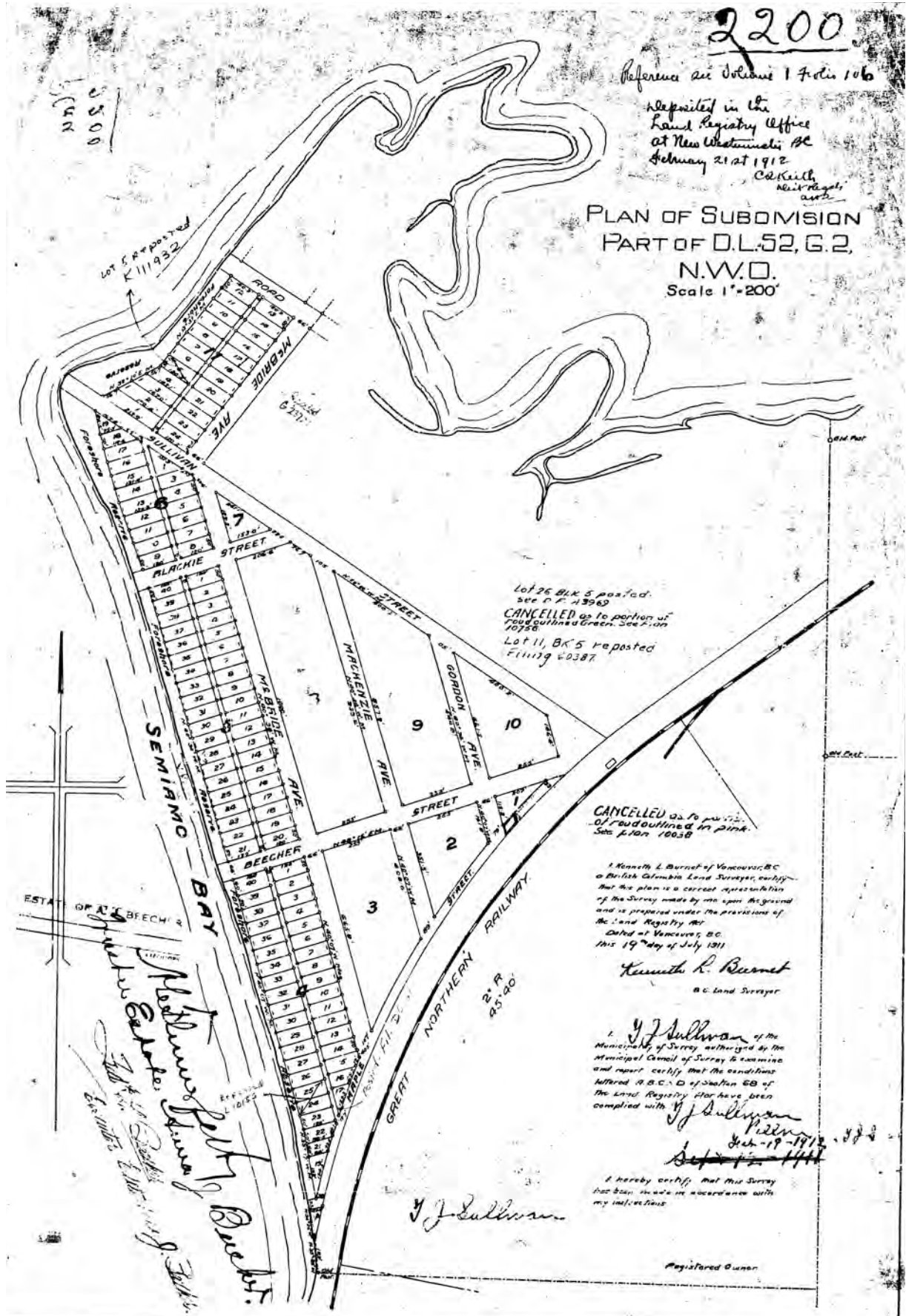


1892 Pre-Emption Map

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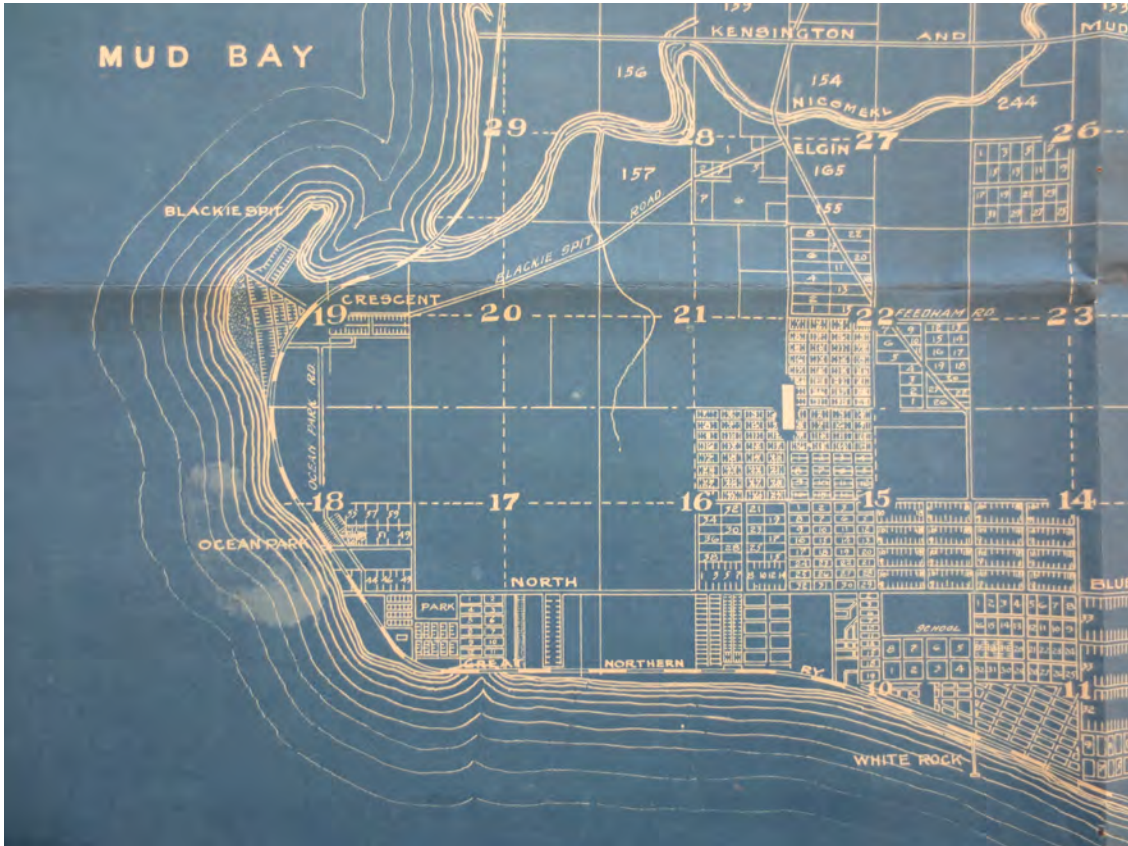


1897 Pre-Emption Map

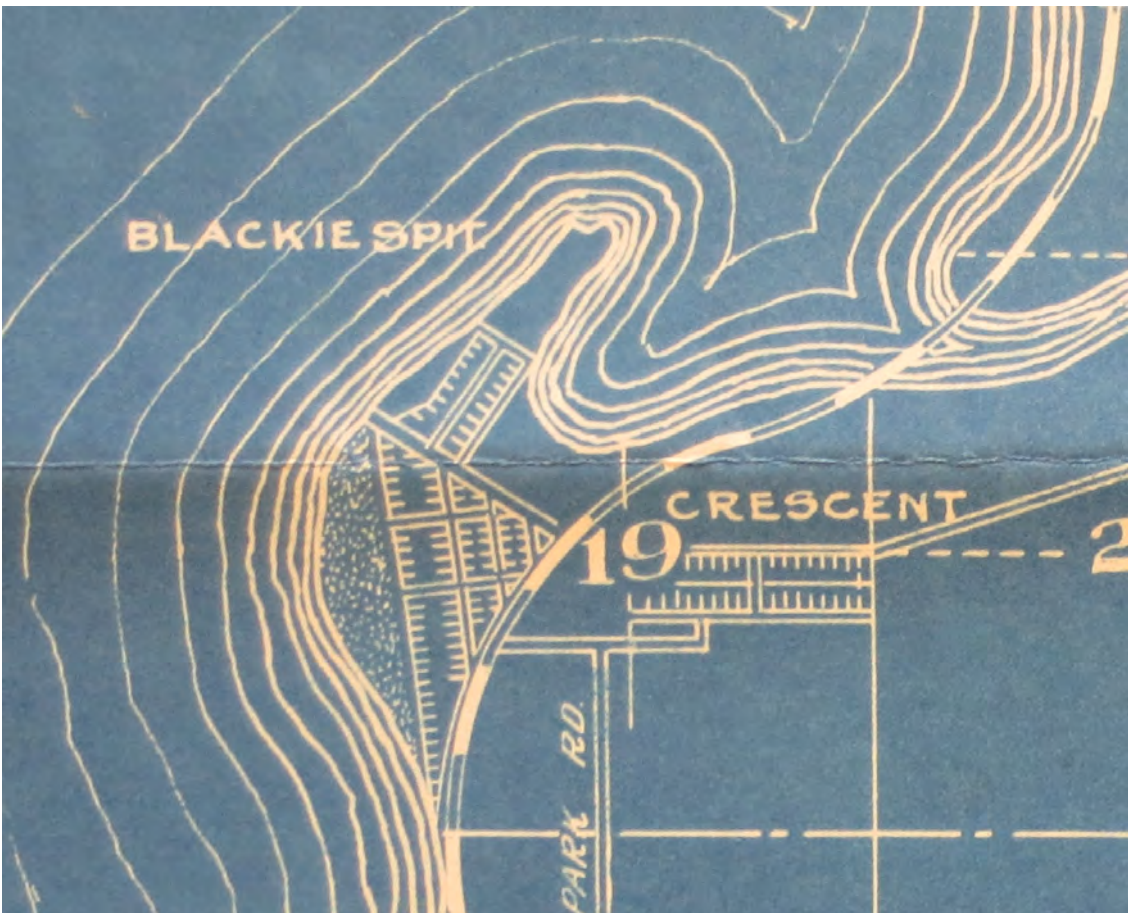


1912 Map of Crescent Land Titles Plan Number 2200

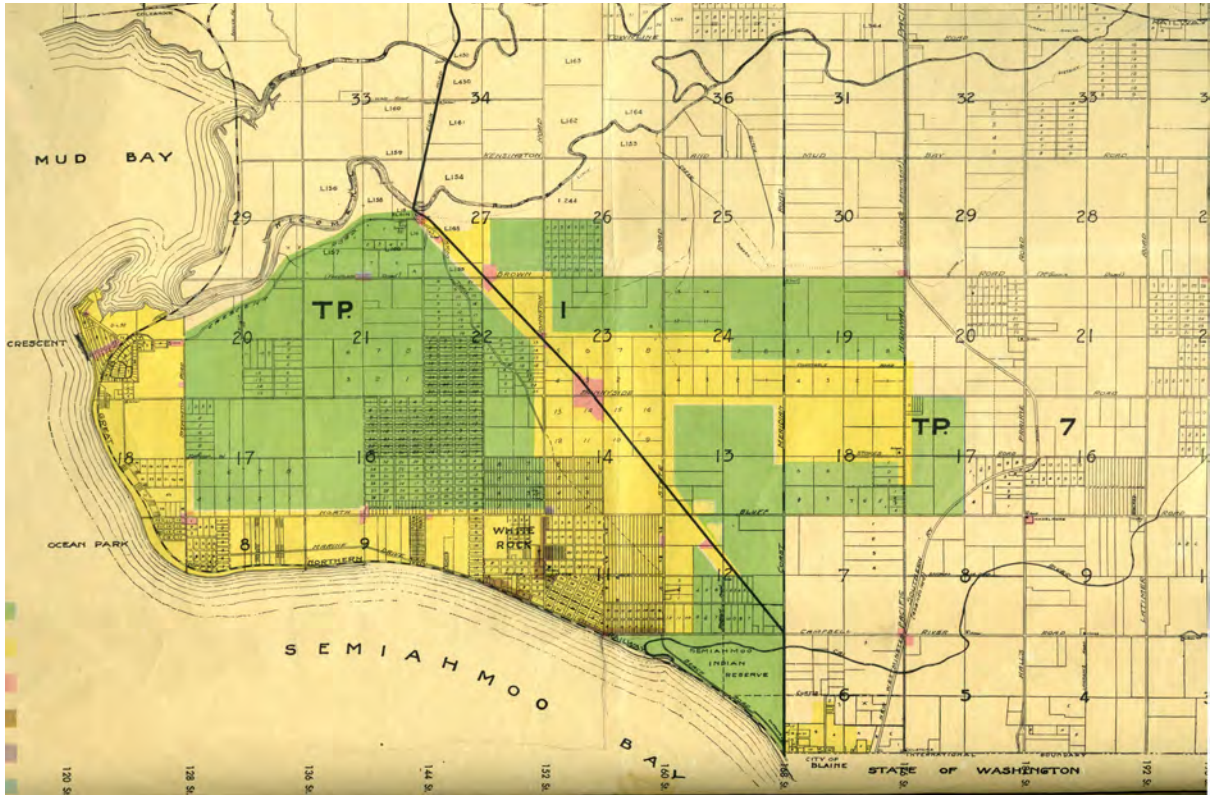
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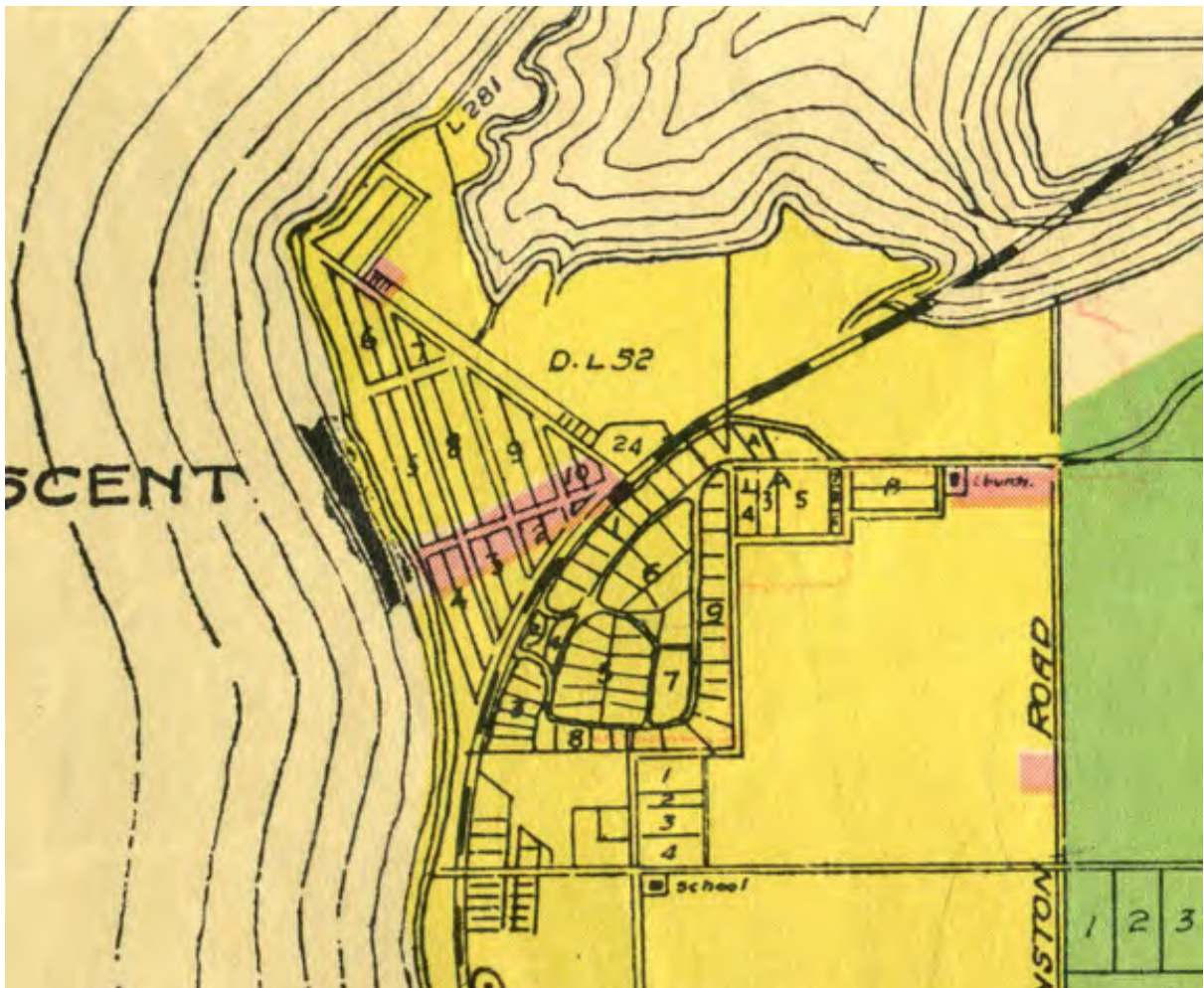
1919 Blueprint of Crescent Beach (close-up view below)

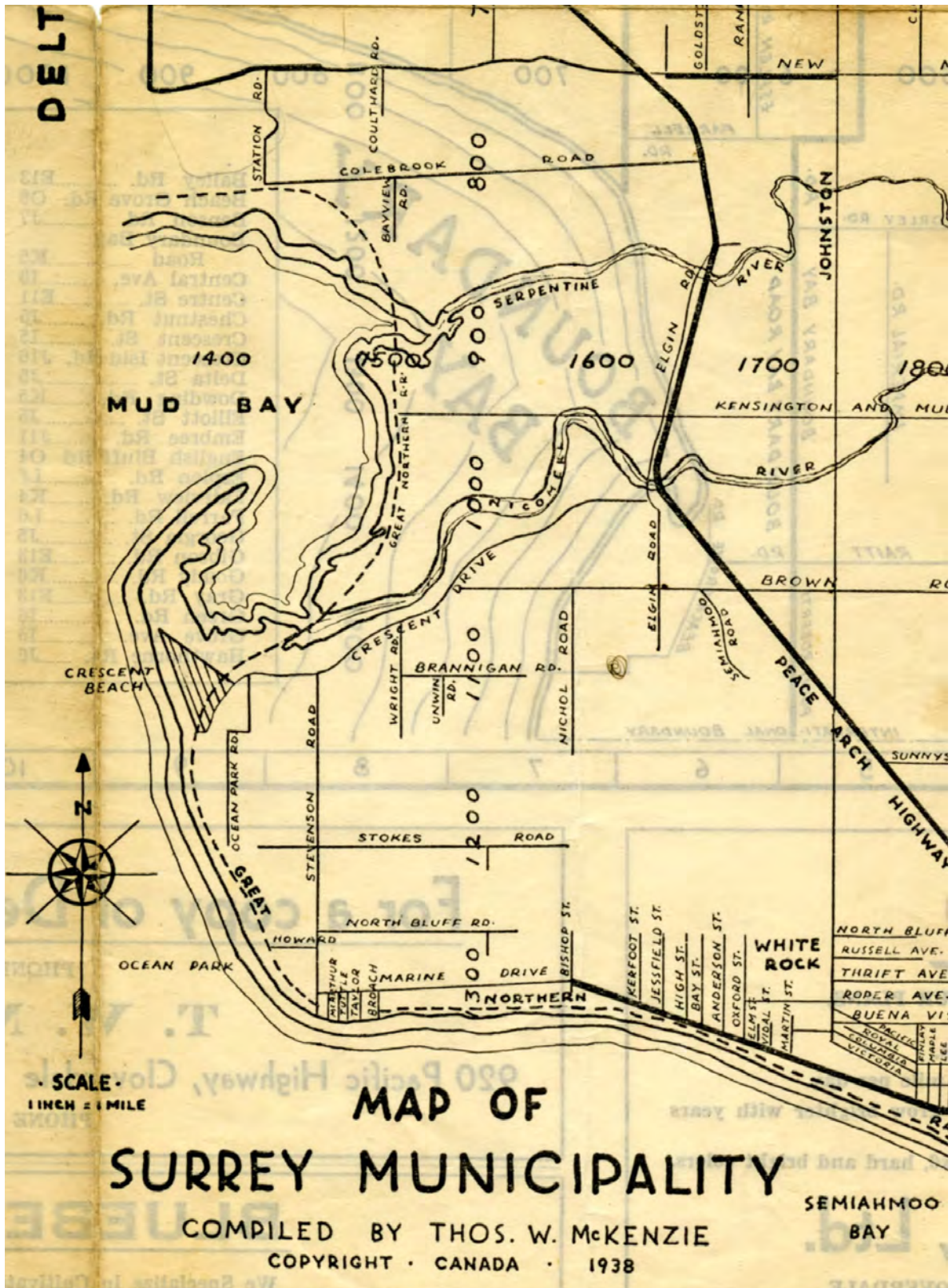


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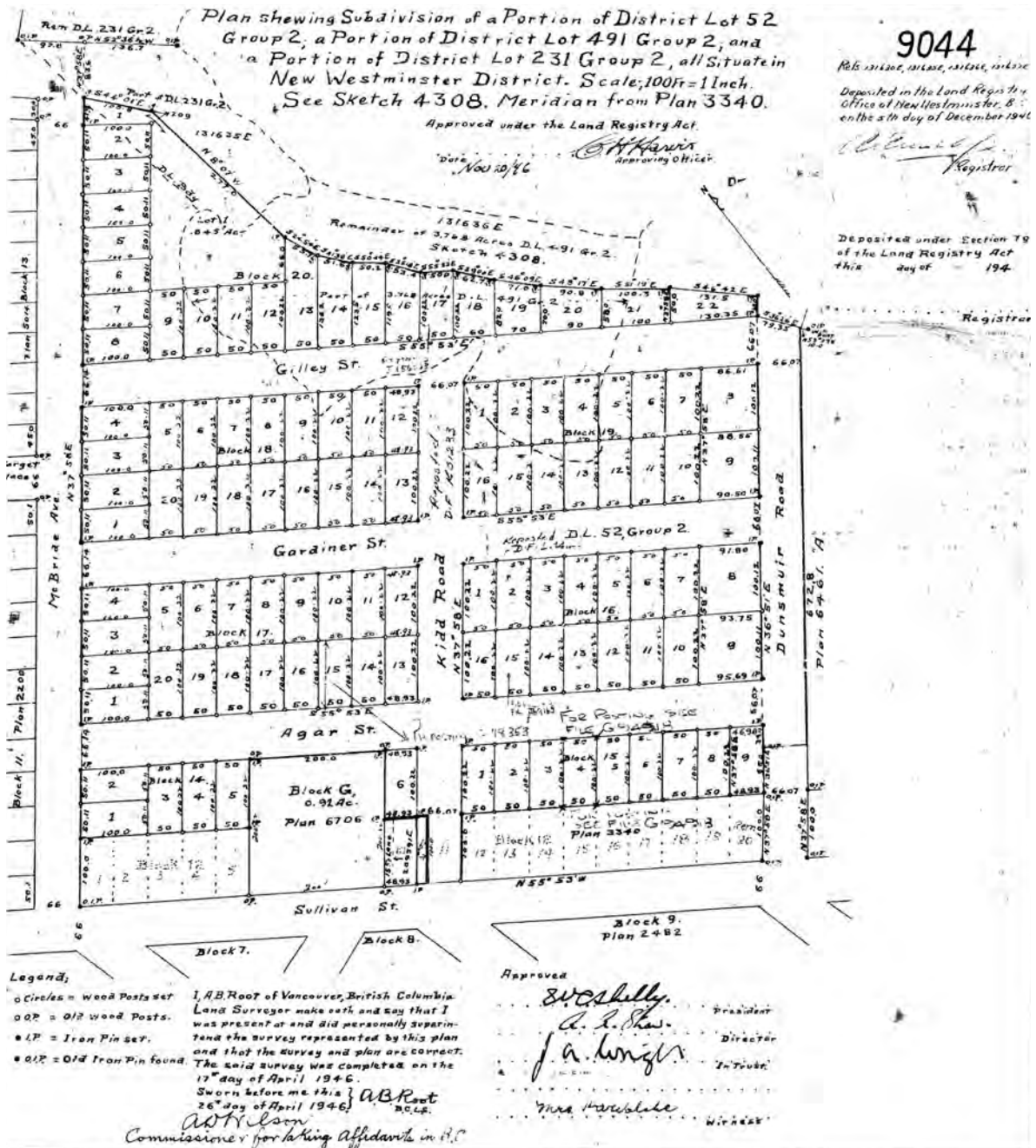
1923 Map, 1955 Zoning information, Southern Half (close-up below)





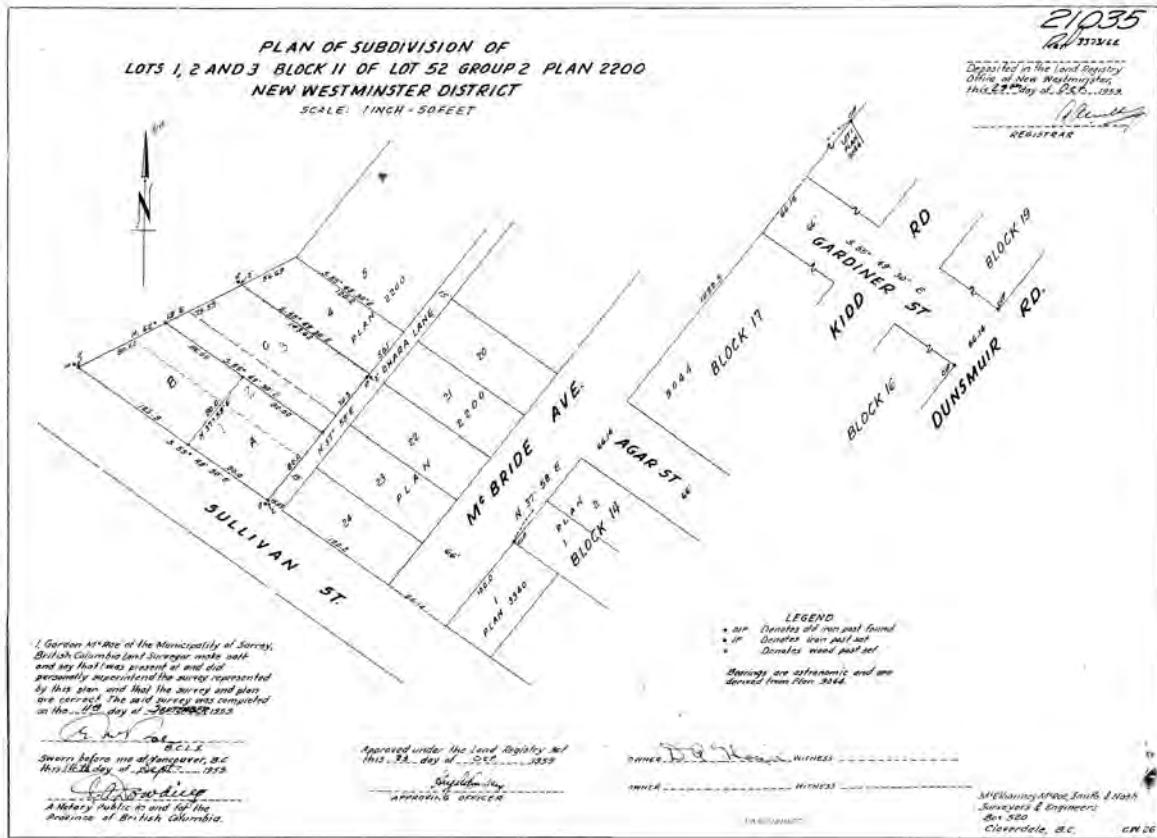
1938 Surrey Road Map - SA1999.010

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1940 Map of Crescent Land Titles Plan Number 9044

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1959 Map of Crescent Land Title

3.0 Heritage Resources

The City of Surrey's Community Heritage Register was initially established in May 1997. There are a range of historic buildings that have been determined to have recognizable heritage significance in Crescent Beach through the heritage evaluation process. In addition, several buildings have been protected by Heritage Revitalization Agreements (HRAs). Other buildings are currently on the Heritage Inventory, which mean they are considered to potentially have heritage significance, but require further evaluation before being considered by Council for addition to the City's Community Heritage Register.

3.1 Map of Crescent Beach Heritage Sites



3.2 Crescent Beach Historic Styles and Patterns

After analyzing the historic fabric of Crescent Beach, general style characteristics were observed, based upon the date of construction. Depending on the era of design, some historic patterns were also noted. These have been summarized in the table below to help frame and/or group any forthcoming, potential heritage sites in the Crescent Beach area.

Typical Style Characteristics:	Historic Development Pattern:
<i>Prewar era (1910s)</i>	
<ul style="list-style-type: none"> • Gabled, hipped or gambrel roofline • Open verandah(s), some with stone elements • Wooden details and embellishments, including brackets • Cedar shingle cladding or lapped wooden siding • Multi-pane upper sash wooden windows or one-over-one double hung windows • Brick chimney(s) 	<ul style="list-style-type: none"> • Homes are set back from the street (or beach) with front yards and/or gravel parking areas • Range of building footprints
<i>Interwar era (1920s and 1930s)</i>	
<ul style="list-style-type: none"> • Gabled, hipped or gambrel roofline • More modest wooden details, including brackets and cornerboards • Cedar shingle cladding, lapped wooden siding, drop siding, or stucco • Multi-pane wooden windows or one-over-one double hung windows • Brick chimney(s) 	<ul style="list-style-type: none"> • Homes are set back from the street (or beach) with front yards and/or gravel parking areas • Range of building footprints
<i>Modern era (1940s through 1970s)</i>	
<ul style="list-style-type: none"> • Flat, sloping or gabled roofline • Geometric form/design elements • Large, single pane windows or horizontally divided multi-pane assemblies • ‘Modern’ finishes – stucco, stone, metal, vertical wood cladding or more traditional finishes expressed in a ‘Modern’ way 	<ul style="list-style-type: none"> • Homes are set back from the street (or beach) with front yards and/or gravel parking areas • Range of building footprints

In the following sections, the Heritage Opportunities for Crescent Beach are first presented, identifying properties for potential addition to the Heritage Inventory/Register and which may be good candidates for future heritage incentives. Heritage Register sites and sites listed on the Heritage Inventory are then presented.

3.3 Heritage Opportunities

3.3.1 Proposed Additions

A survey of the Crescent Beach neighbourhood resulted in the identification of a number of potential heritage opportunities. These properties are scattered throughout the study area and may possess heritage value, but have not yet been fully researched or evaluated.

Approximately 53% of the buildings identified during this inventory process were constructed between the late 1940s and the late 1970s and fall within the Modern style of architectural categorization. The global move towards a more values-based heritage approach has resulted in the recognition of cultural landscapes, buildings, places, and intangible heritage that deviates from traditional definitions. This advancement in the discipline has allowed built heritage of the Modern Era to be recognized for its historic and cultural value. Such resources have been undervalued in the past, as they are often viewed as being too 'new', and many remarkable buildings constructed during the mid-century and later do not appear on official heritage lists.

The character of Crescent Beach is communicated through its built heritage, which ranges from early prewar structures, to modest cabins from the 1920s and 1930s, to Modern buildings of the 1940s through 1970s, to new structures built within the last twenty years. The Modern buildings of Crescent Beach clearly communicate a definitive period of postwar prosperity in the community. The most significant elements of this proposed Modern heritage layer of Crescent Beach's development will eventually form part of the built heritage of future generations.

The following sites should be further investigated.

3099 McBride Avenue



Date of Construction: 1954

3057 McBride Avenue



Date of Construction: 1956

2991 McBride Avenue



Date of Construction: 1948

2943 McBride Avenue



Date of Construction: 1930

2694 McBride Avenue



Date of Construction: 1919

Photos below from the City of Surrey Archives, 1987:







2680 McBride Avenue



Date of Construction: 1919



City of Surrey Archives, 1987

2660 McBride Avenue



Date of Construction: 1919



City of Surrey Archives, 1987

2831 McKenzie Avenue



Date of Construction: 1926

2695 McKenzie Avenue



Date of Construction: 1938

2689 McKenzie Avenue



Date of Construction: 1919

2836 McKenzie Avenue



Date of Construction: 1925

2830 McKenzie Avenue



Date of Construction: 1919

2704 McKenzie Avenue



Date of Construction: 1925

2861 Gordon Avenue



Date of Construction: 1948

2831 Gordon Avenue

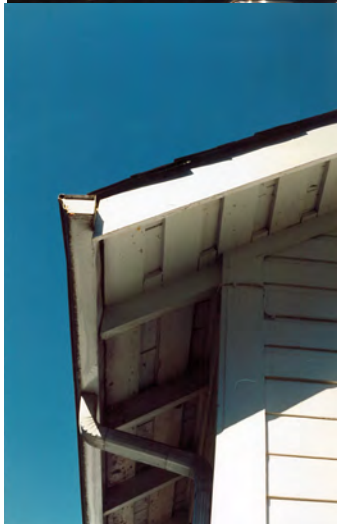


Date of Construction: 1926

2823 Gordon Avenue



Date of Construction: 1926



City of Surrey Archives, 1987

2748 Gordon Avenue/12296 Beecher Street



Date of Construction: 1951

3096 O'Hara Lane



Date of Construction: 1937

3050 O'Hara Lane



Date of Construction: 1979

3012 O'Hara Lane



Date of Construction: 1975

3002 O'Hara Lane



Date of Construction: 1930

2940 O'Hara Lane



Date of Construction: 1966

2932 O'Hara Lane



Date of Construction: 1937

2870 O'Hara Lane



Date of Construction: 1956

2824 O'Hara Lane



Date of Construction: 1926





Photos from the City of Surrey Archives, 1987

2774 O'Hara Lane



Date of Construction: 1965

2766 O'Hara Lane



Date of Construction: 1965

12119 Sullivan Street



Date of Construction: 1922

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Photos below from the City of Surrey Archives, 1987:



12234 Gilley Street



Date of Construction: 1952

12278 Gilley Street



Date of Construction: 1955

12210 Gardiner Street



Date of Construction: 1951

12258 Gardiner Street



Date of Construction: 1975

12251 Agar Street



Date of Construction: 1960

12259 Agar Street



Date of Construction: 1947

12264 Agar Street



Date of Construction: 1950

3.3.2 Cultural Landscapes

Consideration should also be given to the preservation of cultural landscapes in Crescent Beach with heritage value. The **West Crescent Beach Shoreline**, makes a significant contribution to the character of this area, with its pristine coastline, beaches, and walking paths, and is composed of many layers of archaeological significance.

West Crescent Beach Shoreline



3.4 Heritage Inventory Sites

Blackie Spit



George and Isabella Gordon were the first family to live on the waterfront in Crescent Beach. Gordon leased the land and buildings from Walter Blackie from 1896 to 1906. Blackie settled on the land, where he built a log cabin and barn; the area soon became known as Blackie's Spit. The cabin was located at what is now the south end of O'Hara Lane. Today the park is known as one of the best bird watching areas in Canada and is a popular walking and swimming destination for many residents of the Lower Mainland. The park is managed as a wildlife conservation area and habitat enhancement activities are ongoing throughout the park.

3042 O'Hara Lane



Date of Construction: 1922

3022 O'Hara Lane



Date of Construction: 1925

3016 O'Hara Lane



Date of Construction: 1922

2802 O'Hara Lane



Date of Construction: 1912

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2756 O'Hara Lane



Date of Construction: 1922

2684 O'Hara Lane



Date of Construction: 1922

2664 O'Hara Lane



Date of Construction: 1922

2652 O'Hara Lane



Date of Construction: 1920

2638 O'Hara Lane



Date of Construction: 1927

2624 O'Hara Lane



Date of Construction: 1922

2618 O'Hara Lane



Date of Construction: 1916

2604 O'Hara Lane



Date of Construction: 1911

2582 O'Hara Lane



Date of Construction: 1912

2574 O'Hara Lane



Date of Construction: 1917

2771 McBride Avenue



Date of Construction: 1912

2873 McKenzie Avenue



Date of Construction: 1917

2847 McKenzie Avenue



Date of Construction: 1919

2815 McKenzie Avenue



Date of Construction: 1917

2781 Gordon Avenue



Date of Construction: 1919

3.5 Heritage Register Sites

2878 O'Hara Lane



Date of Construction: 1914

2854 O'Hara Lane (Protected by HRA Bylaw)



Date of Construction: 1917

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2784 O'Hara Lane



Date of Construction: 1914

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2670 O'Hara Lane



Date of Construction: 1917

2598 O'Hara Lane (Protected by HRA Bylaw)



Date of Construction: 1922

2590 O'Hara Lane (Protected by HRA Bylaw)



Date of Construction: 1917

2566 Maple Street



Date of Construction: 1919

2856 McBride Avenue



Date of Construction: 1909

2688 McBride Avenue



Date of Construction: 1919

2654 McBride Avenue



Date of Construction: 1919

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12230 Beecher Street



Date of Construction: 1918

2711 McKenzie Avenue



Date of Construction: 1919

Holy Cross Catholic Church, 12268 Beecher Street



Date of Construction: 1946

12503 Crescent Road



Date of Construction: ca. 1920

2770 McKenzie Avenue



Date of Construction: 1931

DUNSMUIR FARM
Main House, 12335 Sullivan Street



Date of Construction: ca. 1910 with additions in 1930s and 1960s

Small House, 12335 Sullivan Street



Date of Construction: ca. 1925

Farm Building, 12335 Sullivan Street



Date of Construction: ca. 1940

Barn, 12335 Sullivan Street



Date of Construction: ca. 1940

CAMP ALEXANDRA
Alexandra Hall, 2916 McBride Avenue



Date of Construction: 1928

The Lodge (Dining Room), 2916 McBride Avenue



Date of Construction: 1920

Camp Alexandra Daycare Dormitory "C", 2916 McBride Avenue



Date of Construction: 1955

Camp Alexandra Dormitory "A" - "The Stage House", 2916 McBride Avenue



Date of Construction: 1918

Camp Alexandra Nursery - "Wigwam", 2916 McBride Avenue



Date of Construction: 1919

4.0 Heritage Options

The update of the Crescent Beach Land Use Plan provides an opportunity to ensure that heritage assets are conserved and celebrated in the community. Crescent Beach has a significant number of heritage sites and there are opportunities to capitalize on the historic character of the neighbourhood. A careful consideration of heritage conservation will be important to maintain the historic character of Crescent Beach, whilst working towards a renewed Land Use Plan.

The Local Government Act provides Council with tools to manage heritage resources. The tools can be tailored to the extent or to the degree of attention required. The tools to manage the heritage resources at different levels include:

- Identification and Education (plaques, signs, storyboards, etc.)
- Recognition (Community Heritage Register)
- Voluntary Protection (Conservation Plan, *Heritage Revitalization Agreement* or *Heritage Conservation Covenant*)
- *Heritage Designation By-law*

4.1 Heritage Incentives

Conservation can be encouraged as redevelopments occur in the area by offering incentives to owners/developers who acquire the recognized heritage assets of the area. The level of incentive offered should be commensurate with the level of heritage conservation that is negotiated.

Existing heritage incentives include funding (in the form of grants for approved restoration work and property tax exemption) provided to designated sites, through the City's Building Preservation Program. In addition, the City has previously negotiated *Heritage Revitalization Agreements* to conserve specific sites in Crescent Beach. This tool could prove useful for other heritage assets in the area, especially those located on sites with future redevelopment potential, such as Camp Alexandra, as well as the residential lots along the north-south lanes (namely O'Hara, Taylor, Wickham and Asbeck) and north-south avenues (namely McBride, McKenzie and Gordon) which could be accepting of additional, sensitive density in the form of laneway houses. Heritage sites along these roads could be offered streamlined permit processing, and/or zoning relaxations, and/or extra density.

Relaxations to zoning requirements and building code equivalencies could also be applied to heritage sites throughout Crescent Beach. Additional incentives that may be appropriate include the ability to transfer development rights and/or density to another site in exchange for the preservation and restoration of identified heritage assets. Sites with limited redevelopment potential, namely those with heritage assets on small lots, could be candidates for this process.

New incentives could include amenity contributions from developers or dedicated trust funds from a heritage foundation or a civic trust, related to specific sites that would be reserved specifically for heritage conservation and interpretation purposes. Provincial and Federal financial incentives may also apply to heritage sites in Crescent Beach. These include British Columbia's Heritage Legacy Fund which specifically provides grants for the heritage sector of British Columbia e.g. for basic repair and maintenance work.

4.2 Regulations

Numerous regulations exist which can be enacted to protect identified heritage resources, e.g. a *Heritage Designation By-Law*. Regulations should be carefully chosen that will assist conservation within an appropriate context, and could be coupled with incentives for maximum effectiveness.

4.3 Adaptive Reuse

Heritage buildings can be given a second life through adaptive reuse, a process that adapts buildings for new uses while retaining heritage features. This can be a practical way to save a heritage building, when its ongoing use is no longer economically productive, is incompatible with current land use, or has been made redundant through social change. An example from the City of Vancouver is the former Mount Pleasant Presbyterian Church, built in 1910. Due to a loss of congregation, the building was threatened. A local developer converted it into a residential building with a dozen individual dwelling units, benefitting from zoning relaxations and permission to install new windows. The Holy Cross Church on Beecher Avenue may be a future candidate for adaptive reuse.

The reuse and effective retrofitting of heritage buildings can be part of a community's overall strategy for environmental sustainability. The reuse of the existing building stock can reduce demolition waste and the consumption of new materials and resources, and can be effectively linked to the aims of Surrey's Sustainability Charter. Another potential candidate for adaptive re-use, if the current uses are discontinued, is Camp Alexandra. The site contains a variety of unique buildings that could be adapted into different uses, including hotel, office, community (daycare/cultural space/performance venue/meeting hall) or residential.

4.4 Historical Interpretation and Commemoration

Interpretive signs could be installed along the beach to encourage visitors and residents to learn about the historic context of Crescent Beach. The existing nature walk signs in Blackie Spit Park could be expanded upon to include new signs along the beach in order to increase the understanding of the area's history and contribute to the greater public awareness of Surrey's heritage. Camp Alexandra would be another suitable location for interpretive heritage signs. Other initiatives include public art opportunities and the reintroduction of walks/tours that highlight the historic assets of Crescent Beach.

In cases when there is no other feasible redevelopment option for historic structures in the community and demolition is imminent, photographic and archival documentation should be undertaken and provided to the Surrey Archives for its collection of Crescent Beach historic material.

Options for interpretation include:

- Interpretive heritage signs, plaques or storyboards along the beach and at individual designated heritage properties
 - Signs should not simply list facts, but instead provide context and insight
 - Text should be layered to allow residents/visitors to read to a level they are comfortable with
- Site-specific interpretation at conserved heritage sites, such as Camp Alexandra
- Public art opportunities that integrate heritage information
- Guided walks or talks on heritage themes, with the potential to make these available digitally

4.5 Historic Area Zoning Guidelines

Zoning guidelines could be introduced that reinforce the historic character of the area. These guidelines could encourage both the retention of existing heritage assets and also new development that respects the historic nature of Crescent Beach. A good example of guidelines that set the tone for a planning area with numerous historic assets can be found in the City of Vancouver's RT-7 and RT-8 Guidelines for the Kitsilano neighbourhood. The intent of the guidelines is to:

- Encourage retention and renovation of existing buildings, ensuring they maintain an architectural style and form consistent with their original character;
- Ensure that new development is compatible with the traditional character of surrounding streetscapes;
- Ensure neighbourliness;
- Maintain high quality design; and
- Maintain a range of choice of housing.

Guidelines should embrace the architectural diversity of Crescent Beach and should not encourage the replication of historic styles. The zoning district schedule description for the RT-7 and RT-8 zones in Kitsilano states:

The intent is to encourage the retention and renovation of existing buildings that maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized.

4.6 Partnerships

The interests of various stakeholder groups in Crescent Beach may align in a way that can promote the heritage significance of the area. The Beach House Theatre uses the beach as their backdrop while the Alexandra Neighbourhood House is located within historic Camp Alexandra. These organizations, along with local First Nations, could be connected with City of Surrey resources to encourage an even greater awareness of the historic character of Crescent Beach. Support organizations in such an effort include the Surrey Museum, Surrey Archives, Surrey Heritage Advisory Commission, Surrey Historical Society and the Surrey Heritage Society.

5.0 Implementation Methods

Conserve Identified Heritage Sites

The existing Heritage Register sites in Crescent Beach should continue to be targeted for conservation, and this should be taken into account in the updated Land Use Plan. General planning actions should include the identification of appropriate regulatory tools and conservation incentives while negotiating with owners of heritage sites, as well as the consideration of zoning guidelines that may reinforce the intent to preserve historic character.

Consider adding Heritage Sites to the Heritage Register/Inventory

Sites already on the heritage inventory should be added, when circumstances allow, to the Heritage Register. Further evaluations should be carried out on the identified possible additions to the Heritage Inventory. Depending on the age of the Camp Alexandra Cottages, they too could be added to the Heritage Inventory/Register. Contingent on the level of community support, many of the Modern houses could be considered a priority for addition to the Inventory/Register.

<i>Heritage Inventory Sites that should be added to Heritage Register</i>	<i>Sites that should be considered for addition to Heritage Inventory</i>
<ul style="list-style-type: none"> • 3042 O'Hara Lane • 3022 O'Hara Lane • 3016 O'Hara Lane • 2802 O'Hara Lane • 2756 O'Hara Lane • 2684 O'Hara Lane • 2664 O'Hara Lane • 2652 O'Hara Lane • 2638 O'Hara Lane • 2624 O'Hara Lane • 2618 O'Hara Lane • 2604 O'Hara Lane • 2582 O'Hara Lane • 2574 O'Hara Lane • 2771 McBride Avenue • 2873 McKenzie Avenue • 2847 McKenzie Avenue • 2815 McKenzie Avenue • 2781 Gordon Avenue • Blackie Spit 	<ul style="list-style-type: none"> • 3099 McBride Avenue • 3057 McBride Avenue • 2991 McBride Avenue • 2943 McBride Avenue • 2694 McBride Avenue • 2680 McBride Avenue • 2660 McBride Avenue • 2831 McKenzie Avenue • 2695 McKenzie Avenue • 2689 McKenzie Avenue • 2836 McKenzie Avenue • 2830 McKenzie Avenue • 2704 McKenzie Avenue • 2861 Gordon Avenue • 2831 Gordon Avenue • 2823 Gordon Avenue • 2748 Gordon Avenue/12296 Beecher Street • 3096 O'Hara Lane • 3050 O'Hara Lane • 3012 O'Hara Lane • 3002 O'Hara Lane • 2940 O'Hara Lane • 2932 O'Hara Lane • 2870 O'Hara Lane • 2824 O'Hara Lane • 2774 O'Hara Lane • 2766 O'Hara Lane • 12119 Sullivan Street • 12234 Gilley Street • 12278 Gilley Street • 12210 Gardiner Street • 12258 Gardiner Street • 12251 Agar Street • 12259 Agar Street • 12264 Agar Street • West Crescent Beach Shoreline

Community Heritage Interpretation

There are opportunities to expand upon the area interpretation that is visible to the public in Crescent Beach. Partnerships between stakeholder organizations identified in Section 4.6 could strengthen these endeavours.