



# CLAIR ROCKEL

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## 2050 South West Marine Drive Vancouver, BC, V6P 6B5

Year Built: 1925  
Land Size: 19,160 Sq Ft

**TOTAL INTERIOR: 10,936 SQ FT**

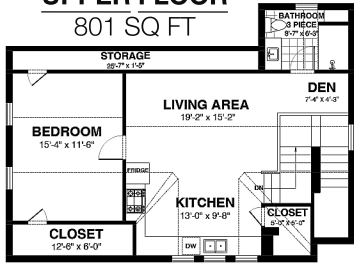
TOTAL: 9 BEDROOMS + 11 BATHROOMS

**TOTAL EXTERIOR: 2,216 SQ FT**

PATIO: 1,106 SQ FT  
GARAGE: 581 SQ FT  
DECK: 254 SQ FT  
PORTICIO: 145 SQ FT  
BALCONY: 130 SQ FT  
(65 SQ FT / 65 SQ FT)

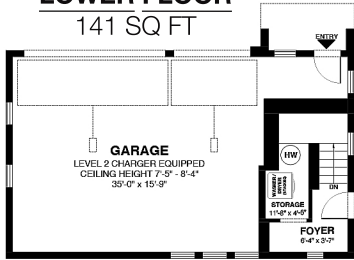
VAULTED CEILINGS  
1 BEDROOM + 1 BATHROOM

### SUITE UPPER FLOOR 801 SQ FT



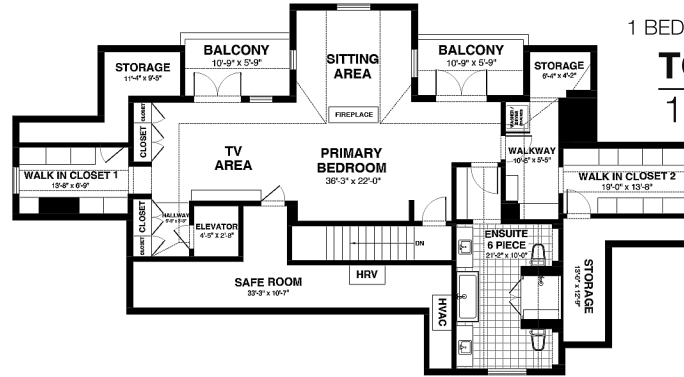
CEILING HEIGHT 7'-9" - 10'-4"

### SUITE LOWER FLOOR 141 SQ FT



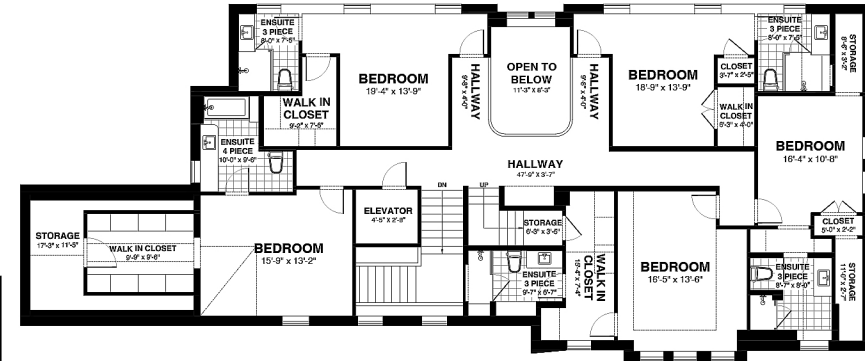
VAULTED CEILINGS  
1 BEDROOM + 1 BATHROOM

### TOP FLOOR 1,620 SQ FT



CEILING HEIGHT 7'-5" - 8'-8"

### UPPER FLOOR 2,584 SQ FT



CEILING HEIGHT 8'-5" - 10'-0"

### MAIN FLOOR 3,300 SQ FT

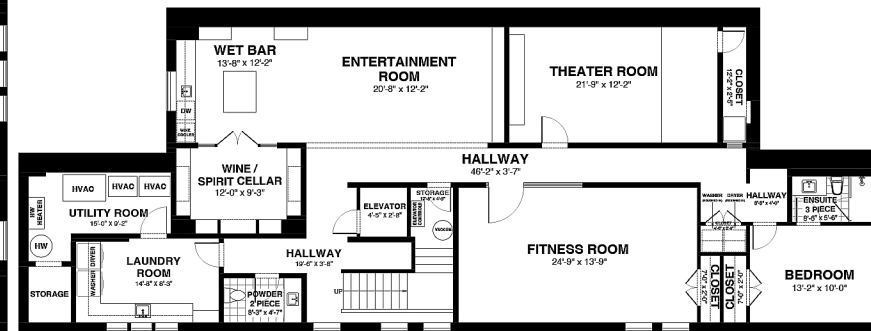
1 BEDROOM + 2 BATHROOMS



CEILING HEIGHT 9'-0" - 10'-0"

### LOWER FLOOR 2,490 SQ FT

1 BEDROOM + 2 BATHROOMS



Developed On: April 28, 2026 - Valid Until: April 28, 2027



This floor plan is intended for marketing purposes only and should not be used nor relied upon for architectural or construction. Total area is based on interior measurements inclusive of exterior walls and is not to be construed as an area measurement. All dimensions are approximate and may vary slightly from the actual dimensions. Actual room sizes will not match the total square footage. All efforts are made to ensure dimensions and room sizes are displayed accurately. BC Assessment or strata plan may have been used for total square footage. This floor plan is covered under ESO (3% M.O.E.) and cannot be reproduced, published, or distributed (in whole or parts) or incorporated with any other work. All room dimensions and floor areas must be considered approximate and are subject to independent verification. All rights reserved for Realty Studios & VLGS Inc. ESO insured for \$1,000,000.

WILMAR

HISTORY



*Wilmar 1929:Vancouver Public Library*

## HISTORY

It begins with the story of a couple – Willard and Mary Kitchen – who built their dream home on an idyllic Westside Vancouver property. With its commanding presence, formal landscaping and modern conveniences, Wilmar represented the Kitchen family’s commitment to building a home of enduring value, one that would live on after them.

HISTORY



*Architectural photos of Wilmar: Kitchen private collection, The University of British Columbia*

## HISTORY



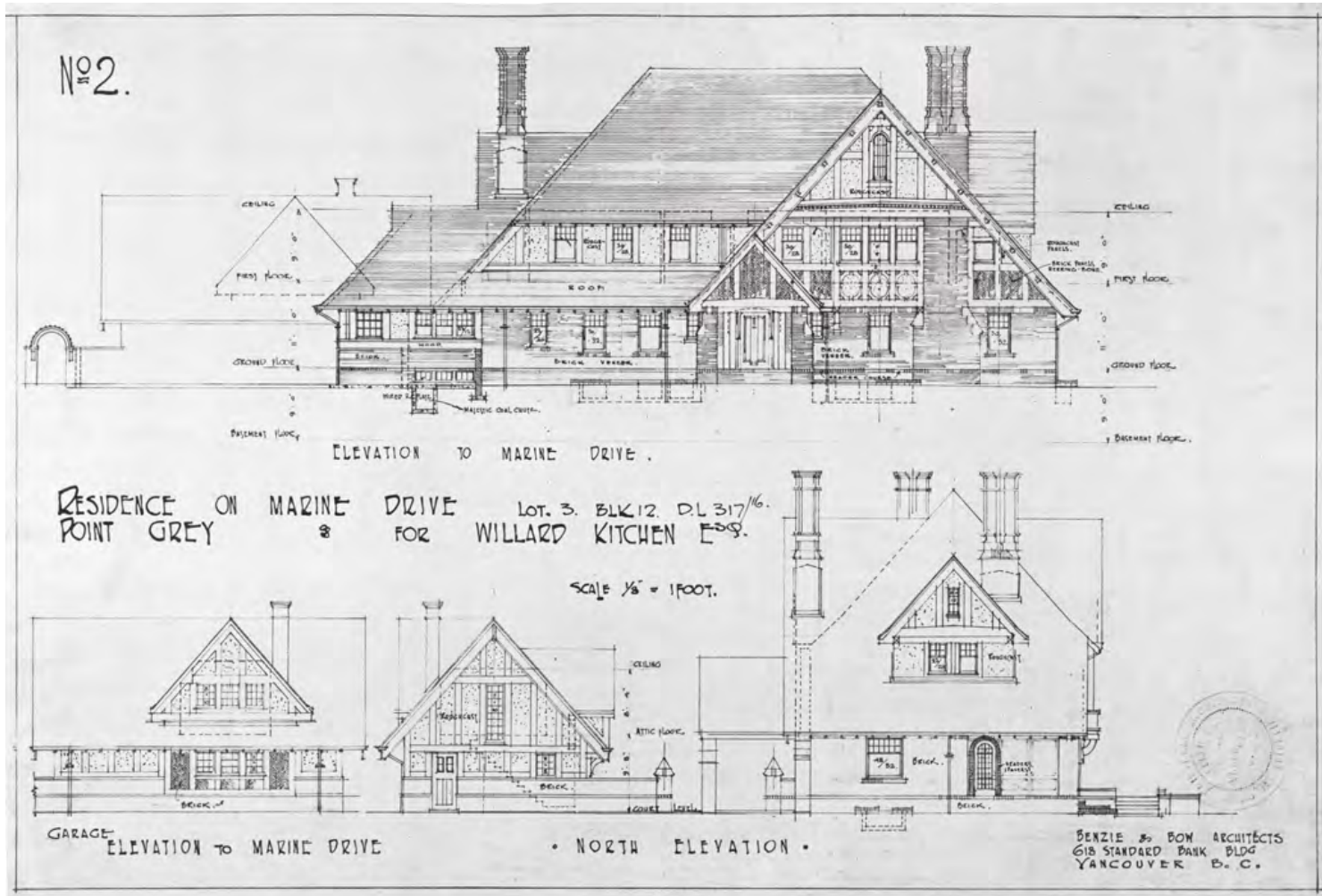
*James Anderson Benzie*



*William Bow*

In the early 1920s, Willard purchased a large property on Southwest Marine Drive and he hired respected local architects James Anderson Benzie and William Bow to build a home on the forested property with its commanding views over the escarpment. Willard had worked with Bow once before, commissioning him to build a cottage for his family in Crescent Beach, Surrey.

The architects Benzie and Bow met while studying at the renowned Glasgow School of Art. Together, Benzie & Bow formed a strong team, known for designing many high-profile residences in both Vancouver and North Vancouver.



Wilmar Architectural Building Elevations 1924; Benzie & Bow Architects, City of Vancouver Archives

## 1. INTRODUCTION

**SUBJECT PROPERTY:** WILMAR  
2050 SW MARINE DRIVE  
VANCOUVER

**CONSTRUCTION DATE:** 1924-1925

Situated in along prestigious Southwest Marine Drive in the historic Kerrisdale neighbourhood of Vancouver, the impressive *WilMar* estate was constructed between 1924 and 1925 and consists of a grand Tudor Revival style residence and coach house. Located on an immense 0.8 hectare lot facing Southwest Marine Drive and backing onto the Marine Drive escarpment and Vancouver's portion of the Agricultural Land Reserve (ALR), the residence is one of the remaining, intact, historic estate houses in this neighbourhood. Landscape features include a prominent gate at the front of the property, a circular drive, and many mature trees.

The *WilMar* property, including the main residence and coach house, is valued as a vestige of the interwar Kerrisdale community. Listed on the City of Vancouver Heritage Register "B" category, *WilMar* is noted as an outstanding example of the Tudor Revival style and as a masterwork of the architectural firm of Benzie & Bow. The proposed work will restore the building and the coach house, while developing the remainder of the property. Following a study of historic records, materials and construction of the building, this Conservation Plan is based on the restoration of the original form, scale and massing of the house, its historic colour scheme and materials, and the preservation of its original windows. This report sets guidelines for the conservation of the original elements of the house, based on the Standards and Guidelines for the Conservation of Historic Places in Canada (2010). It also includes a cyclical maintenance plan for the house, which will ensure long-term conservation.

## 2. HISTORY

### 2.1 THE DEVELOPMENT OF KERRISDALE

Settlement of the Kerrisdale neighbourhood began in the late 1800s when the fish and logging industries began to take shape along the Fraser River. As more workers arrived in South Vancouver and Point Grey, the need for transportation of people and goods to and from industrial sites increased. In 1902, the CPR responded by building a rail line from Vancouver to Lulu Island; these tracks were taken over by the B.C. Electric Railway (BCER) in 1905. The residential population of Kerrisdale began to increase substantially following the development of streetcar service in 1912. By 1920, more tracks were laid along 41st Avenue through to Granville Street, effectively connecting the neighbourhood to the rest of the City. As transportation access and the economy improved after the end of the First World War, new, modest residences began to be constructed. These were followed by grand estates and mansions, like *WilMar* and *Casa Mia*, in the mid-1920s, when the economy experienced a brief return to pre-war boom times. Many of the houses on the rural outskirts of the Kerrisdale neighbourhood were built on large forested lots surrounded by nature and wilderness, yet located near enough to the BCER to allow residents to easily commute to downtown Vancouver and other areas of the Lower Mainland.

### 2.2 ORIGINAL OWNERS: THE KITCHEN FAMILY

The *WilMar* estate was built between 1924 and 1925 for Willard and Mary Kitchen, who were originally from Fredericton, New Brunswick. Willard Kitchen (1860-1937) was the director of the Pacific Great Eastern Railway (PGER), which later became B.C. Rail. Kitchen was trained as an engineer and, through advantageous timing in terms of Canadian railway development and expansion, became a prolific contractor for many large-scale railway and bridge contracts across the country, including the 1890 Fredericton Railway and the 1905 Murray Harbour Branch Railway in Prince Edward Island. As his career was blossoming, Kitchen met and married Mary Porteous McPherson (1862-1951); their first child, Agnes Mary, was born in 1885. By 1893, the Kitchen family had expanded to include three additional children, Ross, Ellen Hazel and Gladys, and by 1914, the family had relocated from New Brunswick to Vancouver – Kitchen had worked his way across the country, following the rail and bridge contracts as they expanded westward.

Settling first in the Shaughnessy neighbourhood, the Kitchen family subsequently moved to the grand Marine Drive *WilMar* Estate, which was completed in 1925. The Kitchen children, who were raised in the house, along with the subsequent grandchildren, would attain notoriety in the Vancouver community; youngest daughter, Gladys, became one of the first female barristers in the city and her daughter, Judith Jardine, became a well-known member and supporter of the Vancouver arts community. Jardine, along with Frank Appelbe, published a book in 1979, entitled “The Community Arts Council of Vancouver Through the Years”. Judith Jardine lived in the house until her death in 2006, and, like her aunts, she never married. In her will, she left her estate to the Vancouver Foundation. The estate was owned continuously by the Kitchen/Jardine family for over eighty years and it continues to be known by its original name, *WilMar*, a combination of Willard and Mary.

### 3. STATEMENT OF SIGNIFICANCE

**Name of Historic Place:** *WilMar*

**Other Name:** The Jardine Estate

**Address:** 2050 Southwest Marine Drive, Vancouver

**Date of Construction:** 1924-1925

**Original Owners:** Willard and Mary Kitchen

**Original Architects:** Benzie & Bow

#### DESCRIPTION OF HISTORIC PLACE

*WilMar*, located at 2050 Southwest Marine Drive in the Kerrisdale neighbourhood of Vancouver, is a 743 square metre Tudor Revival style mansion situated on a 0.8 hectare lot on the Marine Drive escarpment. Two storeys in height, with full attic, *WilMar* is a grand estate house located in an area of similar mansions, and is distinguished by its traditional British architecture, which is accentuated by its complex hipped roofline with projecting front-gabled bay, its elaborately corbelled brick chimneys, its porte-cochère and circular drive, and the half-timbering detailing and decorative brick patterning in the gable-ends. A coach house, designed in the same style, and a backdrop of mature foliage complete the idyllic estate setting.

#### HERITAGE VALUE OF HISTORIC PLACE

*WilMar* is valued for its association with the influential Kitchen, and later Jardine, family, who built the estate and lived here for over eighty years. Originally from Fredericton, New Brunswick, Willard Kitchen (1860-1937) was the director of the Pacific Great Eastern Railway (PGER), which later became B.C. Rail. Trained as an engineer, Kitchen was a prolific contractor for many large-scale railway and bridge contracts across Canada, including the 1890 Fredericton Railway and the 1905 Murray Harbour Branch Railway in Prince Edward Island. Willard married Mary Porteous McPherson (1862-1951) in the 1880s and their first child, Agnes Mary, was born in 1885. By 1893, the Kitchen family had expanded to include three additional children, Ross, Ellen Hazel and Gladys, and by 1914, the family had relocated from New Brunswick to

Vancouver. Settling first in the Shaughnessy neighbourhood, their grand estate was under construction on Marine Drive by 1924. Their youngest daughter, Gladys, became one of the first female barristers in the city and was the mother of Judith Jardine, who would remain in the house until her death in 2006. Judith Jardine was a well-known member and supporter of the Vancouver arts community.

*WilMar* illustrates the pattern of the development of large estates in Point Grey municipality, prior to its amalgamation with the City of Vancouver, where the wealthy and successful in the burgeoning city chose to retire or to make their family homes. Many of Point Grey's largest early homes were in First Shaughnessy, but after the end of World War One were increasingly located on large lots at the top of the escarpment along South West Marine Drive, with commanding views to the south and west. *WilMar* and its coach house anchor in style and setting the character of the estate, and demonstrate the social, cultural, and aesthetic values of local wealthy businessmen and women of the early twentieth century – values such as an appreciation of architectural elegance, leisure and recreation, formal landscaped gardens, scenic views and loyalty to the Mother Country.

*WilMar* is valued additionally as an excellent example of the Tudor Revival style of architecture, expressed through its use of natural materials and mix of traditional design elements. Inspired by the British Arts and Crafts movement, the Tudor Revival style was popular during the 1920s, a reflection of the British influence on Vancouver architecture and a demonstration of patriotic loyalty. During the years between the two world wars, domestic architecture in North America reflected an entrenched traditionalism, and in order to display good taste a house was expected to have an identifiable historical style. Incorporating quality local materials and craftsmanship, *WilMar* illustrates the pervasive influence of traditional Period Revival styles at this time. This was one of

# STATEMENT OF SIGNIFICANCE

the major residential projects of prominent local architects Benzie & Bow. The partnership between James Anderson Benzie (1881-1930) and William Bow (1882-1956) was formed in 1923. Willard Kitchen had worked previously with William Bow when, in 1921, he commissioned the architect to design a summer cottage for his family in Crescent Beach, Surrey. Completed in 1925, *WilMar* was similar to many of the other British-inspired homes designed by Benzie & Bow during the 1920s.

## CHARACTER-DEFINING ELEMENTS

The key elements that define the heritage character of *WilMar* include its:

- location on a large lot at 2050 Southwest Marine Drive in the Kerrisdale neighbourhood of Vancouver;
- setting on the Marine Drive escarpment;
- continuous residential use;
- residential form, scale and massing, as expressed by its formal, circular drive with landscaped centre; two-storey height plus full attic and basement; complex, steeply-pitched bellcast hipped-roof structure with full-height, front-gabled bay on the front façade and corresponding front-gabled dormers on the remaining three elevations; and projecting front-gabled porte-cochère;
- wood-frame construction including open soffits with exposed rafter tails, half-timbered detailing, large bargeboards, and wood trim;
- Tudor Revival style details such as: half-timbering on white stucco cladding in the gable-ends; half-timbering on brick nogging and brick cladding on the ground level; large heavy timber brackets; multi-paned windows; two main entryways, one on the front façade, which features a projecting front-gabled porte-cochère with heavy timber columns and a closed soffit ceiling with heavy timber beams and an arched, formal front entrance, and one on the rear elevation roofed by a small balcony above, supported by two large heavy timber brackets; the small square balconies of the rear elevation and north elevation; and the large overhanging eaves with open soffits and exposed rafter tails and large, exaggerated bargeboards;
- original wood sash windows including: double-hung windows with multi-paned upper sashes and wooden horns; multi-paned casement windows; fixed windows; and leaded and stained glass assemblies;
- original door assemblies including the original solid wood front door assembly featuring a central panel of leaded stained glass and arched carved elements over the door, including a “1925” emblem with grape and vine details; and other original door assemblies on the three remaining elevations;
- three elaborate corbelled red brick chimneys featuring square bases with extended fused double stacks;
- Tudor Revival style one and one-half storey coach house featuring side-gabled roof with front-gabled dormer, front-gabled projected entryway on the rear elevation, half-timbering on white stucco cladding in the gable ends and half-timbering on brick nogging on the ground level, multi-paned windows, original pivoting garage doors, interior corbelled brick chimney, and original entryway; and
- associated site features such as gates with brick posts inscribed with the *WilMar* name, and landscape features such as mature perimeter trees and hedges.