

2009 Marks the *100th Year*



of Hugh McKinnon Realty

*I*n 1909, Surrey Pioneer Edwin Carncross, realizing the future potential of the area, established a Real Estate and Insurance Company in Cloverdale at 176 Street and Highway 10. The population of Surrey was only 1,291 & Vancouver's 78,900. By 1909 the population of the Semiahmoo First Nations had dropped to just 38 since the Spanish arrived in Boundary Bay in 1790.

Edwin Carncross and his family came to Surrey in 1888, homesteading 160 acres at Brown and State Street which is now 32 Avenue and 160 Street. Edwin's brother Charles and his wife Mary moved to Surrey in 1897. As well as farming, Charles was a member of Surrey Council from 1898-1899, was elected Reeve in 1901 and became a Notary Public in 1917.

1909 also saw the opening of Surrey's first bank when the Bank of Montreal opened just a few doors down from Carncross & Co.

Back in Montreal, the Montreal Canadiens played their first game January 5, 1909 beating the Colbalt Silver Kings 7-6 in overtime before a crowd of 3,000 in the Jubilee Rink. Just a few years later in 1911, The Vancouver Millionaires would win the Stanley Cup.

In 1916 while war raged in Europe, Charles sold his farm and joined Edwin at Carncross and Co., later that year Edwin moved to California due to ill health.

In 1917 after serving in the Royal Canadian Flying Corps in WW1, Fabian Hugh joined the Company in the real estate business and the company was renamed to Carncross & Hugh. Originally a Notary Public from Ontario, Fabian received his Notary Public Seal for the province of B.C. in 1919 and was appointed Secretary-Collector for Surrey in 1921.

When Charles Carncross retired from the firm in 1929, Fabian was left to run the business with Frank McKinnon who had joined the firm in 1926. For the next 10 years the two were the entire staff carrying the real estate, insurance, conveyance and dyking work, each earning \$55 per month.



In 1936, during the Great Depression, high school student Alan Davidson was hired as an office clerk, working in the mornings before school and on Saturdays, taking care of such chores as dusting, sweeping and learning to type. After serving in the Canadian Air Force during World War II, Davidson returned to the firm in 1945 where he was offered a 30 per cent partnership, and was put in charge of the insurance branch. In the early 1950s, the name was officially changed to Hugh & McKinnon Ltd, a few years before Fabian Hugh retired in 1954.

The 1960's and 1970's saw a great deal of expansion with branch offices opening in White Rock in 1960, Vancouver in 1961, North Surrey in 1962 and Langley in 1969. The White Rock branch first opened in 1960, and as the company continued to grow, was relocated to just south of North Bluff and Johnston Roads, across from the Central Plaza Shopping Centre in 1968.

In 1978 the company was sold to Richards and Melling Inc, the White Rock office was purchased by Bill Sutherland and relocated to the corner of 140 Street and 16 Avenue in South Surrey, where it remains to this day. Hugh & McKinnon became a real estate sales and property management company, no longer involved in insurance brokerage.

In 1990, the present owners Bruce Robinson and Greg Long bought the shares of Hugh & McKinnon Realty Ltd. from Larry Colby (who had bought the shares in 1988 after Bill Sutherland's death). As the only remaining office, the Peninsula office has 35 agents, manages nearly 4,000 strata lots, 200 rental properties and 15 commercial properties. As well, the company has pooled investor funds and owns and manages a shopping centre in Walnut Grove, a shopping centre in Brentwood Bay, a rental town-house project in West Kelowna and an apartment complex in Kamloops. In 2007 the company sold the Kelowna Lakeshore Inn which it owned and managed for 8 years.

Through diversifying its business ventures, Hugh & McKinnon has managed to stay stable and successful through trying times that have seen other real estate companies disappear.

Regardless of your real estate or investment needs, with 100 years serving the Fraser Valley community Hugh & McKinnon has the experience and expertise you deserve.



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