

**COMMUNITY HERITAGE COMMISSION
AGENDA**

Wednesday, July 6, 2022, 6:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

	Pages
1. <u>CALL TO ORDER AND LAND ACKNOWLEDGEMENT</u> The Chair will open the meeting and provide a land acknowledgement.	
2. <u>INTRODUCTIONS</u>	
2.1. Judith Mosley, Senior Heritage Planner	
3. <u>CHANGES TO THE AGENDA</u> Additions or deletion of items.	
4. <u>ADOPTION OF MINUTES FROM PREVIOUS MEETINGS</u>	
4.1. June 1, 2022	3
5. <u>REPORTS AND PRESENTATIONS</u> Staff and guest reports and presentations for information, discussion, and/or action	
5.1. 9 East Columbia Street (Woodlands Wall) – Heritage Plaque	8
a. Woodlands Heritage Wall Plaque - Applicant Presentation	18
5.2. Heritage Review: 1509 and 1513 Sixth Avenue	26
5.3. Preliminary Application Review: 203 Pembina Street – Additional Information	86
5.4. Heritage Review (Demolition): 38 Tenth Avenue To review the heritage value of the building and provide a	171

recommendation on demolition.

6. NEW BUSINESS

Items added to the agenda at the beginning of the meeting.

7. END OF MEETING

8. UPCOMING MEETINGS

Remaining scheduled meetings, which take place at 6:00 p.m. unless otherwise noted:

- September 7
- October 4
- November 2
- December 7



COMMUNITY HERITAGE COMMISSION
MINUTES

Wednesday, June 1, 2022

Meeting held electronically and open to public attendance

Council Chamber, City Hall

PRESENT:

Councillor Jaimie McEvoy*	Chair
John Davies*	Alternate Chair/Community Member
Samuel Boisvert*	Community Member
Jennifer Crews*	NWHPS Representative
Bozana Djuric*	Community Member
Lindsay Macintosh*	Community Member
Virginia McMahon*	Community Member

GUESTS:

Father Mykahilo Ozorovych*	Holy Eucharist Cathedral
Mark Koropeccky*	Surf Architecture
Elana Zysblat*	Ance Building Services

STAFF PRESENT:

Rob McCullough*	Manager, Museums and Heritage Services, Office of the CAO
Britney Dack	Senior Heritage Planner, Climate Action, Planning and Development
Kathleen Stevens*	Heritage Planning Analyst, Climate Action, Planning and Development
Amanda MacKaay*	Planner, Climate Action, Planning and Development
Carilyn Cook	Committee Clerk, Legislative Services

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Councillor McEvoy opened the meeting at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. CHANGES TO THE AGENDA

None.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 May 4, 2022

MOVED and SECONDED

THAT the minutes of the May 4, 2022 Community Heritage Commission meeting be adopted with the following changes:

- That the New Westminster Heritage Preservation Society representative noted in the meeting attendance list be corrected from Jill Davy to Jennifer Crews; and
- Item 4.3 – Pre-Application Review: 319 Governors Court (B.C. Pen Gatehouse) the last bullet point should read, “The applicant should consider additional architectural elements so that the new building will enhance the existing building.”

Carried.

All Commission members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 Community Heritage Commission Representative to the Social and Cultural Vibrancy Grants Committee

Rob McCullough, provided an overview of the city’s grants program and of the Community Livability and Social Equity (CLSE) Grants Committee portfolio, noting that the Community Heritage Commission representative to the CLSE Grants Committee is a two year term that would begin this fall for the 2023 grant intake. He advised that the representative would be required to attend approximately three meetings throughout the year and review grant applications through the online program.

John Davies, Community Member, and Samuel Boisvert, Community Member, shared their experiences on the City's grants committees advising that it was interesting to see the different types of applications that are received and work within the budget allowed.

MOVED and SECONDED

THAT Virginia McMahon be appointed as the Community Heritage Commission representative on the Social and Cultural Vibrancy Grants Committee for the 2022-23 term.

Carried.

All members present voted in favour of the motion.

4.2 Heritage Revitalization Agreement Application: 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral)

Amanda Mackaay, Planner, reviewed the report dated June 1, 2022 regarding the Heritage Revitalization Agreement application for 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral), advising that redevelopment of the site to include two new buildings would see the retention of the Holy Eucharist Cathedral in its current location and that the Cathedral would be legally protected with a Heritage Designation Bylaw and be included on the City's Heritage Register.

Father Mykahilo Ozorovych of Holy Eucharist Cathedral, Elana Zysblat of Ance Building Services, and Mark Koropecy of Surf Architecture, provided a PowerPoint presentation on the proposal.

In response to a question from the Committee, Ms. Zysblat advised that the window frames and blue glass in the Cathedral are in good enough shape to be preserved and/or repaired and will be functional in order to help passively cool the church space.

Discussion ensued and Committee members provided the following comments:

- It is exciting to see this mid-century building being recognized for its heritage value and it would be nice to see more of this in New Westminster;
- This is a great project with nice geometric influence and design, and it will be a city landmark;
- The south elevation of the west building which perfectly mirrors the exterior of the cathedral is very nice;
- While not visible in the plans, the presentation clearly shows that on the west elevation, the section furthest north is recessed. It would be

preferable for that section to be level with the rest of the building to mirror the top of the middle section;

- The pictures do not do justice to the inside of this very special building; and;
- The overall design is one of the best with respect to church site proposals and in regards to the heritage retention of the building.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 501 Fourth Avenue and 408 Fifth Street and its inclusion of the cathedral on the City's Heritage Register.

Carried.

All members present voted in favour of the motion.

4.3 Heritage Register Building Mural Proposal: 728 Columbia Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the report dated June 1, 2022 regarding a proposed mural on the heritage register building located at 728 Columbia Street for which feedback from the Community Heritage Commission is being sought.

In response to questions from the Committee, Ms. Stevens provided the following comments:

- the new Pattullo Bridge design is not included on the proposed mural; and,
- A maintenance agreement will be in place between the owner, the artist, and the Downtown Business Improvement Association, including how graffiti on the mural would be dealt with.

Discussion ensued and Committee members advised they were not opposed to painting the wall and that the mural would be a nice addition to the neighbourhood.

MOVED and SECONDED

THAT the Community Heritage Commission support the proposed mural at 728 Columbia Street.

Carried.

All members present voted in favour of the motion.

4.4 Heritage Planning Staff Team Update

Britney Dack, Senior Heritage Planner, provided an update on the heritage planning staff team and announced that the next meeting will be her last as she will soon be going on maternity leave. She shared that her replacement will be introduced at the next meeting and that other staff will continue to provide support to the Commission.

Commission members conveyed their congratulations to Ms. Dack and thanked her for all the work she has done for the Community Heritage Commission.

Discussion ensued and in response to an inquiry from a Commission member about the whereabouts of the railway collection from the BC Transit Museum, Rob McCullough, Manager, Museums and Heritage Services, advised that, while he is unaware of what became of the collection, he would look into it.

5. NEW BUSINESS

None.

6. END OF MEETING

The meeting ended at 6:40 p.m.

7. UPCOMING MEETINGS

Remaining scheduled meetings, which take place at 6:00 p.m. unless otherwise noted:

- July 6
- September 7
- October 4
- November 2
- December 7

Certified correct,

Councillor Jaimie McEvoy

Carilyn Cook, Committee Clerk

REPORT

To:	Community Heritage Commission	Date:	July 6, 2022
From:	Britney Dack, Senior Heritage Planner	File:	HER00802
		Item #:	[Report Number]
Subject:	9 East Columbia Street (Woodlands Wall) – Heritage Plaque		

PURPOSE

For the Community Heritage Commission to provide feedback on the historic information plaque for the Woodlands Wall which is to be installed as part of a new plaza created through the Pattullo Bridge Replacement Project.

EXECUTIVE SUMMARY

The Province is replacing the Pattullo Bridge. The design for the bridge's new landing will change the intersection at McBride Boulevard and East Columbia Street. In September 2021, Council issued a Heritage Alteration Permit (HAP) to allow changes to the Woodlands Wall, which is protected by a Heritage Designation Bylaw, as it will be impacted by the intersection's new design.

The design will see a segment of the Wall disassembled and reconstructed further into the Great Lawn park. Also planned is an expansion of the pedestrian plaza between the roads and the break in the Wall, which provides entrance to the park. The approved HAP included two types of interpretive signage to be installed in the plaza: a bronze plaque detailing the historic significance of the Woodlands Wall, and a series of panels showcasing the lives, stories, and experiences of past residents.

The Community Heritage Commission previously reviewed and supported the HAP application. In this report, the text and design for the historic plaque is being presented to the Commission for feedback, comment, and consideration of endorsement.

BACKGROUND

Location

The frontage of the Great Lawn park at 9 East Columbia Street is 316 meters (1,037 feet); the width of the Victoria Hill neighbourhood, which previously comprised the Woodlands institution. The wall which marked the perimeter of the institution runs the entire length of East Columbia Street from the foot of Francis Way on the north-east to a 70 meter (240 foot) return along McBride Boulevard on the south-west. A pedestrian plaza is located at the intersection of McBride and East Columbia at a gap in the Wall, roughly where the original entryway to the Woodlands institution was located.

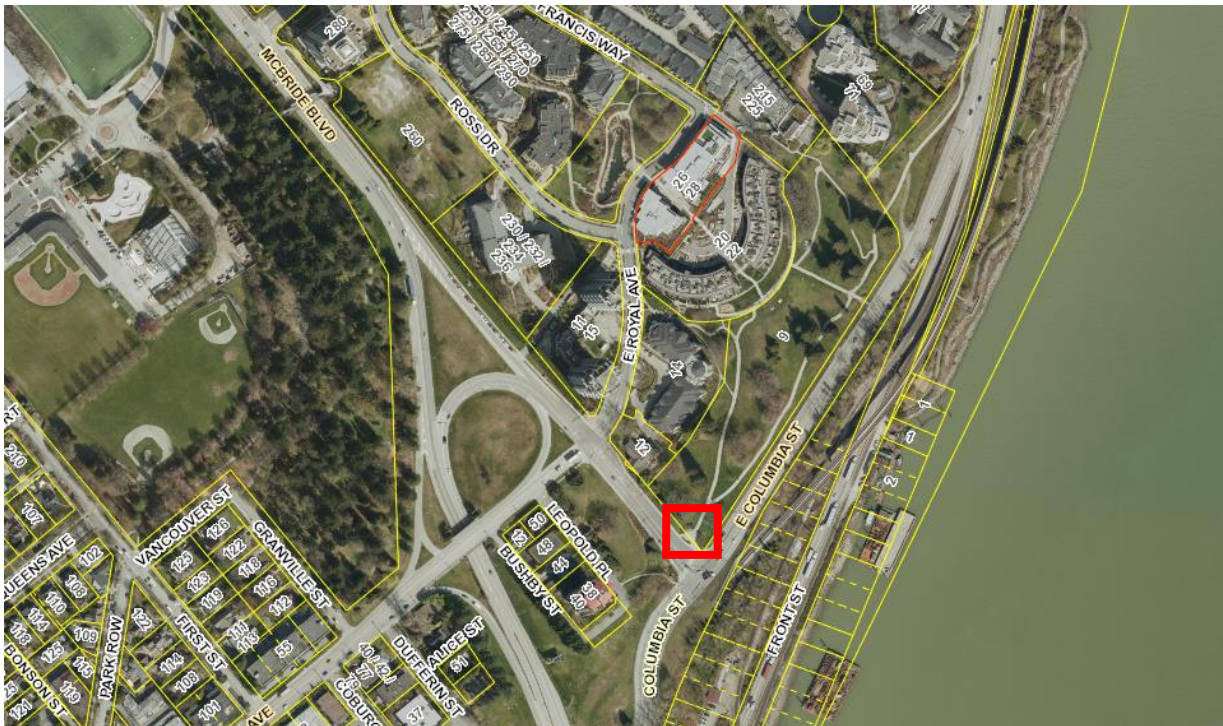


Figure 1: Context map of the intersection of McBride Blvd and E. Columbia St where the plaza location is shown with a red box

Heritage Value

The Woodlands Wall was constructed in 1909. It has a concrete base, on top of which are ornate filigree wrought iron fence panels. The value of the Wall was identified as part of development of the Victoria Hill neighbourhood, at which time the Wall was protected by a Heritage Designation Bylaw (2003). A current photograph of the Wall is below, and archival photos are available in Appendix A.

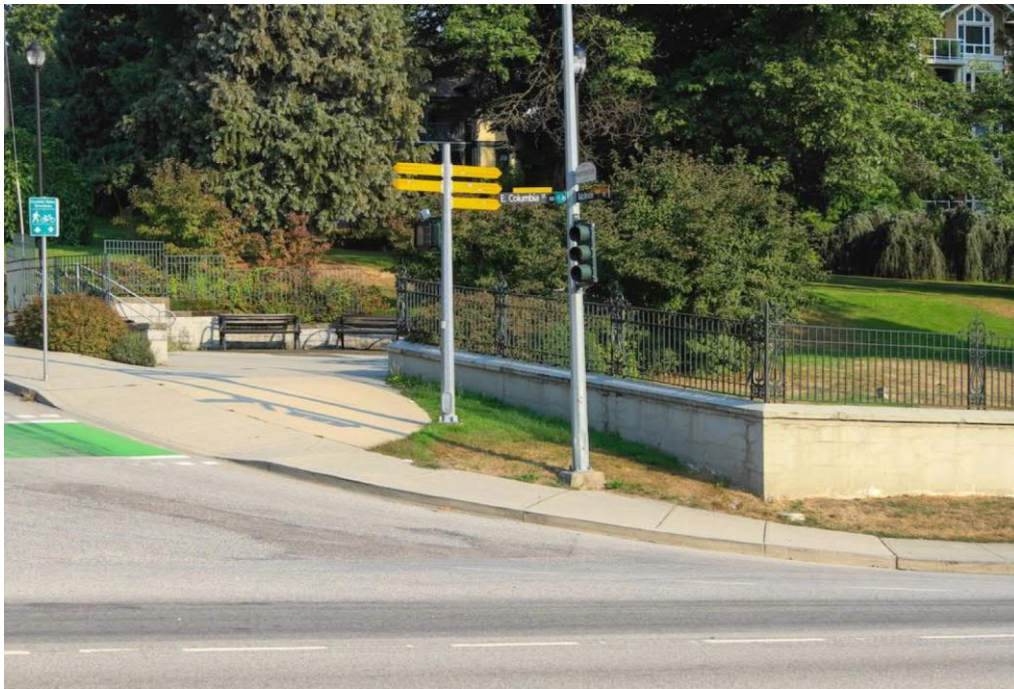


Figure 2: Current photograph of the Woodlands Wall at the intersection of McBride Blvd and E. Columbia St (provided by Fraser Crossing Partners)

The heritage value of the Woodlands site, represented by the Wall, is connected to the history and evolution of mental health care in the province. As stated in the Wall's Statement of Significance (Appendix A), the Woodlands "history offers important lessons about nineteenth and early twentieth century attitudes towards mental health issues, and the development of humane treatment and occupational therapy programs". The site also played an important role in the local community including as a landmark and an employer.

Approved Heritage Alteration Permit

The Province is replacing the existing Pattullo Bridge, and has awarded the contract to build the new bridge to Fraser Crossing Partners (FCP). The design for the bridge's new landing will change the intersection at McBride Boulevard and East Columbia Street, with the primary objective of improving safety for pedestrians and cyclists.

The intersection's new design will impact the Woodlands Wall, which is protected by a Heritage Designation Bylaw. In September 2021, Council issued a Heritage Alteration Permit (HAP) which allows changes to the Wall, and expands the pedestrian plaza between the Great Lawn park and the intersection, near the original entryway to the Woodlands site. The Community Heritage Commission (CHC) provided feedback on and support for the HAP in July, 2021.

The approved HAP includes two types of interpretive signage to be installed in the plaza: a bronze plaque detailing the historic significance of the Wall, and a series of panels showcasing the lives, stories, and experiences of past residents. A rendering of

the plaza design is Figure 3 below. The location and design for the second set of interpretive panels is yet to be determined; the Province and Fraser Crossing Partners are continuing to work with stakeholders on their development. Both the historic plaque and interpretive panels are expected to be presented to Council in the fall of 2022.

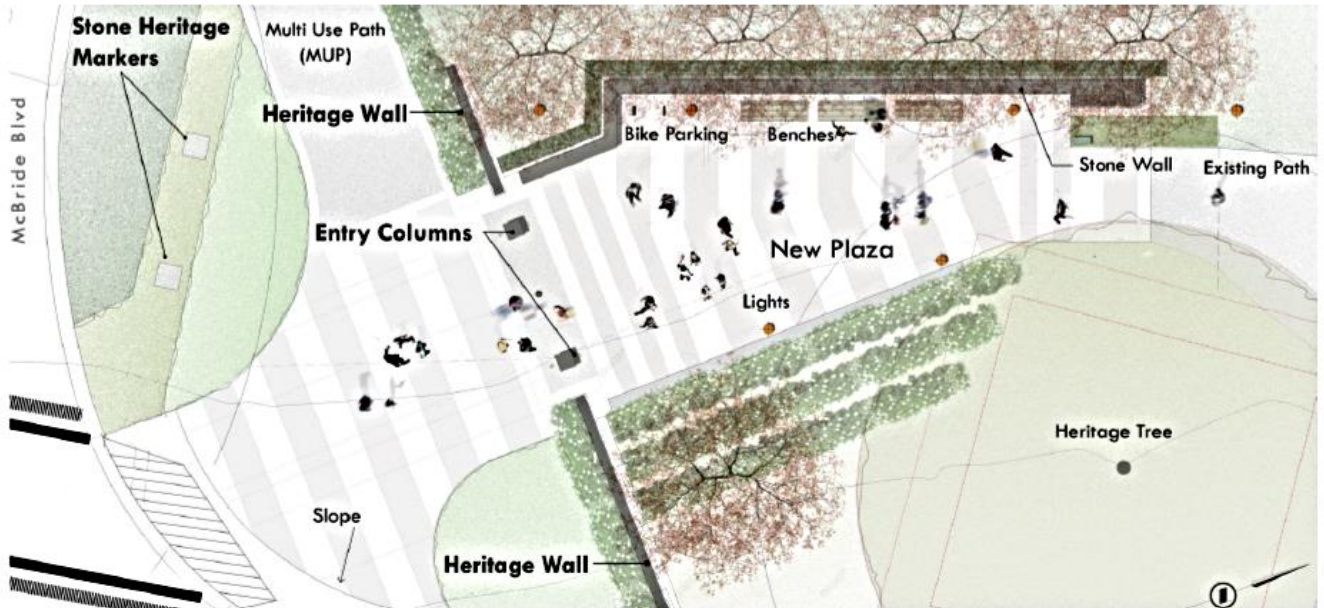


Figure 3: Rendering of the Design for the Expanded Pedestrian Plaza at the Intersection of McBride Blvd and E. Columbia St (provided by Fraser Crossing Partners)

ITEMS FOR DISCUSSION

Historic Plaque

Location

In the 1940s, the original entryway through the Woodlands Wall was altered. In the mid-2000s, as part of the development of the Victoria Hill neighbourhood, entryway columns were remade to mark the original location of the gates. The approved HAP allows removal of the 2000s markers, in favour of new re-creations (labeled “entry columns” in Figure 3 above). These new columns would be located in the plaza in alignment with the new return of the Wall.

The historic plaque would be installed on one of the two re-created entryway columns. The City will provide a Heritage Designation plaque for the Wall, to be installed on the opposite column.

As shown in the plaza design (Figure 3 above), low markers will also be set in the landscaping of the boulevard along McBride (labeled “stone heritage markers”) to indicate the original (1900s) location of the gates, prior to the Wall’s relocation.

Size and Material

The plaque is proposed to be rectangular, approximately 25 cm (9 3/4") wide and 54 cm (21 1/4") tall. The size was generally determined by the dimensions of the re-created entryway column on which it would be mounted.

The plaque would be finished in brushed bronze with raised text and images, and a painted black background. This is very similar to the City's Heritage Designation plaques. A line-drawing image of the original wrought iron gates would be at the top of the plaque, with text below.

Proposed Text

"Replacing an earlier solid wood fence, the Woodlands Wall was constructed in 1909 along the Columbia Street frontage of the former Woodlands institution, and included a short return along McBride Boulevard where the main entrance to the grounds was located. Designated and protected in 2003, the wall is over 300 meters long, and consists of a short concrete base surmounted with wrought iron fencing which was manufactured locally by Westminster Iron Works. The historic entrance at this location included two square concrete columns which supported a large vehicular gate and two small pedestrian gates, though these components were removed between 1948 and 1951. Construction of the Pattullo Bridge replacement necessitated a realignment of a portion of the Woodlands Wall, allowing for a reinterpretation and redress of the wall, entrance, and the former Woodlands institution. The location of the original gate columns are marked in the boulevard several meters to the south."

FEEDBACK FROM THE COMMISSION

The CHC is being asked to provide feedback on the proposed plaque's design and text. The following options are offered for the Commission's consideration, should they wish to endorse the proposal:

- 1) That the Community Heritage Commission support the Woodlands Wall historic plaque as presented; or
- 2) That the Community Heritage Commission support the Woodlands Wall historic plaque if amended to address the feedback provided;
- 3) That the Community Heritage Commission does not support the Woodlands Wall historic plaque as presented at this time and encourages the applicant team to continue to work with staff to further refine the plaque to better address concerns raised in the discussion.

ATTACHMENTS

Appendix A: Statement of Significance and Archival Photographs

Appendix A

*Woodlands Wall Statement of
Significance and Archival Photographs*

Statement of Significance

From City of New Westminster

(http://arcgis.newwestcity.ca/images/heritageregister/sos/SOS_0017.pdf)

Description of Historic Place

The Woodlands Wall is located at 9 East Columbia Street, New Westminster, running the full width of the Woodlands site, adjacent and parallel to Columbia Street, with a short return along McBride Boulevard. It is composed of a linear concrete wall surmounted by decorative wrought iron railings. The base of the wall is a cast-in-place, continuous concrete wall, with a sloped top with projecting coping on each side. The vertical faces of the concrete are parged on both sides with a mortar skim-coat, scored with lines to resemble traditional ashlar stone construction. The wrought iron fence has regularly spaced ornate filigree panels. A pedestrian gate that provided a central access to the site is flanked by cast concrete posts with flared caps, surmounted by wrought iron scroll-work that formed the base for decorative lighting.

Heritage Value of Historic Place

The Woodlands site represents the long-term evolution of provincial mental health care. The first large-scale mental health institution in the province, for nearly a century Woodlands played an important role in the institutional and cultural history of New Westminster as a care facility for the mentally ill and mentally handicapped. Opened in 1878, the Asylum, renamed the Provincial Hospital for the Insane in 1897, and Woodlands School in 1950, continued to operate until 1982. Its history offers important lessons about nineteenth and early twentieth century attitudes towards mental health issues, and the development of humane treatment and occupational therapy programs. Five early buildings remain on the Provincial Asylum's twenty-six hectare site, and the Woodlands Wall is a significant surviving portion of the site's landscaping and marks its southern and most public boundary.

The heritage value of the Woodlands Wall is additionally associated with its role as part of the ongoing development of the Woodlands complex. Constructed in 1909, this wall replaced a high wooden

fence, and demonstrates the Province's desire to imbue Woodlands with a sense of permanence and respectability. The craftsmanship and design of the wrought iron work is of the highest order. Manufactured in a consistent module, the iron work predates the use of welding. Periodic ornate filigree panels were anchored into the concrete, braced with diagonal struts on the uphill side. These panels are made of intricately rivetted, screwed and bolted wrought iron, and their attenuated swirling vertical lines reflect an Art Nouveau sensibility. Between each fixed vertical panel, a fence panel was installed, rivetted at the top and bottom, passing through square holes in intermediate flat bar rails. This combination of fixed ornate panels with simpler infill panels is a clear and logical ordering element that sets up a pleasing visual rhythm, avoiding a monotonous appearance. The manufacturer, Westminster Iron Works Company Ltd., was established in New Westminster by its founder John Reid (1852-1949) in 1874. The ornamental iron work department of the firm was largely developed and supervised during the company's early years by master ironworker James Auld Blair (1877-1957). This firm was also responsible for the ironwork on the Central Park Gate in Burnaby, undertook most of the early decorative ironwork in New Westminster and was also responsible for some landmark projects in Vancouver.

The City of New Westminster has recognized the outstanding architectural, historical and contextual value of Woodlands, and has participated in a plan for the preservation of historic buildings, landscaping and specimen trees on the site within the context of its redevelopment as a residential community.

Character-Defining Elements

Key elements that define the heritage character of the Wall at Woodlands include its:

- location across a sloping site, at the south perimeter of the Woodlands property, facing Columbia Street and returning along McBride Boulevard;
- parged concrete base wall scored with ashlar lines;
- wrought iron railing with regular spaced decorative panels anchored into the concrete wall, with simpler fence panels attached between each fixed panel;
- pedestrian gate with concrete piers with decorative wrought iron light bases;
- associated landscape features including grassed lawn area and boulevard, and numerous large, mature trees.

I

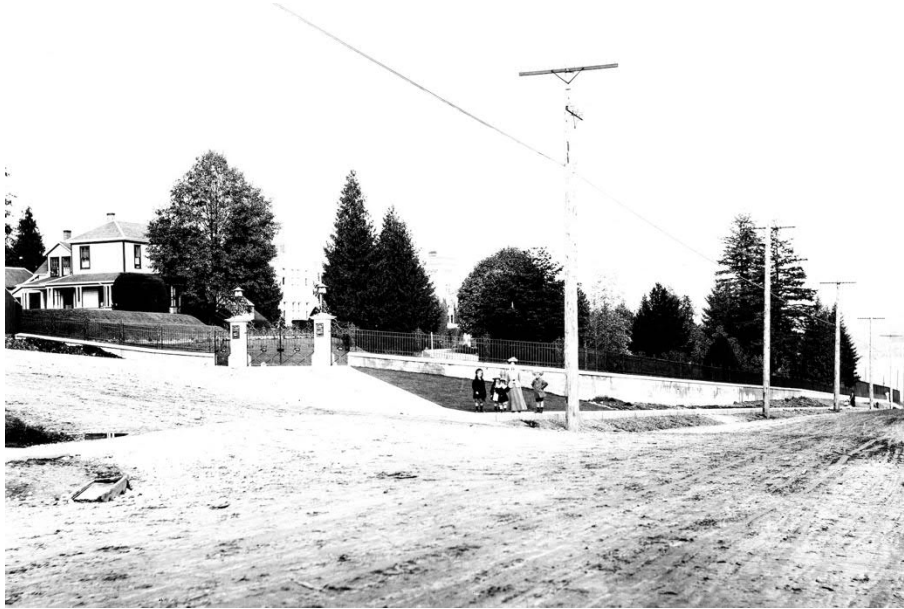


Photo B-1: Woodlands Wall, 1909 (Vancouver Public Library 7553).



Photo B-2: Detail of Woodlands Wall gate columns, 1909 (Vancouver Public Library 7553).



Photo B-5: 1948 oblique aerial with gate columns visible (Vintage Air Photos BO-48-2862).



Photo B-6: 1951 oblique aerial with gate columns removed (Vintage Air Photos 1-9).



**PATTULLO BRIDGE
REPLACEMENT**

Woodlands heritage plaque

Heritage Wall Alteration at McBride
Boulevard and East Columbia Street

July 6, 2022

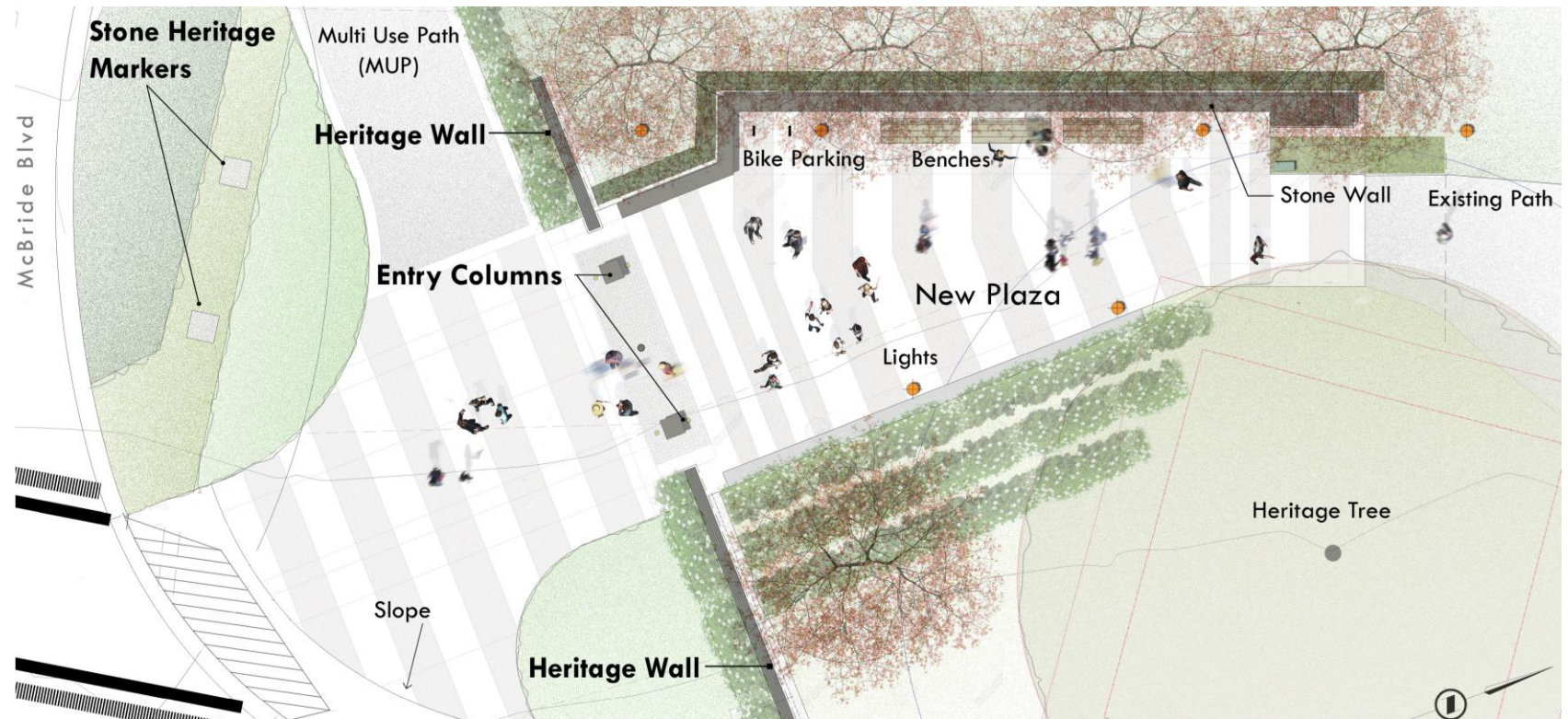


transportation
investment
corporation

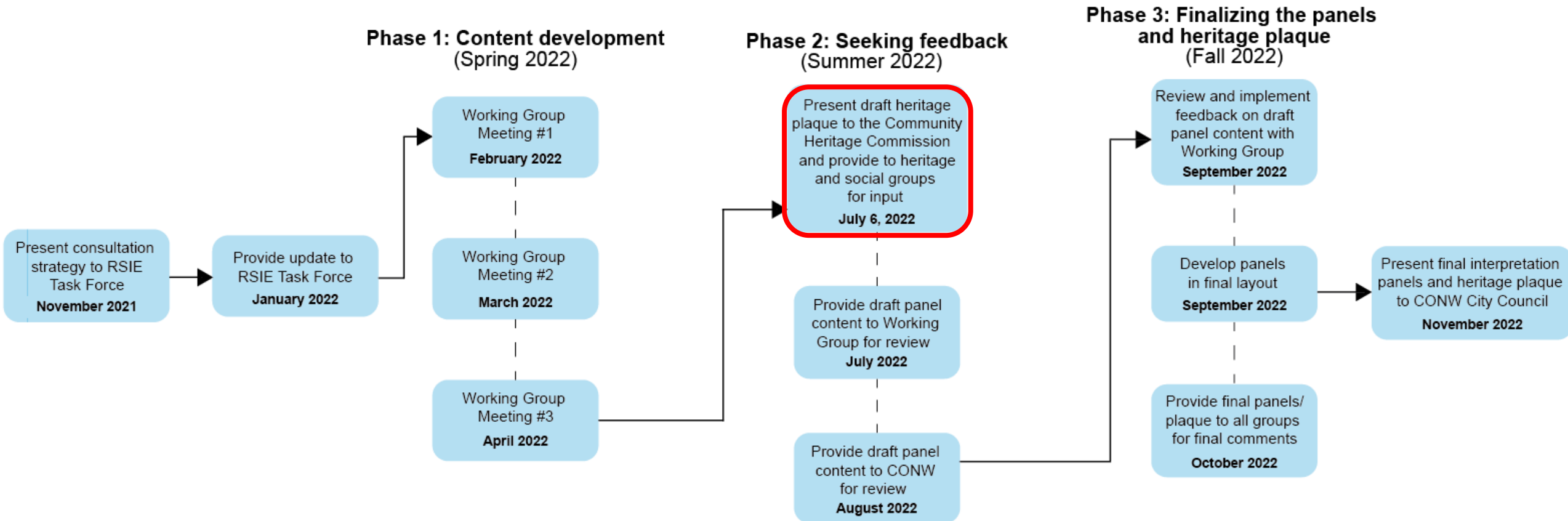


Overview: Heritage alteration permit and the revitalized plaza

- **Summer 2021:** Initial consultation regarding the relocation of the Woodlands wall
- **Fall 2021:** Approval of the heritage alteration permit by the City of New Westminster
- **Winter 2021:** Further engagement regarding the development of interpretation panels
- **Winter 2021-Summer 2022:** Working Group meetings to develop the interpretation panel content / development of the heritage plaque

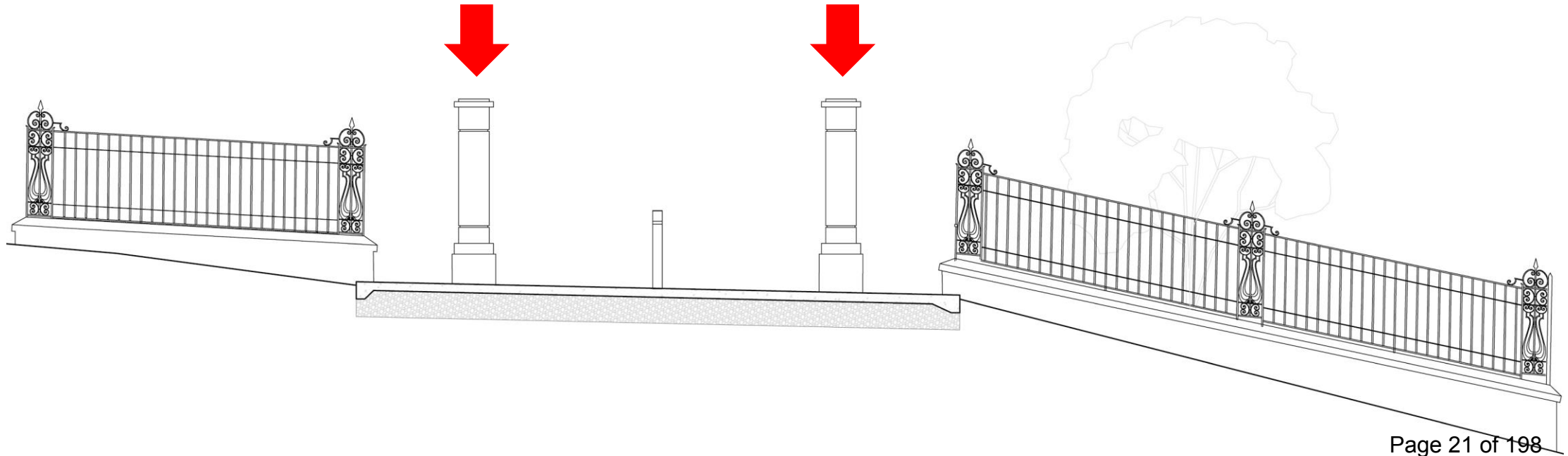


Development timeline



Heritage plaque: Objective and location

- **Objective:** Plaque will convey a brief history and description of the Woodlands Wall and note past alterations to it as well.
- **Location:** The plaque is expected to be installed on one of the two new concrete columns at the entrance of the new plaza.



Heritage plaque: Proposed text

Replacing an earlier solid wood fence, the Woodlands Wall was constructed in 1909 along the Columbia Street frontage of the former Woodlands institution, and included a short return along McBride Boulevard where the main entrance to the grounds was located. Designated and protected in 2003, the wall is over 300 metres long, and consists of a short concrete base surmounted with wrought iron fencing which was manufactured locally by Westminster Iron Works. The historic entrance at this location included two square concrete columns which supported a large vehicular gate and two small pedestrian gates, though these components were removed between 1948 and 1951. Construction of the Pattullo Bridge replacement necessitated a realignment of a portion of the Woodlands Wall, allowing for a reinterpretation and redress of the wall, entrance, and the former Woodlands institution. The location of the original gate columns are marked in the boulevard several metres to the south.

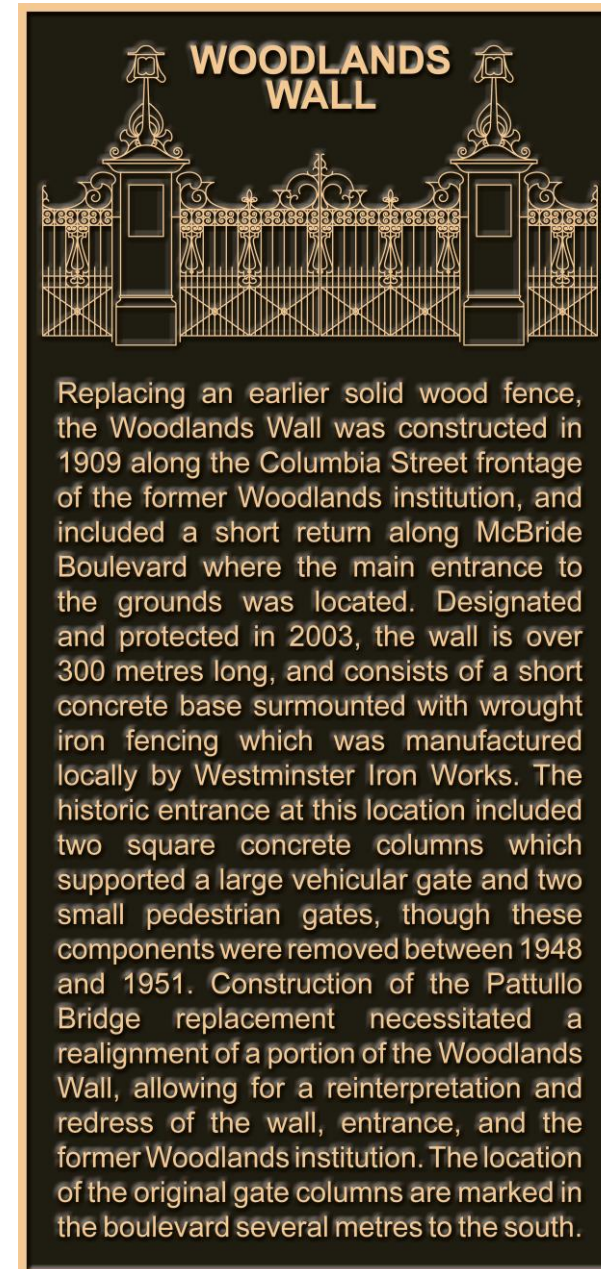


Heritage plaque: Material and design

- To ensure longevity and durability, a bronze plaque will be utilized.
- Bronze plaques can be sand casted (traditional method) or CNC machine routers can be used for better precision.
- Due to the dimensions of the columns, the plaque will be restricted to approximately 25cm in width. Height will be dependent on content.
- The viability of including a detailed, raised image is unknown until further discussion with a manufacturer is undertaken.
- Colours can be included on *any* feature of the plaque.
- Text height must be a minimum of $\frac{3}{4}$ " (0.635cm)

Heritage plaque: Preview

- Note: Unknown if the fine details of the proposed raised image can be engraved on the plaque.



Width: 25cm
Height: 54cm

Raised text, image, and border finished in natural brushed bronze.

Background is painted black.

Contact the Project



24/7 phone line: 1-844-815-6149



pattullobridgereplacement.ca

info@fcgp.ca

 [@Pattulloproject](https://twitter.com/Pattulloproject)



Work on the project: bcib.ca



REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** July 6, 2022
From: Amanda Mackaay, Planner **File:** PAR01415
Item #: 2022-516
Subject: Heritage Review: 1509 and 1513 Sixth Avenue

PURPOSE

To review the heritage value of the buildings and provide a recommendation on demolition.

SUMMARY

A Pre-Application Review (PAR) inquiry has been received for an infill townhouse development on seven properties located from 1501 to 1521 Sixth Avenue. During the PAR process, two buildings from the collection were identified as potentially having heritage value: 1509 and 1513 Sixth Avenue (constructed in 1939 and 1946 respectively). Neither building is legally protected by bylaw, nor are they currently listed on the City's Heritage Register or Inventory. However, both buildings are over 50 years old and retain elements of their original styles. As such, Heritage Assessments were prepared for the buildings and the Community Heritage Commission (CHC) is being asked to review them to determine if heritage retention is warranted in either case.

GUIDING POLICY AND REGULATIONS

Heritage Policy

50 Years and Older Heritage Review Policy

The City's heritage review policy is that demolition applications for a building or structure older than 50 years is automatically forwarded to the Planning Division for review and sign-off. Demolitions reviewed by staff may be referred to the Community Heritage Commission (CHC) for comment, if they are deemed to have sufficient heritage significance to warrant further consideration by the CHC.

Demolition Permits

Demolition Permits are issued by the Director of Climate Action, Planning and Development. In the case of a rezoning and some other types of development applications, retention or protection of buildings (for example, through a Heritage Designation Bylaw) may be negotiated on behalf of Council, regardless of whether they were previously identified through listing on the Register or Inventory.

Development Policy

The subject sites are currently zoned “Neighbourhood Single Detached Residential Dwelling Districts (NR-2)” which does not allow for townhouses. Therefore, a development application, such as a rezoning or Heritage Revitalization Agreement (HRA), is required. Council could consider either development application to allow townhouses, as the site is designated for “Infill Townhouses” in the City’s Official Community Plan (OCP). The designation envisions small scale, side-by-side townhouses and rowhouses which are compatible with areas of single detached housing.

BACKGROUND INFORMATION

Site Characteristics and Context

The subject site is comprised of seven properties located in the West End neighbourhood, which are situated on the north side of Sixth Avenue, between Fourteenth and Sixteenth Streets. The subject properties contain lots with existing single detached dwellings built in the 1940s and 50s.

Located to the east of the subject site at 1423 Sixth Avenue, is a 1907 pioneer cottage house. The houses located directly behind subject site, backing on the shared lane, are single-detached houses built between 1907 and 1992. The houses on the south side of Sixth Avenue are comprised of newer duplexes built within the last 10 to 15 years, as well as a single-detached house built in 1949 (1508 Sixth Ave), and two single-detached homes: 1520 and 1524 Sixth Avenue, built in 1912 and 1909 respectively. A site context map is provided in Appendix A.

Development Proposal

A Pre-Application Review (PAR) inquiry has been received for an infill townhouse development on seven properties located from 1501 to 1521 Sixth Avenue. As all the buildings on this site were older than fifty years, staff reviewed their heritage value during the PAR process. From that review, two buildings from the collection were identified as potentially having greater significance: 1509 and 1513 Sixth Avenue (constructed in 1939 and 1946 respectively), which are described below. Neither building is legally protected by bylaw, nor are they currently listed on the City’s Heritage Register or Inventory. The remaining five mid-century houses on the site would be demolished.

Description of Houses to be Evaluated

1509 Sixth Avenue (Rowson Residence)

The house at 1509 Sixth Avenue, known as the Rowson Residence, was built in 1939 and is on lot of approximately 712 sq. m. (7,663 sq. ft.) in size. It is one and a half stories and has a density of about 0.33 floor space ratio (FSR).

It is a variation of a Storybook style house, common to the 1930s and 1940s. Accentuating the main entry is a prominent architectural element; a steep gabled roof form that frames the slightly recessed, centrally-set entry. The front of the house also features a stepped terrace leading to the main entry (due to the significant slope of the property from south to north). Photographs of the building in its current condition are available on pages 18 to 23 of its Heritage Assessment in Appendix B.

1513 Sixth Avenue (Ritchie Residence)

Known as the Ritchie Residence, 1513 Sixth Avenue is a post-war bungalow style house built in 1946. Located on a 666 sq.m. (7,159 sq.ft.) lot, it is one-storey with a basement, comprising a density of about 0.35 FSR. The design represents the rapid departure from houses constructed in the 1920s and early 1930s; it features a low-set form and low-pitched roof, no second floor or dormers, a livable basement, and minimal sized porch. Photographs of the building in its current condition are available on pages 29 to 32 of the Heritage Assessment in Appendix B.

Condition of Buildings

Based on current photos and heritage assessments (Appendix B), both the Rowson and Ritchie Residences are in good condition. They both feature a simple, yet well maintained terraced front yard and a well-defined rear yard with mature vegetation.

Demolition of Remaining Houses

Per the City's policy for buildings older than 50 years, staff completed a heritage review for the remaining five houses, all of which represent the vernacular mid-century building style, and have varying degrees of integrity and condition. Their ages are as follows:

Address on Sixth Ave	Building Age	Developer
1501	1947	H. Randall
1505	1945	J.R. Leslie
1515	1945	J.A. Miller
1517	1950	F. Herman
1521	1946	W. Oliver

These houses are considered to have relatively low heritage value and have been approved for demolition. Current photos of the above noted houses can be found in Appendix C.

ITEMS FOR DISCUSSION

Heritage Value of the 1939 Rowson Residence (1509 Sixth Avenue)

The Heritage Assessment indicates that the Rowson Residence at 1509 Sixth Avenue has some heritage value, connected to its design, historical development pattern, and neighborhood context.

The building has been evaluated as having architectural significance due to notable design elements including:

- the central-set recessed entry, with the original wood door and small arched window set below the steep-pitched gable,
- protruding bay on the west side,
- rounded soffit edges, and
- glass bottle stucco.

The house is noted as having historical significance as it was built at a time when the West End neighborhood was developing as a result of the economic growth spurred by the war. The heritage professional's assessment deemed the house meets their threshold for a recommendation of retention (where the author encourages buildings with scores of 20 or greater to be retained, and this house scored 21 points).

The house is situated amongst a cluster of six houses of the same era, which lends it heritage value. However, the demolition of the adjacent houses to facilitate a proposed townhouse development would diminish its heritage merit such it may no longer be worthy of retention. The assessment also notes that any upgrades to the exterior that may be required to meet the BC Building Code for strata development, which would likely further diminish its integrity and therefore heritage value.

What might be the impacts of the proposed surrounding demolitions on the house's heritage merit?

Given the information provided in the heritage assessment, does this building have enough heritage value to be considered for a Heritage Designation Bylaw? Would that change following demolition of the surrounding buildings?

Is this site an appropriate candidate for the use of a Heritage Revitalization Agreement? If so, what level of development regulation relaxations or other benefits should be considered in that application process?

Heritage Value of the 1946 Ritchie Residence (1513 Sixth Avenue)

The Heritage Assessment concludes that the Ritchie Residence (1513 Sixth Avenue) does not have adequate heritage merit to be considered worthy of retention. While the house is noted as having some interesting design elements, such as the stone chimney, it is not considered to have any special aesthetic or functional attributes that are of architectural significance. The form of the 1946 house is intact, however there are several alterations, such as the replacement of the front and basement windows with vinyl, which are noticeable and therefore may detract from the heritage character of the house.

Given the information provided in the heritage assessment, does this building have enough heritage value to be considered for a Heritage Designation Bylaw?

Would demolition of this building be a loss of a heritage asset to the community?

FEEDBACK FROM THE COMMISSION

The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission support further exploration of the **retention of both 1509 and 1513 Sixth Avenue** as part of any future redevelopment on this site;
- 2) That the Community Heritage Commission support further exploration of the **retention of 1509 Sixth Avenue** as part of any future redevelopment on this site;
- 3) That the Community Heritage Commission recommend that the Director of Climate Action, Planning and Development issue **a Demolition Permit for 1513 Sixth Avenue**;
- 4) That the Community Heritage Commission recommend that the Director of Climate Action, Planning and Development **issue a Demolition Permit for both 1509 and 1513 Sixth Avenue**; or,
- 5) The Community Heritage Commission provide alternative feedback, based on their discussion.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Heritage Assessments for 1509 and 1513 Sixth Avenue

Appendix C: Current Photos of 1501,1505,1515,1517,1521 Sixth Avenue

This report was prepared by:
Amanda Mackaay, Development Planner

This report was reviewed by:
Britney Dack, Senior Heritage Planner

Appendix A:
Site Context Map



1: 1,000



0.1 0 0.03 0.1 Kilometers

NAD_1983_UTM_Zone_10N
 CNW GIS Services

This map is a user generated static output from an Internet mapping site and
 is for reference only. Data layers that appear on this map may or may not be
 accurate, current, or otherwise reliable.

Appendix B:

*Heritage Assessments for 1509 and 1513 Sixth
Avenue*



Heritage Assessment

1509 & 1513 6th Avenue, New Westminster

February 2022





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TABLE OF CONTENTS

1. INTRODUCTION	1
2. OVERVIEW	2
2.1. HISTORIC CONTEXT OF WEST END	3
2.2. SITE HISTORY AND SURROUNDING NEIGHBOURHOOD CONTEXT	4
2.3. ROWSON AND RITCHIE RESIDENCES - OVERVIEW	10
3. HISTORICAL ASSOCIATIONS	12
3.1. BLAKE AND LAURA ROWSON; GORDON AND GERTRUDE FOLKA	12
3.2. ALBERT AND DOROTHY RITCHIE	13
4. ARCHITECTURAL ASSESSMENT – 1509 6 TH AVENUE, ROWSON RESIDENCE	14
4.1. SOUTH SIDE – FRONT	15
4.2. WEST SIDE	17
4.3. EAST SIDE	18
4.4. NORTH SIDE – REAR	19
4.5. CONCLUSION	21
4.6. HERITAGE EVALUATION	21
4.6.1. ARCHITECTURE	21
4.6.2. CULTURAL HISTORY	22
4.6.3. GENERAL CONTEXT	23
4.6.4. INTEGRITY	24
4.6.5. CONCLUSION	24
5. ARCHITECTURAL ASSESSMENT – 1513 6 TH AVENUE, RITCHIE RESIDENCE	25
5.1. SOUTH SIDE – FRONT	25
5.2. WEST SIDE	26
5.3. EAST SIDE	27
5.4. NORTH SIDE – REAR	28
5.5. CONCLUSION	30
5.6. HERITAGE EVALUATION	30
5.6.1. ARCHITECTURE	30
5.6.2. CULTURAL HISTORY	31
5.6.3. GENERAL CONTEXT	32
5.6.4. INTEGRITY	33
5.6.5. CONCLUSION	33
6. HISTORIC RESEARCH	34
6.1. OWNERSHIP AND OCCUPANCY	34
6.2. CITY DIRECTORIES – 1509 6 TH AVENUE	35
6.3. CITY DIRECTORIES – 1513 6 TH AVENUE	36
6.4. REFERENCES – MUNICIPAL AND OTHER RECORDS	36
6.5. PUBLICATIONS AND DOCUMENTS	37

1. INTRODUCTION

Addresses: 1509 & 1513 6th Avenue, New Westminster

Legal Descriptions: Lots 30 and 29, Suburban Block 9, Group 1 of Lot 8, NWD, Plan NWP2620

Neighbourhood: West End

Zoning: NR-2

Type of Resource: Two Buildings; Residential; Single Family Dwellings

Historic Names: None

Original Owners: 1509 6th Avenue – Blake and Laura Rowson; 1513 6th Avenue – Albert and Dorothy Ritchie

Dates of Construction: 1509 6th Avenue – 1939; 1513 6th Avenue – 1946;

Architect: None

Builder: Not known

Heritage Status: None

This report is a heritage assessment and evaluation of two buildings located at 1509 and 1513 6th Avenue, located in the south-west area of New Westminster (Figure 1). Collectively, they are referenced in this report as the Rowson and Ritchie Residences.



Figure 1: Location of 1509 and 1513 6th Avenue in the broader context of New Westminster. Source: City of New Westminster CityViews

A site visit was completed on **December 19, 2021 and January 8, 2022** at which time the buildings were photographed and documented.

This Heritage Assessment is based on information obtained from the City of New Westminster and City of Vancouver Archives, along with VPL Special Collections, and the New Westminster Public Library. It outlines the architectural, historical, contextual and other aspects of interest as part of its assessment as two resources noted by City of New Westminster Planning Department staff that are of historical interest, in the context of the proposed redevelopment of the site.

2. OVERVIEW

For the purposes of this report, the Rowson Residence at 1509 6th Avenue and the Ritchie Residence at 1513 6th Avenue are illustrated below (Figure 2).



Figure 2: Rowson Residence, 1509 6th Avenue (left); Ritchie Residence, 1513 6th Avenue (right)

The property on which the Rowson Residence is located, at 1509 6th Avenue, comprises 712 sq.m. (7,663 sq.ft.). The adjacent property on which the Ritchie Residence is located, at 1513 6th Avenue, comprises 666 sq.m. (7169 sq.ft.). These sites are situated in the West End neighbourhood fronting 6th Avenue, set on a long block between 14th and 16th Street (Figure 3). There are houses of a similar vintage set on either side, and in the wider context, houses are located both on the north and south sides of 6th Avenue.

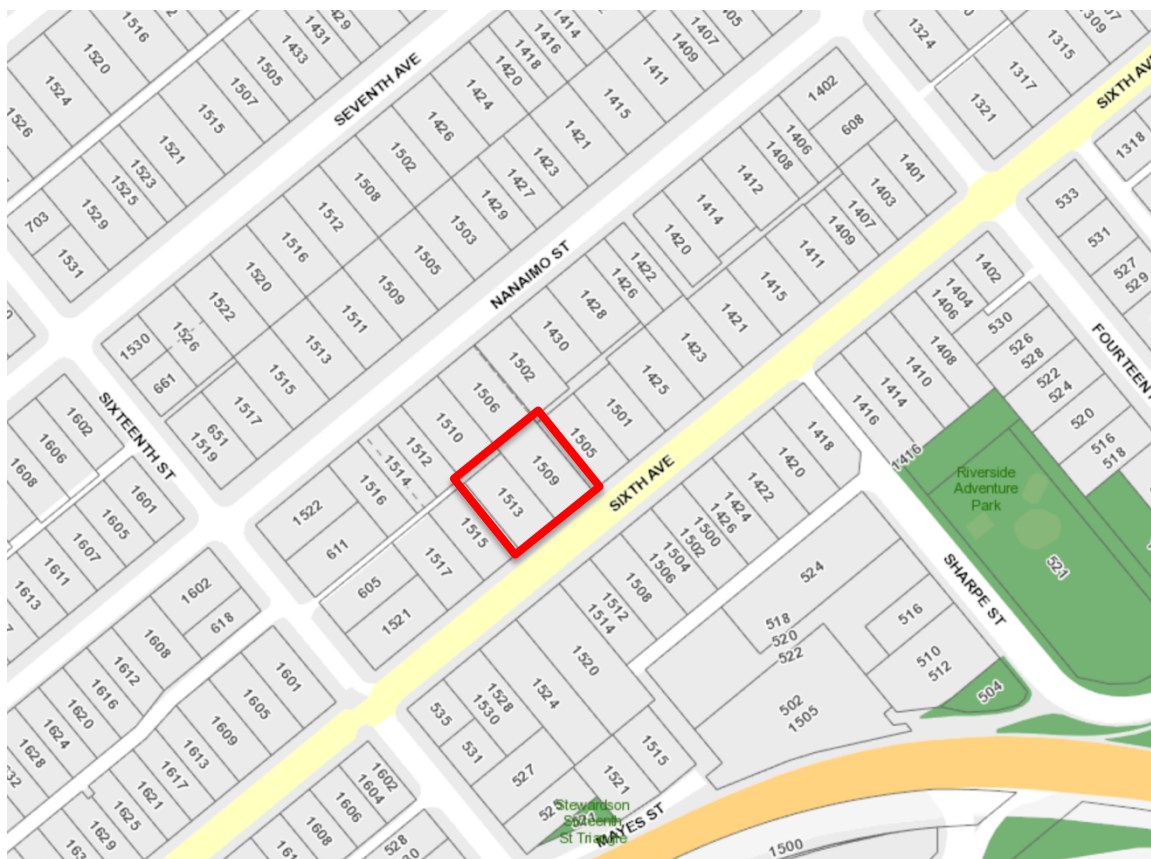


Figure 3: 1509 and 1513 6th Avenue and its Surroundings.

Source: City of New Westminster City Views

2.1. HISTORIC CONTEXT OF WEST END

The West End is a neighbourhood bounded by 6th Avenue to the south, 20th Street to the west, 10th Avenue (New Westminster-Burnaby boundary) to the north and 12th Street to the east (Figure 4). Its earliest notable development was in the pre-war boom years that most Lower Mainland municipalities experienced, as New Westminster began to fill out. Houses and other development “sprung up literally overnight.....notable in the once-sleepy sections of the West End, Sapperton and Queensborough.”¹ It was particularly in the inter-war and immediate post-war period – from 1920 to 1940 and then 1945 to 1950 – that the city continued to grow northward to its municipal boundary with Burnaby. The West End was known locally as having a post-war “Bungalow Boom”² and this was when the final in-fill of scattered vacant lots occurred. It acquired the name “Honeymoon Heights” by the late 1930s with the availability of cheap land and the many young couples who chose to live there.³ This was, coincidentally, around the same time of the switch from streetcars to buses (1938) and the opening of the Pattullo Bridge (1937) that provided a catalyst to development, allowing new commuting patterns (i.e. those not tied to the interurban and streetcars) to evolve.

¹ *Royal City – A Photographic History of New Westminster 1858-1960*. J. Wolf, 2005. p. 110.

^{2.} *Ibid.*, p. 135.

^{3.} *Ibid.*, p. 154



Figure 4: New Westminster Residential Neighbourhoods Map – West End

Source: City of New Westminster

In more recent times, while development in New Westminster has steadily increased, over the last 25 years it has been limited to certain areas such as Downtown, Uptown and Sapperton.⁴ The area has remained relatively low density from its earlier phases through its post-war stages of development.

^{4.} City of New Westminster OCP, 2020, p. 13.

2.2. SITE HISTORY AND SURROUNDING NEIGHBOURHOOD CONTEXT

The immediate area evolved slowly over time, which around the turn of the century was the outlying fringe of New Westminster. Development tended to take place closer to the city centre, and in this outlying area, it was concentrated more in the area east of 13th Street. It was also restricted somewhat by the right-of-way of the British Columbia Electric Railway (BCER), albeit to a lesser degree than nearby Brow of the Hill (Figure 5).

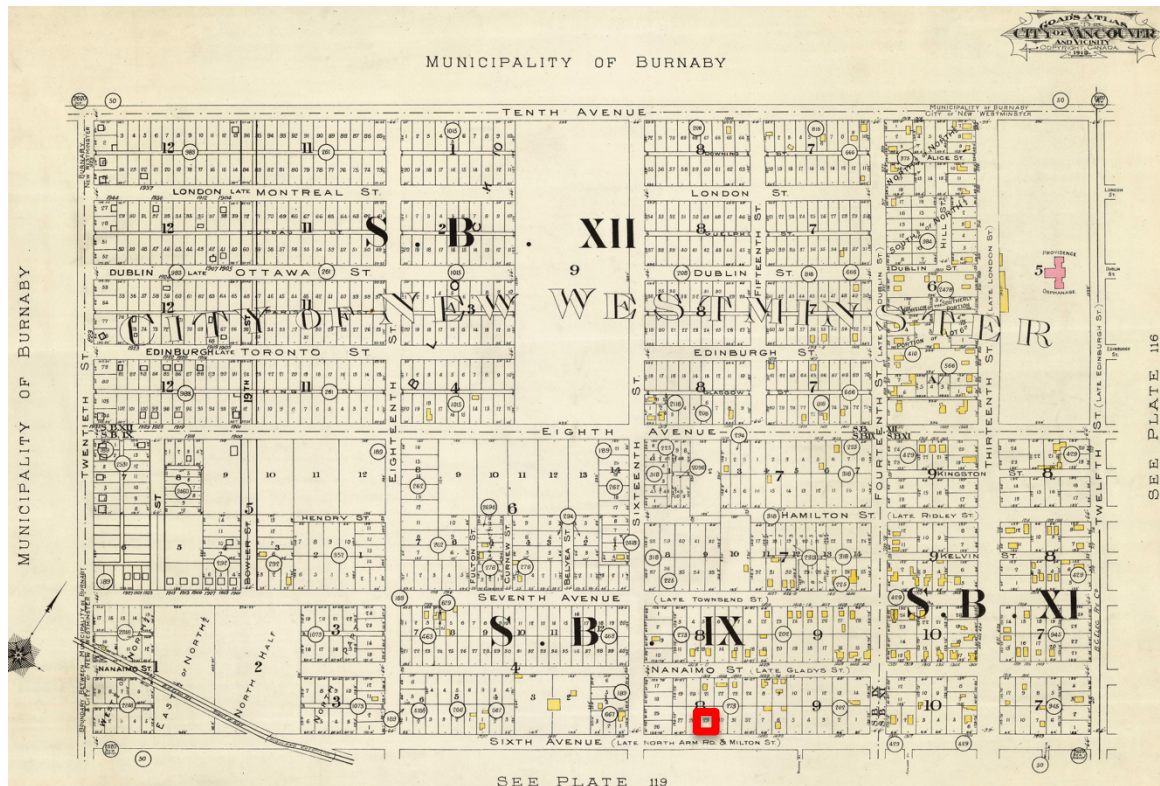


Figure 5a: 1913 Fire Insurance Plan, with the property on which the Rowson and Ritchie Residences would be developed outlined in red. Completed buildings highlighted in yellow. City of Vancouver Archives, Item 1972-472.06, Plate 115.

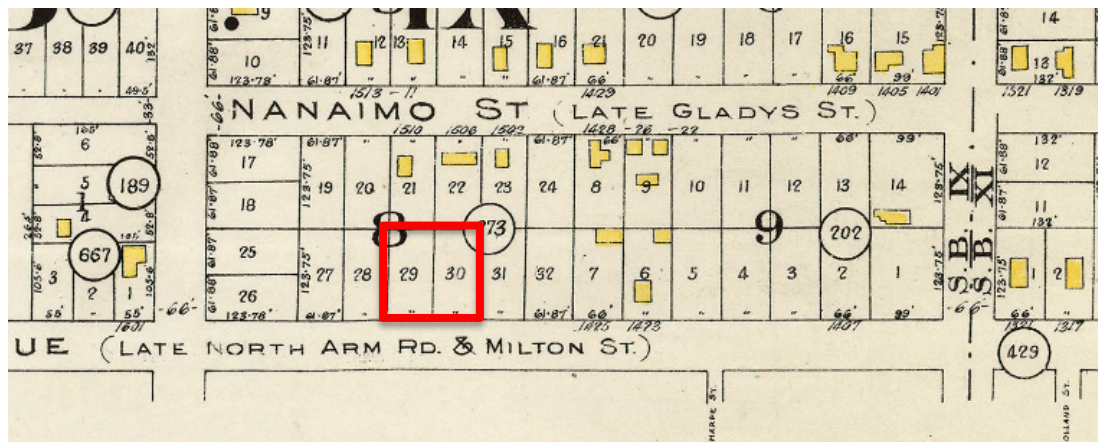


Figure 5b: 1913 Fire Insurance Plan, magnified to show 1400-1500 block 6th Avenue

Development began as early as 1890 but did not substantially occur until the 1910s and continued well into the 1950s as illustrated by the Fire Insurance Plan of 1957 (Figure 6). It comprised mostly modest houses, either single storey or 1½ storey residences, and catered to a combination of the working and middle-class.

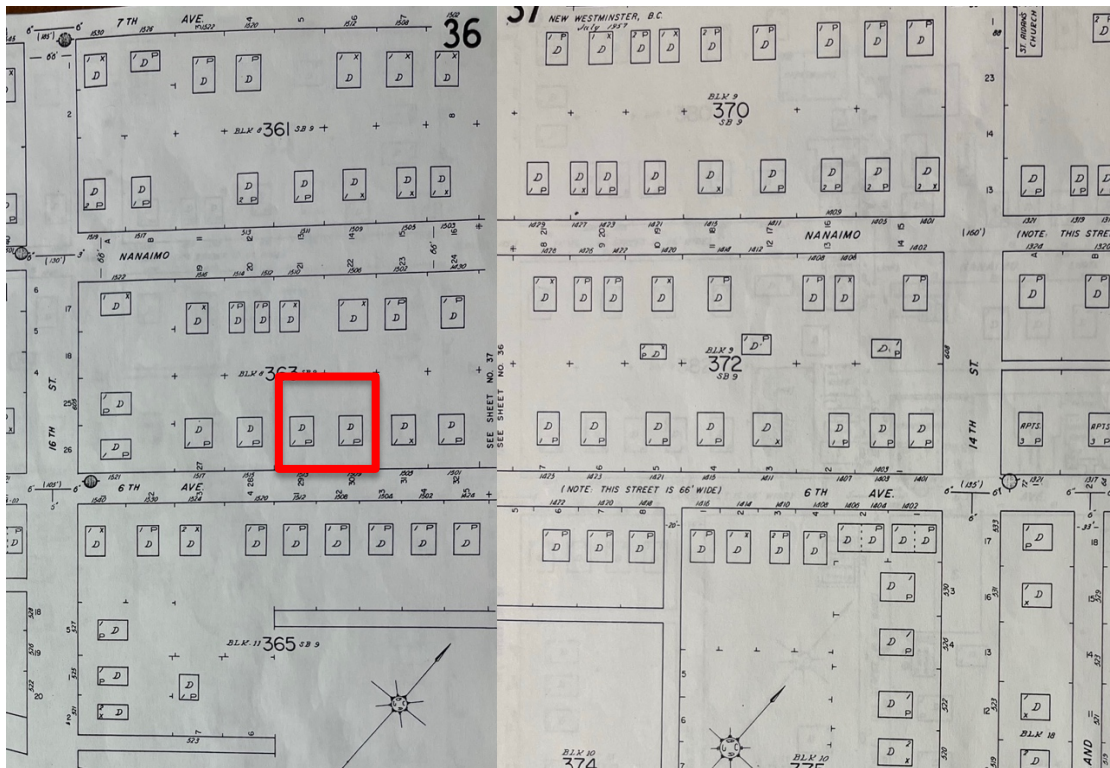


Figure 6: Fire Insurance Plan, April 1957, with 1509 and 1513 6th Avenue outlined (plates 36 and 37 combined).

Source: City of New Westminster Archives

The area surrounding the Rowson and Ritchie Residences is made up of single-family residential form and density along the north side of 6th Avenue. The Rowson and Ritchie Residences are situated in the centre of a cluster of seven pre- and post-war houses of a fairly modest scale. On the south side of 6th Avenue, the houses of that age are similarly of a modest scale, although the newer houses tend to be larger. Those newer and larger houses on the south side tend to have a more modest (i.e. lower) profile due to the southward slope.

There is one building on the New Westminster Heritage Register that is on the 1400-1500 block, at 1407 6th Avenue, which is exceptionally old for this area (1890). It is situated toward the far east end, near 14th Street, which is outside the immediate study area of this report.

Within the immediate study area, the north side is primarily a mix of mid-century houses ranging from 1939 to 1950; there is a grouping of newer duplexes from the last 10 years on the south side, with one remaining post-war character house and one other dating from 1921 (Figure 7). None of these is on the New Westminster Heritage Register.

The other single-family dwellings on the north side of 6th Avenue, flanking either side of the Rowson and Ritchie Residences, are from the post-war development boom, between 1946 and 1950, and are generally of a more modern post-war bungalow style that continued well into the late 1950s, although some are also more transitional in style. A good example of this transitional nature is 1515 6th Avenue, immediately west of the Ritchie Residence (Figure 9). Although it was built in 1946, the same year as the Ritchie Residence, its style is more akin to those from the late 1930s.



Figure 9: 1515 6th Avenue (1946)

The south side of this block of 6th Avenue has undergone more dramatic changes over the last two decades: six of the eight parcels immediately across from the Rowson and Ritchie Residences were redeveloped between 2007 and 2016 (Figure 10).



Figure 10: South side of 6th Avenue: 1502 6th Avenue (2010); 1504-1506 6th Avenue (2016); 1508 6th Avenue (1949)

The one house that is of historical interest on the south side of the block is 1520 6th Avenue, built in 1921 (Figure 11).



Figure 11: 1512-1514 6th Avenue (2012); 1520 6th Avenue (1921)

2.3. ROWSON AND RITCHIE RESIDENCES - OVERVIEW

The Rowson and Ritchie Residences are located side-by-side on the north side of 6th Avenue, a long block situated between 14th Street and 16th Street (Figures 12 and 13).



Figure 12: Front of 1509 6th Avenue (right) and 1513 6th Avenue (left), looking north



Figure 13: Rear of 1509 6th Avenue (left) and 1513 6th Avenue (right), looking south

The site slopes up from south to north, providing a panoramic view of the Fraser River to the south. The slope also results in the placement of both houses moderately above street grade, each of which is accessed by a series of stairs and terraced or sloping front gardens with retaining walls (Figure 14).



Figure 14: Context of the two houses as seen from 6th Avenue

The Rowson and Ritchie Residences are set on standard sized lots for this area, reflecting the original lot layout. The rear of the Ritchie Residence, 1513 6th Avenue, is accessed through a narrow lane; the rear of the Rowson Residence, 1509 6th Avenue, is similarly accessed by a lane although it does not show on property maps as being dedicated. The rear yards of both properties are more gently sloped compared to the front.

3. HISTORICAL ASSOCIATIONS

The Rowson and Ritchie Residences are associated with working-class and middle-class families over many decades, whose historical employment is tied particularly to the local industry, and other blue-collar jobs such as building maintenance and warehousing.

3.1. BLAKE AND LAURA ROWSON; GORDON AND GERTRUDE FOLKA

Hilliard Blake Rowson married Laura May McDonald at St. Andrew's Presbyterian Church in Victoria in September 1938. Blake Rowson, was noted as an interurban conductor was 25 when he married, while Laura McDonald was 24. Blake Rowson's family hailed from Port Hope, Ontario, although he was born in New Westminster. Likewise, Laura McDonald's family were from Prince Edward Island and Toronto, but she was born locally, in Coquitlam. They took possession of the house at 1509 6th Avenue within a year of being married, which is noteworthy as it corresponds to the late 1930s description of the neighbourhood as "Honeymoon Heights."

Blake Rowson was listed as a conductor for the BC Electric Railway, and later worked there as a clerk. Blake and Laura Rowson lived at 1509 6th Avenue from 1939 to 1943.

Hilliard Blake Rowson's and Laura May Rowson divorced, and in the early 1950s he married Alisa Wade in December 1953, although this is well after they had moved from 1509 6th Avenue.

Subsequent owners of 1509 6th Avenue were Gordon Joseph Francis Folka and Gertrude Katherine Eva Dietz, who were married May 3, 1944, at the ages of 25 and 21 respectively. This couple exemplifies the young couples, and working class families with broader cultural aspects within the area. While Gordon Folka was born in New Westminster in 1919, the marriage certificate notes his background as Italian, and Gertrude Dietz was born in Winnipeg in 1923 but her background is noted as Austrian and Polish.

Gordon Folka was listed as a postman, and later as a supervisor at the local post office. Gordon and Gertrude Folka lived at 1509 6th Avenue from 1946 to 1953.

3.2. ALBERT AND DOROTHY RITCHIE

Albert Henry Ritchie married Dorothy Phyllis Shaw in New Westminster in September 1937. They lived at 1513 6th Avenue from its completion in 1946 until 1959, around the time of their divorce. Albert Ritchie was employed locally as a longshoreman. Dorothy Ritchie continued to live here until 1964. She either continued to work, or took up employment, at Royal City Sawmills (1960-1961) and then Capilano Lumber Sales (1962-1964).

It appears from these records that she re-married Lorne Larsen by 1965, who was also employed as a driver at Capilano Lumber Sales (Figure 15). Albert Ritchie died in New Westminster in 1969 at the age of 62.



Figure x: Lumberland Advertisement for Capilano Lumber Sales, *Vancouver Sun*, March 12, 1964

Both families illustrate the strong association of the neighbourhood with working-class occupation common to this area.

4. ARCHITECTURAL ASSESSMENT – 1509 6TH AVENUE, ROWSON RESIDENCE

The Rowson Residence at 1509 6th Avenue is a 1½ storey residence that is designed as a variation the Storybook style common to the late 1930s and 1940s in the Lower Mainland. This was a rapid departure from houses constructed in the 1920s and early 1930s which had followed a simpler design – known as the Craftsman style. Although the Craftsman and Storybook styles were different approaches, they similarly expressed a departure from the more formal and decorative styles of the late 1800s and early 1900s such as Arts and Crafts, Tudor Revival and Queen Anne.

Its form, however, follows some of those traditional styles by accentuating the main entry as a definitive architectural expression, balanced on the front. It carries a steep roof form facing south and balanced by a gable form on either side. The windows on the front are well balanced. It is clad with rougher textured stucco, accentuated by the addition of glass, commonly known as “glass bottle stucco”. Similar to Craftsman (and earlier) houses, the windows of Storybook style are all wood frame and sash, and generally are a double-hung operation.

The Rowson Residence is representative of the materials and form of construction typically found in houses of this era, and in New Westminster and its adjoining

municipalities. These newly popular and slightly variable stylistic traditions espoused new forms within traditional components but generally rejected the ornate decorative approach taken in earlier decades. This design flair would carry though into the 1950s and 1960s with even more radical approaches to form, materials, and the integration of landscaping elements, forming the basis of the post-war Modern era of architecture, that included the West Coast Modern style.

4.1. SOUTH SIDE – FRONT

The front of the house is presented as a stepped up terrace to the main entry, well above street level, in response to the significant slope of the property from south to north.



Front of Rowson Residence, 1509 6th Avenue

The main entry is balanced as the main architectural element, a steep gable form framing the slightly recessed, centrally-set entry. The left and right sides of the house are equally proportioned as extensions from the gabled entry, with large three-set fixed and casement windows of equal size.



Front recessed entry of Rowson Residence, 1509 6th Avenue

The gable entry features a wrap-around roof edge with minimal overhang. There is a small window with a rounded top set in the top of the gable. The entry door features a unique pattern of inset wood panels and three small inset panes of the same proportions. The cladding is entirely glass bottle stucco, with no variation in form or texture.

4.2. WEST SIDE

The west side of the house has a lower level entry, and a small protruding gabled bay towards the rear.



Partial view of the west side of Rowson Residence, with protruding gabled bay

The windows on the main and upper floor are either single-set or paired in the bay and upper gable, all as double-hung with muntins in the upper sash. The gable ends feature a wrap-around roof edge with minimal overhang. Similar to the rest of the house, it is clad with glass bottle stucco.



Full view of west side of Rowson Residence, 1509 6th Avenue

4.3. EAST SIDE

The east side of the house is the least decorative of any side, with simple placement of small-scale double-hung windows, which are single-set except for those on the upper floor which is paired. The paired windows, and one on the main floor, have muntins in the upper sash. The basement windows are sliders. Similar to the rest of the house, it is clad with glass bottle stucco. The gable ends feature a wrap-around roof edge with minimal overhang.



East side of Rowson Residence, 1509 6th Avenue

4.4. NORTH SIDE – REAR

The north side of the house is similarly quite simple, with double-hung windows set as a pair and single with an arched top sash. This is highlighted on the photograph on the following page. That arched top sash provides a clue as to the style of windows that would have been situated throughout the house and suggests that the other windows have been replaced at some earlier time.

The garden is open and easily seen from the lane and includes some mature trees and vegetation.



North side (rear) of Rowson Residence, 1509 6th Avenue – original window circled



Rear yard, landscaping and parking accessed from the lane

4.5. CONCLUSION

The Rowson Residence at 1509 6th Avenue is a variation of a Storybook style house that is largely intact and in very good condition. It has several attractive design features and the alterations have been relatively discreet and compatible. It has a simple yet fairly attractive terraced front yard and an open yet well-defined rear yard with mature vegetation.

4.6. HERITAGE EVALUATION

4.6.1. ARCHITECTURE

This evaluates the style or type of building, structure or landscape, including design attributes, construction methods and materials, and any documentation on the significance of the designer/architect.

STYLE/TYPE

Assessment: It is a variation of the Storybook style common to the late 1930s and 1940s. While it has some characteristics of this style, it is not particularly outstanding.	
Grading: An average example of a style or type that remains common in New Westminster and the Lower Mainland.	Fair
Scoring:	0

DESIGN

Assessment: The design has several notable features that contribute to the overall character: central-set recessed entry with original wood door and small arched window set below steep-pitched gable, protruding bay on west side, rounded soffit edges and glass bottle stucco.	
Grading: A design which incorporates several special aesthetic or functional attributes.	Good
Scoring:	10

CONSTRUCTION

Assessment: Concrete foundation and wood frame building.	
Grading: An average example of a style or type that remains common in New Westminster.	Fair
Scoring:	0

DESIGNER/BUILDER

Assessment: There is no supporting documentation on the builder and it is assumed that a house of this simple style was not designed by an architect.	
Grading: An architect, designer, engineer and /or builder, unknown or of no known significance.	Fair
Scoring:	0

Subtotal: 10**4.6.2. CULTURAL HISTORY**

This evaluates the historical association with important people or events, along with historical patterns within the community's or wider city history.

HISTORICAL ASSOCIATION

Assessment: The association of this house is with two longer-term owners and occupants who were represent working-class families. There is no known association with other events or activities tied to this house.	
Grading: The documented historical association is not considered to be particularly important to the local area.	Fair
Scoring:	0

HISTORICAL PATTERN

Assessment: The house was built at a time when the West End neighbourhood still some empty lots but the area was beginning to fill out as a result of the strong war-time economy tied to local industry.	
Grading: A building that provides strong evidence of an historical pattern of local area or civic importance.	Good
Scoring:	10

Subtotal: 10

4.6.3. GENERAL CONTEXT

This evaluates the context of each resource within the historical landscape or neighbourhood, its compatibility with other buildings and groups of buildings, and its symbolic importance as a local or wider landmark.

LANDSCAPE/SITE

Assessment: The house is set on a moderately sloping site which has resulted in a terraced front yard with a retaining wall, but this by itself is not particularly significant.	
Grading: No significant and recognizable landscape features or building/site relationship.	Fair
Scoring:	0

NEIGHBOURHOOD

Assessment: The house is situated in a cluster of six houses of the same era fronting 6 th Avenue, although with some variation in style, built between 1939 and 1950. However, in the context of the proposed redevelopment of the larger site, the removal of two houses to the east and three to the west seriously diminishes the streetscape context of a series of houses of a similar age.	
Grading: A building which, in the context of the proposed development will no longer be part of a contiguous group of similar style, type or age, but it will remain in an area of compatible use.	Good
Scoring:	6

VISUAL/SYMBOLIC

Assessment: While the house has a strong visual value set above the street, it does not stand out as having some particular visual or symbolic value to the neighbourhood.	
Grading: A building of no symbolic importance to a neighbourhood.	Fair
Scoring:	0

Subtotal: 6

4.6.4. INTEGRITY

This evaluates the degree to which the building or other feature has been altered since it was originally constructed. The ability to reverse specific alterations should also be taken into account, as should the significance of the later alterations in their own right as they might contribute to a deeper understanding of the resource.

Assessment: The house has had minor alterations, primarily replacement of some windows, suggested by variation in the upper sashes – some have muntins, some do not. These alterations have a minor impact on the historic character, but the openings remain intact and the material (wood) and profile is consistent.	
Grading: A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character.	Very Good
Scoring:	-5

Subtotal: -5

TOTAL: 21

4.6.5. CONCLUSION

Based on the above evaluation, and supporting documentation, it is concluded that the Rowson Residence has some heritage value, connected primarily to its design, historical pattern and neighbourhood context.

Its architecture, in terms of design elements, is particularly noteworthy overall, and it represents the earliest phase of the final filling in of the West End neighbourhood immediately before World War II, and which was completed in the years immediately following the war. Overall, its integrity is very good.

However, the impact of the removal of five other adjacent houses as part of the proposed redevelopment of the properties impacts its neighbourhood context and reduces the score from the original 25 to 21. This leaves the house on the very marginal edge, as a score of at least 20 is expected for a house to be considered worthy of a candidate for heritage consideration, including its inclusion on a Heritage Register. In addition, the alterations to the exterior that may be required to fulfill the requirements of the BC Building Code for strata development may further diminish its integrity (although at this time it is not known to what degree that may occur).

Based on this conclusion, the Rowson Residence, in the context of the proposed redevelopment, does not have adequate heritage merit to be considered worthy of retention.

5. ARCHITECTURAL ASSESSMENT – 1513 6TH AVENUE, RITCHIE RESIDENCE

The Ritchie Residence at 1513 6th Avenue is a one-storey-with-basement residence that is designed in the post-war bungalow style common to the late 1940s and 1950s in the Lower Mainland. This was a rapid departure from houses constructed in the 1920s and early 1930s which often followed more traditional styles, or more commonly, the Craftsman style. Its deviation was in all aspects – low-set form and low-pitched roof, no second floor or dormers, a fully-functional basement for living area, and a minimal sized porch. The earlier versions, such as the Ritchie Residence, featured wood frame and sash windows – unlike the later versions that went to steel or aluminum frame windows – and more modern approaches to features such as entry door sidelights and piano windows, and rarely contained coloured leaded glass. The Ritchie Residence, however, does contain leaded glass, albeit in a design more common to the 1940s: the use of horizontal (rather than vertical) window divisions.

It is representative of the changing market demand for more modern materials found in houses of this era, and in New Westminster and its adjoining municipalities. These newly popular and slightly variable stylistic traditions espoused new forms, and completely rejected the ornate decorative approach taken in the decades prior to World War II. This design formed the basis for the post-war Modern era of architecture, that evolved into the West Coast Modern style.

5.1. SOUTH SIDE – FRONT

In response to the slope of the property from south to north, the front of the house is presented as a sloped garden with the main entry well above street level. The main entry is presented as the primary architectural element, a modest size porch with a wide overhang continuing from the soffit, supported by a single post. The entry door is flanked by a more modern interpretation of the traditional sidelights, done in square glass block. The left side of the house is proportioned as the larger face spanning roughly two-thirds of the front, recessed to be flush with the entry porch and door, with the right side extending forward to frame the entry porch. Both front windows are large fixed and casement windows of equal size.



South side (front) of Ritchie Residence, 1513 6th Avenue

5.2. WEST SIDE

The west side of the house is set back from the property line allowing access along and through to the rear. It features a large stone chimney, vertical piano windows on either side with horizontal leaded muntins and a large picture window flanked by tall casement windows towards the rear.



West side of Ritchie Residence, 1513 6th Avenue

5.3. EAST SIDE

The east side of the house is set closer to the side yard and as such does not have the same access and visibility as the west side. Similar to the west side there is a large picture window flanked by tall casement windows and one small replacement window in vinyl.



East side of Ritchie Residence, 1513 6th Avenue

5.4. NORTH SIDE – REAR

The north side of the house has minimal design attributes, as is the case with most modest houses of this era. Its windows are similar to those on the side – centre fixed wood window with flanking casements and horizontal leaded muntins – and it has a modest rear door with inset glazing.



North side (rear) of Ritchie Residence, 1513 6th Avenue



Rear wall with stairwell and rear door (facing west)

5.5. CONCLUSION

The Ritchie Residence at 1513 6th Avenue is a largely intact post-war bungalow house, in very good condition. It has a minimal number of attractive design features although the alterations are noticeable and, to some degree, not compatible. It has a simple yet fairly attractive sloped front yard and a simple well-defined rear yard with mature vegetation.

5.6. HERITAGE EVALUATION

5.6.1. ARCHITECTURE

This evaluates the style or type of building, structure or landscape, including design attributes, construction methods and materials, and any documentation on the significance of the designer/architect.

STYLE/TYPE

Assessment: It is a modest house in the post-war bungalow style, similar to many that were built in the late 1940s and through the 1950s.	
Grading: An average example of a style that remains common in New Westminster.	Fair
Scoring:	0

DESIGN

Assessment: While the house has some design elements that are of interest such as the stone chimney and entry door with narrow glass block sidelights, overall it does not stand out as having several special aesthetic or functional attributes.	
Grading: A design of no special significance or quality.	Fair
Scoring:	0

CONSTRUCTION

Assessment: Concrete foundation and wood frame building.	
Grading: An average example of a style or type that remains common in New Westminster.	Fair
Scoring:	0

DESIGNER/BUILDER

Assessment: There is no supporting documentation on the builder and it is assumed that a house of this simple style was not designed by an architect.	
Grading: An architect, designer, engineer and /or builder, unknown or of no known significance.	Fair
Scoring:	0

Subtotal: 0**5.6.2. CULTURAL HISTORY**

This evaluates the historical association with important people or events, along with historical patterns within the community's or wider city history.

HISTORICAL ASSOCIATION

Assessment: The association of this house is with a longer-term owner and occupant who represent typical working-class families. There is no known association with other events or activities tied to this house.	
Grading: The documented historical association is not considered to be particularly important to the local area.	Fair
Scoring:	0

HISTORICAL PATTERN

Assessment: The house was built at a time when the West End neighbourhood still some empty lots but the area was beginning to fill out as a result of the strong war-time economy tied to local industry.	
Grading: A building that provides strong evidence of an historical pattern of local area or civic importance.	Good
Scoring:	10

Subtotal: 10

5.6.3. GENERAL CONTEXT

This evaluates the context of each resource within the historical landscape or neighbourhood, its compatibility with other buildings and groups of buildings, and its symbolic importance as a local or wider landmark.

LANDSCAPE/SITE

Assessment: The house is set on a moderately sloping site which has resulted in a sloped front yard with a retaining wall, but this by itself is not particularly significant.	
Grading: No significant and recognizable landscape features or building/site relationship.	Fair
Scoring:	0

NEIGHBOURHOOD

Assessment: The house is situated in a cluster of six houses of the same era fronting 6 th Avenue, although with some variation in style, built between 1939 and 1950.	
Grading: A building which forms part of a contiguous group of similar style, type or age in an area of compatible use.	Very Good
Scoring:	10

VISUAL/SYMBOLIC

Assessment: While the house has a strong visual value set above the street, it does not stand out as having some particular visual or symbolic value to the neighbourhood.	
Grading: A building of no landmark or symbolic significance.	Fair
Scoring:	0

Subtotal: 10

5.6.4. INTEGRITY

This evaluates the degree to which the building or other feature has been altered since it was originally constructed. The ability to reverse specific alterations should also be taken into account, as should the significance of the later alterations in their own right as they might contribute to a deeper understanding of the resource.

Assessment: While the form of the house is intact, it has had alterations, primarily replacement of front and basement windows with vinyl windows and the large front fixed picture window would originally have been casements flanked by a fixed middle window. These alterations have had negative impact on the historic character, but the proportions (e.g. window and door openings) along with most of the side and rear windows appear to remain intact.	
Grading: A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character.	Very Good
Scoring:	-5

Subtotal: -5

TOTAL: 15

5.6.5. CONCLUSION

Based on the above evaluation, and supporting documentation, it is concluded that the Rowson Residence has nominal heritage value, connected primarily to its historical pattern and neighbourhood, and this will be lost upon the proposed redevelopment.

Its architecture, in terms of design elements, presents as a character house which does not have extensive or noteworthy attributes. However, it represents the earliest phase of the final filling in of the West End neighbourhood immediately before World War II, and which was completed in the years immediately following the war. Overall, its integrity is very good.

A score of at least 20 is expected for a house to be considered worthy of a candidate for heritage consideration, including addition to a Heritage Register. Based on this conclusion, the Ritchie Residence **does not** have adequate heritage merit to be considered worthy of retention.

6. HISTORIC RESEARCH

6.1. OWNERSHIP AND OCCUPANCY

In 1939, the north side of the 1400-1500 block of 6th Street in New Westminster was only partially developed, with 6 of the 14 properties developed and occupied. By 1947, only three of the 14 lots remained undeveloped, and it is notable that four of the lots on the north side were listed as a “New House”. This illustrates the gradual rate of development through the 1930s, and the more rapid filling in of the area in the years immediately after World War II.

1939

14th St intersects
 1401 Dixie Mrs J
 1403 Barnes W J
 1404 Marcoux P E
 1406 Gilchrist Mrs L B
 1407 *Kennedy D A
 1410 *Sweetland Mrs A A
 1423 *Preston V E
 1425 *Ovre H
 n s Vacant
 1520 *Hawn Miss I B
 1524 *Honour M
 1540 *Patrushke R E
 16th St intersects
 1601 *Weir H Y

1947

14th St intersects
 1401 Occupied
 1403*Lawther J M
 1404 Beck C A
 1406 Occupied
 1407*Zecchel F -NW3839R
 1408 New House
 1410*Sweetland Mrs A A
 -NW1405L
 1411*Cope J A
 1414*Sigsworth W L
 -NW3840L
 1415 New House
 1416*Wozniak J
 1421*Pederson Rev M O
 -NW3840R
 1423*Preston V E -NW1405Y
 1425*Jallot M
 1505 New House
 1509*Folka G J -NW569R
 1513 New House
 1515 New House
 1520*Hawn Miss I B
 -NW2394R
 1524*Honour M -NW2394L
 1539 New House
 1540*Davidson J -NW3839L
 16th St intersects

Pre and Post-war City Directory Listings, 1400-1500 Block 6th Avenue

The Rowson and Ritchie Residences in particular represent the latter stages of development of the 1400-1500 block of 6th Avenue. Owner-occupied houses were the norm here: in 1947, for example of the 22 listings on both sides, 13 were owner-occupied (indicated by an asterisk) while another six were noted as “New House”. By 1950, of those 32 houses listed, 23 (72%) were owner-occupied, and another five were noted as “New House” which illustrates both the on-going development and the tendency for owners to be occupying their new homes rather than renting out.

The Rowson and Ritchie Residences also represent the working-class and middle-class basis for many of the families that lived here: services and sales, along with longshoremen and other industrial occupations.

6.2. CITY DIRECTORIES – 1509 6TH AVENUE

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1939	No listing for 1509	
1940	H B Rowson *	H Blake (Laura M) Rowson cond BCER 1509 6 th Av
1941	H B Rowson *	H Blake (Laura M) Rowson cond BCER 1509 6 th Av
1942	H B Rowson *	H Blake (Laura M) Rowson bus drvr BCER 1509 6 th Av
1943	H B Rowson *	H Blake (Laura M) Rowson clk BCER 1509 6 th Av
1944	A Liske *	Adolph (Lydia) Liske emp CPA r 1509 6 th Av
1945	A Liske *	Adolph (Lydia) Liske ml wkr Mohawk Lbr h 1509 6 th Ave
1946	G Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1947	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1948	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1949	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1950	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1951	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1952	G J Folka *	Gordon J (Gertrude K) Folka supvr lc PO h 1509 6 th Av
1953	G J Folka *	Gordon J (Gertrude K) Folka supvr lc PO h 1509 6 th Av N Westr
1954-1957	D W MacLean *	Don W (Lonia) MacLean slsmn Green Valley Fertilizer h 1509 6 th Av N Westr
1958	D W MacLean *	Don W (Lonia) MacLean slsmn C A Smith h 1509 6 th Av N Westr
1959-1960	C D Phelan *	Chas D (Theresa) Phelan formn Can Stvdrgr h 1509 6 th Av N Westr
1961	C D Phelan *	Chas D (Theresa) Phelan formn Can Stvdrgr h 1509 6 th Av N Westr Chas D Phelan Jr r 1509 6 th Av N Westr
1962-1965	C D Phelan *	Chas D (Theresa) Phelan formn Can Stvdrgr h 1509 6 th Av N Westr Chas D Phelan Jr teller Can Imp Bk r 1509 6 th Av N Westr
1966-1968	C D Phelan *	Chas D (Theresa) Phelan formn Can Stvdrgr h 1509 6 th Av N Westr
1969	Directory not referenced after 1968	

6.3. CITY DIRECTORIES – 1513 6TH AVENUE

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1946	No listing for 1513	
1947	New House	
1948	New House	No alpha listing for this address
1949-1952	A H Ritchie *	Albt H (Dorothy P) Ritchie lngshmn h 1513 6 th Av
1953	A H Ritchie *	Albt H (Dorothy P) Ritchie lngshmn h 1513 6 th Av N Westr
1954	A H Ritchie *	Albt H (Dorothy P) Ritchie lngshmn h 1513 6 th Av N Westr
1955-1959	A H Ritchie *	Albt H (Dorothy P) Ritchie lngshmn h 1513 6 th Av N Westr
1960-1961	Mrs D P Ritchie *	Mrs Dorothy P Ritchie clk Royal City Sawmills h 1513 6 th Av N Westr
1962-1964	Mrs D P Ritchie *	Mrs Dorothy P Ritchie clk Capilano Lbr Sls h 1513 6 th Av N Westr
1965	L H Larsen *	Lorne H (Dorothy P) Larsen hyster drvr Capilano Lbr Sls h 1513 6 th Av N Westr
1966-1968	L H Larsen ¹	Lorne H (Dorothy P) Larsen hyster drvr Capilano Lbr Sls h 1513 6 th av N Westr
1969	Directory not referenced after 1968	

¹ Beginning in 1966, City Directories no longer used an asterisk to identify an owner

6.4. REFERENCES – MUNICIPAL AND OTHER RECORDS

- Title Search: N/A
- City of New Westminster Plans: No plans available
- City of New Westminster Archives Plans: No plans available
- Water Application Records: Not available
- Maps: Fire Insurance Plans: 1913, 1919 and 1957
- City Directories: Wrigley's British Columbia Directory (1919-1923); Wrigley Henderson Amalgamated (1924-1926); Wrigley's BC Directory (1926-1932); Wrigley's Greater Vancouver and New Westminster Directory (1933); Sun British Columbia Directory (1934); British Columbia and Yukon Directory (1935-1948); Vancouver and New Westminster City Directory (1949 -1955); Lower Fraser Valley Directory (1956-1968)
- BC Vital Statistics:
 - Hilliard Blake Rowson and Laura May McDonald, m. September 19, 1938, Victoria, Marriage Registration No. 1938-09-463826
 - Hilliard Blake Rowson d. January 12, 1988, age 74, Port Moody, Death Registration No. 1988-09-000469

- Gordon Joseph F. Folka and Gertrude K. E. Dietz m. May 3, 1944, Burnaby, Marriage Registration No. 1944-09-569832
- Albert Henry Ritchie and Dorothy Phyllis Shaw, m. September 22, 1937, New Westminster, Marriage Registration No. 1937-09-450857
- Albert Henry Ritchie d. June 15, 1969, age 62, New Westminster, Death Registration No. 1969-09-009026
- BC Assessment Records <https://www.bcasessment.ca/>
- Newspapers:
 - Blake Rowson Makes His First Solo Flight, *Vancouver Sun*, April 30, 1938
 - Divorce announcement: Hilliard Blake Rowson and Laura May Rowson, *Vancouver Sun* September 18, 1954
 - Alisa Buron, born May 8, 1921, New Westminster, married first husband Blake Rowson on December 28, 1953, obituary in *National Post*, February 2, 2006 (no exact date of death noted)

6.5. PUBLICATIONS AND DOCUMENTS

- *Royal City – A Photographic Inventory of New Westminster, 1858-1960*. Jim Wolf, Heritage House Publishing Company Ltd., 2005.
- *Historical Atlas of Vancouver and the Fraser Valley*. Derek Hayes, Douglas & McIntyre, 2005.
- *Penguin Dictionary of Architecture and Landscape Architecture*, 5th Edition, Penguin Books, 1999.



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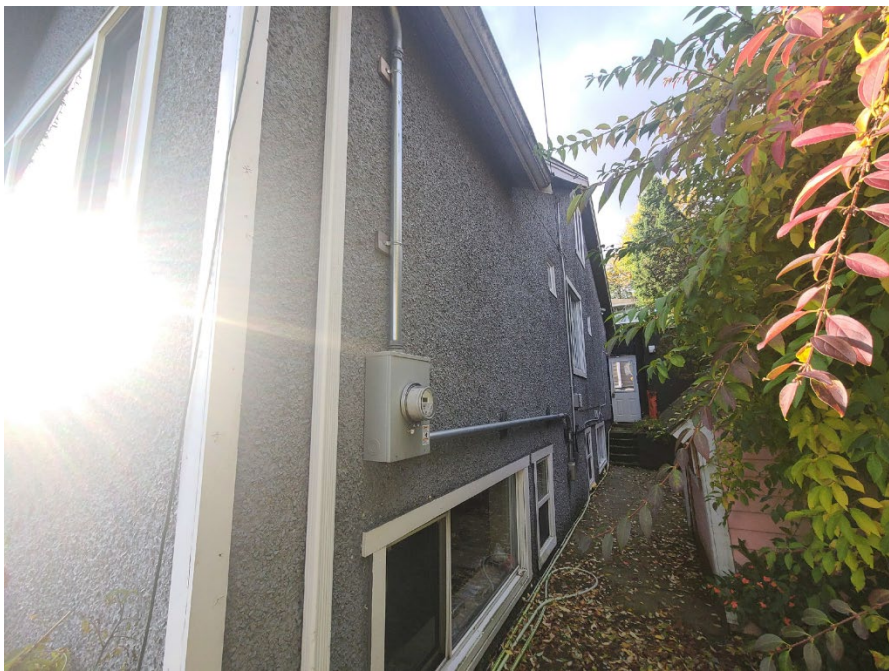
www.mcleanheritage.ca

Appendix C:

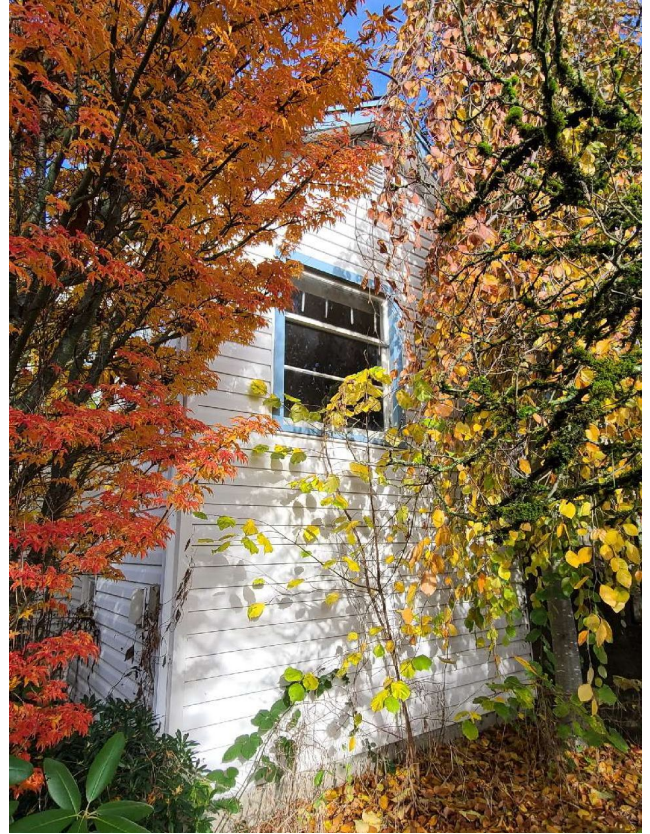
*Current Photos of 1501, 1505, 1515, 1517, 1521
Sixth Avenue*

1501 Sixth Avenue





1505 Sixth Avenue



1515 Sixth Avenue





1517 Sixth Avenue





1521 Sixth Avenue





REPORT

To:	Community Heritage Commission	Date:	July 6, 2022
From:	Hardev Gill, Planning Technician	File:	PAR01423
		Item #:	2022-517
Subject:	Preliminary Application Review: 203 Pembina Street – Additional Information		

PURPOSE

For the Community Heritage Commission to provide feedback on the Preliminary Application Review for a Heritage Revitalization Agreement, based on a recently provided Heritage Assessment for the Northern Red Oak Tree.

EXECUTIVE SUMMARY

At the April 6, 2022 meeting, the Community Heritage Commission (CHC) was asked to review an application for a Preliminary Application Review (PAR) of a possible Heritage Revitalization Agreement (HRA) at 203 Pembina Street located in the Queensborough neighbourhood. The CHC provided feedback related to the following heritage elements:

- The heritage value of the Oak Tree;
- The prepared Statement of Significance for the Oak Tree; and
- Heritage value of the existing house.

At that time, the CHC felt there was insufficient heritage merit for the Oak Tree to be considered a heritage asset as part of an HRA.

In response to the feedback received from staff and the CHC, the applicant has submitted a detailed Heritage Assessment on the tree, completed by a Heritage Professional, and which is being brought forward to the CHC as part of their reconsideration of the PAR.

GUIDING POLICY AND REGULATIONS

The Standards and Guidelines for the Conservation of Historic Places in Canada

These Guidelines provide the following direction when vegetation has been identified as a character-defining element of an historic place (see Section 4.1.8 Vegetation - page 78):

“Vegetation refers to trees, shrubs, herbaceous plants, grasses, vines, aquatic and wetland plants, and other living plant material. Vegetation may include individual plants, such as sentinel (single specimen) trees in a pasture, or specimen trees in a garden; design groupings, such as hedges, allees and perennial borders; and groupings used to control sun and wind patterns.”

Please refer to Appendix A for further information on guiding policy and regulations.

BACKGROUND

Project Description, Site Characteristics and Context

Please refer to Appendix A for the project description, site characteristics, and context.

Condition and Tree Protection Measures for the Northern Red Oak Tree

Please refer to Appendix A for information regarding the condition of the Oak Tree as well as the proposed tree protection measures. The Oak Tree would qualify as a protected specimen tree due to its diameter and is characterized by its size, age, and type of specie which would make it a vital resource to protect and preserve.

Previous Consideration by the CHC

At their April 6, 2022 meeting, the Community Heritage Commission (CHC) was asked to review an application for a Preliminary Application Review of a possible Heritage Revitalization Agreement (HRA) at 203 Pembina Street located in the Queensborough neighbourhood. The CHC provided feedback related to the following heritage elements:

- The heritage value of the Oak Tree;
- The prepared Statement of Significance for the Oak Tree; and
- Heritage value of the existing house.

The members of the CHC provided the following comments:

- Conservation of the tree would be fantastic; however, as a single ecological element it does not meet the definition of a heritage place or landscape under the Canadian Standards and Guidelines for Conservation and therefore the approach of ensuring preservation through an HRA does not seem warranted

and, instead, a tree protection schedule should be added to the City's Tree Protection and Regulation Bylaw, to which the tree could be added;

- While impressive, it is not convincing that the tree should be used for an HRA due to a lack of historic connection; and,
- It is hoped that the tree is preserved through something other than an HRA.

In summary, the CHC did not see sufficient heritage merit in the Oak Tree to warrant consideration of its protection through heritage tools; therefore, they did not support a Heritage Revitalization Agreement application at this site. The staff report and minutes from this meeting are included as Appendix A and B, respectively. See weblink to the CHC Report #1 and Minutes (April 6, 2022)

<https://www.newwestcity.ca/committees/articles/4908.php>

ITEMS FOR DISCUSSION

Additional Heritage Value Information

A draft Statement of Significance for the Northern Red Oak Tree was presented to the CHC on April 6, 2022 though it was not completed by a Heritage Professional. In response to the feedback received from staff and the CHC, the applicant has submitted a more detailed Heritage Assessment, completed by a Heritage Professional. A copy of the Assessment is attached to this report as Appendix C.

The Assessment used an independent scoring system created by the Heritage Professional, in order to evaluate the heritage value of the Northern Red Oak Tree. The evaluation resulted in a score of 35 out of 70 (50%), based on the following criteria:

- a) Aesthetic (species, design)
- b) Cultural History (historical association, pattern)
- c) General Context (landscape, neighbourhood, visual)
- d) Condition / Integrity (alterations to the tree)

The Assessment indicates that the Tree has heritage value for the following reasons:

- a) The tree's age, it is connected to the most early historical pattern of development in Queensborough in the early 20th century;
- b) The tree is associated with the pioneer agricultural development of the eastern end of Lulu Island; and
- c) Its feature as a landmark in the local area.

Given the additional information and further historic research presented in the Assessment, the CHC is being asked to provide their response to the same questions which guided their previous deliberation:

Is there enough heritage merit for the Oak Tree to warrant a Heritage Revitalization Agreement?

Is the heritage value of the Oak Tree sufficient to warrant long term legal protection and heritage status through a Heritage Designation Bylaw?

NEXT STEPS

Following the review by the CHC, staff will be presenting a report including the CHC's feedback and recommendations to the Land Use and Planning Committee (LUPC), a subcommittee of Council members. A report to the LUPC is required since the proposal would warrant an amendment to the Official Community Plan to re-designate the land from a single-unit residential to a multi-unit residential designation.

FEEDBACK FROM THE COMMISSION

The CHC is being asked to provide a recommendation to LUPC on this application, based on its heritage merits. The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission recommend that Land Use and Planning Committee support a Heritage Revitalization Agreement for 203 Pembina Street in considering the Northern Red Oak Tree as the heritage asset to the proposed project; or
- 2) That the Community Heritage Commission recommend that the Land Use and Planning Committee does not support a Heritage Revitalization Agreement for 203 Pembina Street given that the Commission was not able to identify sufficient heritage merit in the Northern Red Oak Tree ; or
- 3) The Community Heritage Commission could also provide an alternative recommendation, stemming from elements identified in their discussion.

ATTACHMENTS

- Appendix A: Community Heritage Commission Staff Report 1, April 6, 2022
Appendix B: Extract of April 6, 2022 Community Heritage Commission Meeting Minutes
Appendix C: Heritage Assessment dated June, 2022

This report was prepared by
Hardev Gill, Planning Technician

This report was reviewed by
Britney Dack, Senior Heritage Planner

Appendix A

Community Heritage Commission

Staff Report #1, April 6, 2022

REPORT

Climate Action, Planning, and Development

To: Community Heritage Commission **Date:** April 6, 2022

From: Hardev Gill,
Planning Technician **File:** PAR01423

Item #: [Report Number]

Subject: Preliminary Application Review: 203 Pembina Street

PURPOSE

For the Community Heritage Commission to provide feedback on the Preliminary Application Review of a Heritage Revitalization Agreement for a heritage tree.

PROJECT SUMMARY

A Preliminary Application Review request has been received for 203 Pembina Street in Queensborough. The redevelopment would include demolition of the existing 1966 house and construction of two townhouse buildings (one at the front and one at the rear of the property). The applicant is proposing to retain an existing specimen sized Oak tree as the project's heritage component in a Heritage Revitalization Agreement (HRA). The Community Heritage Commission is being asked to review the heritage value of the Oak Tree and determine if it is appropriate to be considered as the heritage component for the development.

GUIDING POLICY AND REGULATIONS

Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection of a heritage asset through a Heritage Designation Bylaw, certain zoning relaxations may be considered, as long as the application is consistent with the Official Community Plan. For development related policy context, see Appendix C. The *Policy for the Use of HRAs* lays out the process for HRAs and the relaxations which may be considered. The application is consistent with this policy and the development regulations for the site.

The Standards and Guidelines for the Conservation of Historic Places in Canada

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage projects within the city. These are national guidelines for best practice in heritage conservation and design. All HRA proposals are carefully evaluated using this document. The guidelines indicate it is appropriate to consider ecological features and vegetation as having heritage value, and they provide general recommendations for the conservation of vegetation in a cultural landscape. The proposal to retain the Oak Tree is generally consistent with these guidelines (see Appendix G).

Heritage Designation Bylaw

A heritage asset which is the subject of an HRA is also protected by a Heritage Designation Bylaw. The criteria for Designation is outlined within the Local Government Act, where the Act allows the protection of a landscape feature through such bylaws. This type of bylaw is a regulation that places long-term legal protection on the land title of a property. Any changes to a protected property must first receive approval from City Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines.

BACKGROUND INFORMATION

Site Characteristics and Context

203 Pembina Street is a corner property in Queensborough. There are two street frontages (Salter and Pembina Streets) as well as an existing unconstructed lane at the rear. A site context map, aerial image, and information on the surrounding sites is provided in Appendix A. The overall site is 1,072 sq.m. (11,543 sq.ft.) in size. There is a 1966 two storey house on site, with an area of 309 sq.m. (3,322 sq.ft.). A 59 year old Oak Tree is located near the front of the property in the southwest corner along Pembina Street. See figure 1 below of the existing house and Oak Tree captured in December, 2020.



Figure 1: Existing House and Oak Tree

Project Description

The proposal is to demolish the 1966 house and replace it with six new stratified townhouses. One townhouse unit would be in a stand-alone building at the front of the site, and a building with five connected units would be constructed at the rear. A proposed site plan is attached as Appendix B. An overview of project statistics is in Appendix C. Vehicle access to the units would be from Salter Street, and parking would be provided in garages on the entry level of each unit. The proposal would also include a communal outdoor amenity space.

As a key component of the redevelopment proposal, the applicant is proposing to retain and protect an existing specimen sized tree (Oak Tree) which is located at the front of the property. The retention of the Oak Tree is to be considered as the heritage component to the proposal for the Heritage Revitalization Agreement.

Proposed Relaxations

Under the City's *Policy for the Use of Heritage Revitalization Agreements* and the Official Community Plan, regulatory land use (Zoning Bylaw) relaxations may be considered through an HRA. In this case, three Zoning Bylaw relaxations would need to

be considered: side and rear yard setbacks and to the distance between the buildings (details in Table 1 in Appendix C).

ITEMS FOR DISCUSSION

Heritage Value of the Oak Tree

The applicant has submitted a Statement of Significance (SOS) (Appendix D) and an Arborist Report (Appendix E) for the Oak Tree. Based on the SOS, the tree is approximately 59 years old and was planted the same year that the house was finished. Further photographs of the tree are in Appendix F.

Condition of the Tree

An Arboricultural and Tree Risk Assessment has been completed and has been reviewed by the City's Arborist. It is understood that the tree is "*significant and exhibits a healthy green canopy, good basal flare, vigorous new growth, and is an excellent long-term candidate for retention*".

Tree Protection

Preserving the tree would be in-line with the City's Urban Forest Management Strategy (link in Appendix C) whose goal is to protecting the city's tree canopy cover. It would also be in keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (see Appendix G).

Retention of the Oak Tree through an HRA would be a very unique situation. Only one tree in New Westminster is currently recognized for its heritage value. That tree is included in the City's Heritage Register, but not legally protected. Should the Tree be considered to be a heritage asset, there would be protection measures including an Oak Tree Management Plan for pre and post-construction purposes to ensure long-term preservation.

Is there enough heritage merit for the Oak Tree to warrant a Heritage Revitalization Agreement?

Is the heritage value of the Oak Tree sufficient to warrant long term legal protection and heritage status through a Heritage Designation Bylaw?

Does the Statement of Significance provide an accurate representation of the heritage values of the Oak Tree?

Heritage Significance of the 1966 House

The house on site was built in 1966 by the Clarot family with the help of the local Italian Community (more detail in Appendix D). The house is not currently protected, nor recognized as having heritage value. It is not listed on the Queensborough Residential Heritage Inventory. However, due to the age of the house, the Commission is being asked to consider the house's merit under the City's standard Demolition Review policy.

The two storey house is a typical mid-century build, characterized by having a low-pitched side gabled roof style, horizontal lines, long windows, and overhanging eaves. In 1986 an addition made to the house. The applicant has indicated that the house would have to be demolished to facilitate the proposed development.

Given the value of the Oak Tree, and its retention through a Heritage Revitalization Agreement, is it appropriate to consider demolition of the house?

NEXT STEPS

Following the review by the Commission, staff will be presenting a report, including the Commission's feedback and recommendations, to the Land Use and Planning Committee (LUPC). A report to the LUPC is required since the proposal would warrant an amendment to the Official Community Plan to re-designate the land from single residential to a multi-unit residential designation.

FEEDBACK FROM THE COMMISSION

The Community Heritage Commission is being asked to review the application and provide feedback in relation to the following heritage elements:

- The heritage value of the Oak Tree;
- The prepared Statement of Significance for the Oak Tree; and
- Heritage value of the existing house.

The Community Heritage Commission is also being asked to provide a recommendation to Land Use and Planning Committee on this application, based on its heritage merits. The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission recommend that Land Use and Planning Committee support a Heritage Revitalization Agreement for 203 Pembina Street in considering the Oak Tree as the heritage asset to the proposed project; or
- 2) That the Community Heritage Commission recommend that the Land Use and Planning Committee does not support a Heritage Revitalization Agreement for 203 Pembina Street given that the Commission does not agree that there is sufficient heritage merit for the Oak Tree ; or

- 3) The Community Heritage Commission could also provide an alternative recommendation, stemming from elements identified in their discussion.

ATTACHMENTS

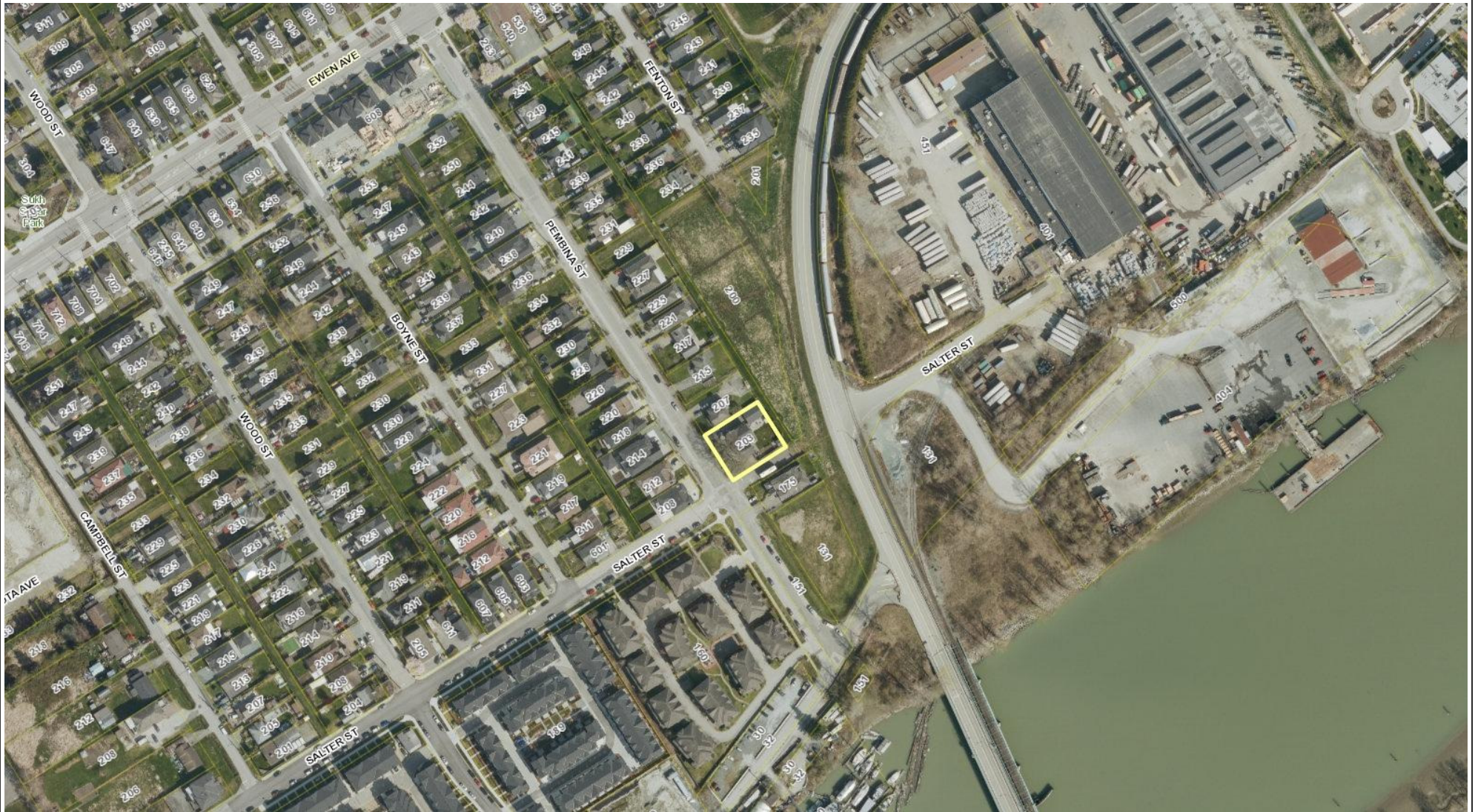
- Appendix A: Site Context Map, Aerial Image, and Surrounding Site Information
- Appendix B: Conceptual Site Plan
- Appendix C: Development Policy and Regulations, and Proposed Project Statistics
- Appendix D: Statement of Significance
- Appendix E: Arborist Report
- Appendix F: Images of the existing House and Oak Tree
- Appendix G: General Guidelines for Preservation, Rehabilitation and Restoration

This report was prepared by: Hardev Gill, Planning Technician

This report was reviewed by: Britney Dack, Senior Heritage Planner

Appendix A

*Site Context Map, Aerial Image, and
Surrounding Site Information*



0.1 0 0.05 0.1 Kilometers

Scale 1: 2,000

NAD_1983_UTM_Zon_10N
CNW GIS Services



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

The property is surrounded by the following zoning and land uses:

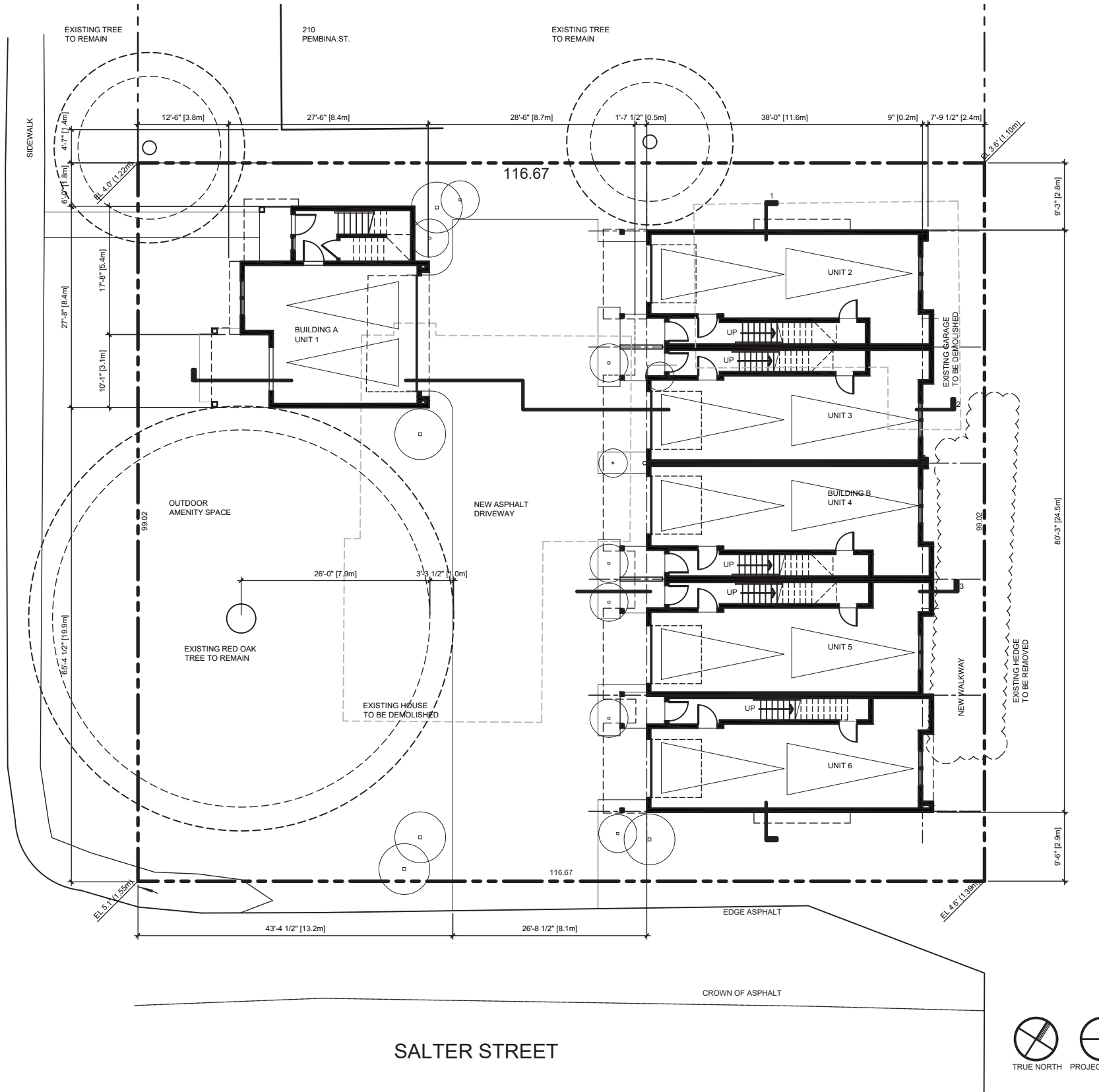
Location	Zoning	Building Type	Building Age
North	RQ-1 zone	Single Detached Dwelling	1949
East	RQ-1 zone	Vacant Lot	N/A
South	RQ-1 zone	Single Detached Dwelling	2004
West	RQ-1 and RM-2A (Multiple Dwelling Districts-Low Rise)	Single Detached Dwellings and Multi-Unit Rowhouse Development	1993 2006

Appendix B

Conceptual Site Plan

PEMBINA STREET

CROWN OF ASPHALT



PROJECT DATA

CIVIC ADDRESS:	203 PEMBINA STREET, NEW WESTMINSTER, BC.	
LEGAL DESCRIPTION:	LOT 1, DL 757, GROUP 1, NWD 2586	
LOT AREA:	11,550.72sf (1073sm)	
LOT COVERAGE:	BUILDINGS: (4,068.00sf) 11550.72sf/100 = 35.19%	
FLOOR SPACE RATIO:	8,513sf/ 11550sf = .74	
ZONING:	CURRENT - SINGLE FAMILY RESIDENTIAL RQ-1 PROPOSED - COMPREHENSIVE DEVELOPMENT DISTRICT (RT-3A)	
SETBACKS:	BUILDING A	BUILDING B
SIDE NORTH	6.0 FT (1.8m)	9.25 FT (2.8m)
SIDE SOUTH	64.38 FT (19.9m)	9.5 FT (2.9m)
FRONT WEST	12.5 FT (3.8m)	70.08 FT (21.36m)
REAR EAST		7.79 FT (2.4)
BETWEEN BUILDINGS	28.5 FT (8.7m)	
FLOOR AREA:	UNIT 1: 1,427sf (132.3sm) UNIT 2: 1,428sf (132.7sm) UNIT 3: 1,364sf (126.72sm) UNIT 4: 1,380sf (126.21sm) UNIT 5: 1,366sf (126.9sm) UNIT 6: 1,466sf (783.27sm)	
TOTAL BUILDING AREA:	8,431sf (789.9sm)	



BERNARD DECOSSE
ARCHITECT INC.

258 East Braemar Road, North Vancouver, BC, V7N 1R1
Tel 604 619 6559

PEMBINA STREET TOWNHOMES

203 PEMBINA STREET
NEW WESTMINSTER, B.C.

SITE PLAN
PROJECT DATA

Appendix C

*Development Policy and Regulations,
and Proposed Statistics*

Official Community Plan Land Use Designation

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding development applications. In the OCP, this property is designated "(RL) Residential – Low Density". This designation envisions low density residential uses including houses, duplexes, and secondary suites. Complimentary uses include home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities. The RL designation also allows for a Heritage Revitalization Agreement if there is heritage merit. The proposed multi-unit townhouse development is not consistent with the RL land use designation and as such would require an OCP Amendment application.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset is incorporated into a development. Through this type of agreement, the OCP indicates that the development may permit the following housing forms: detached accessory dwelling units (e.g. laneway house, carriage house), duplexes, triplexes, quadraplexes, cluster houses, infill townhouses and infill rowhouses, or to formalize an existing, larger scale land use such as a low rise or a place of worship. The proposed townhouse development would meet the criteria of this policy should the Oak Tree be considered as the heritage merit for the project.

Infill Housing

The proposal is consistent with the intent of the City's family-friendly policy and OCP goals of providing more "missing middle" housing forms such as laneway/carriage houses, town/row houses, duplexes and triplexes. Given the proposed size of the infill townhouse development with each unit consisting of approximately 130 sq.m. (1,400 sq.ft.) in area, it is similar to recent developments approved on the Mainland and in Queensborough.

Zoning Bylaw

The existing zoning for the site is Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). The intent of this district is to allow single detached dwellings in the Queensborough Neighbourhood. Regulations to address floodplain concerns. Secondary suites are allowed if the City's "Requirements for Secondary Suites" are met. The proposal would not be consistent with the current zoning, and as such, a Rezoning or Heritage Revitalization Agreement (HRA) is required.

Link to the City's Urban Forest Management Strategy:

<https://www.newwestcity.ca/services/trees/urban-forest-management-strategy>

	Permitted / Required Under the RT-3 Zone	Proposed
Site Area		11,550.72 sq.ft. (1,073 sq.m.)
Residential Units:		
Building A		1
Building B		5
Total Building Area	9,240.57 sq.ft. (2,816.5 sq.m.)	8,431 sq.ft. (789.9 sq.m.)
Total FSR	0.8	0.74
Floor Area		
Unit 1	-	1,427 sq.ft. (132.3 sq.m.)
Unit 2	-	1,428 sq.ft. (132.7 sq.m.)
Unit 3	-	1,364 sq.ft. (126.72 sq.m.)
Unit 4	-	1,380 sq.ft. (128.21 sq.m.)
Unit 5	-	1,366 sq.ft. (126.9 sq.m.)
Unit 6	-	1,466 sq.ft. (783.27 sq.m.)
Setbacks:		
Building A		
Front	10 ft. (3.05 m.)	12.5 ft. (3.8 m.)
Side (north)	15 ft. (4.57 m.)	6.0 ft. (1.8 m.)
Side (south)	15 ft. (4.57 m.)	64.38 ft. (19.9 m.)
Rear	15 ft. (4.57m.)	76.77 ft. (23.4 m.)
Building B		
Front	10 ft. (3.05 m.)	70.08 ft. (21.36 m.)
Side (north)	15 ft. (4.57 m.)	9.25 ft. (2.9 m.)
Side (south)	15 ft. (4.57 m.)	9.5 ft. (2.9 m.)
Rear	15 ft. (4.57m.)	7.79 ft. (2.4 m.)
Distance Between Buildings	34.4 ft. (10.48 m.)	28.5 ft. (8.7 m.)
Site Coverage	40%	35.19%
Building Height	35 ft. (10.7 m.)	32.4 ft. (9.8 m.)
Off-Street Parking	12	12

Appendix D

Statement of Significance

Statement of Significance

2021-11-23

203 Pembina Street, New Westminster

Description of Historic Place

The subject property was purchased by Gino and Patricia Clarot in 1964 just after their marriage. They began construction of their new home in 1966 and it was completed in 1968. The home was constructed on weekends with the help of the local Italian Community, which were very prevalent within the Queensborough Neighborhood at that time. In that same year the Clarot's planted an English Oak tree on the southwest corner of their property, which remains today. The oak tree was 6 years old at the time of planting. The historic place consists of the 59-year-old English Oak tree.



Image 01: Mr. Gino Claret forming a sidewalk with English Oak tree in the background

Heritage Value of The Historic Place

The Clarot Property is recognized for its social and landscape significance.

The essential heritage value of this historic place lies in the specimen English Oak tree located on the southwest corner of the property. The tree was planted at a time when Pembina Street had very few homes and those that did exist were occupied by members of the Italian community, including Gino's family. Mr. and Mrs. Clarot recounted how their neighbours enjoyed the fall colours of the tree and how every neighbour from their property north to the old Spanos' grocery store would have to rake the oak leaves the fall.

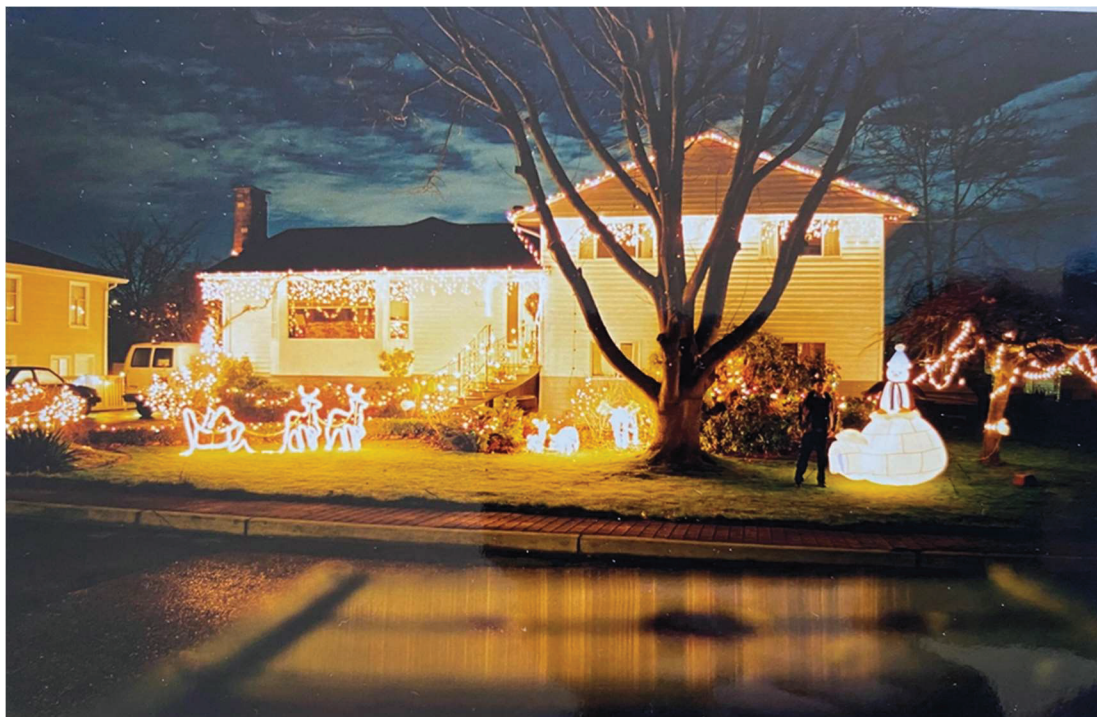


Image 02: Mr. Clarot adjacent the English Oak tree at Christmas

The Clarot's would rake the fallen leaves and pile them under the tree and the local children would run and jump in the leaves after which they would have rake again.

Directly south of the Clarot property was the firehall. The fire fighters would often bring there chairs over and sit in the shade under the tree. Mr. and Mrs. Clarot recounted how the firemen from the old firehall across the street would bring their chairs over to the property and sit under the shade of oak tree. They would trim the tree and mow the lawn and in return the Clarot's would supply them with vegetables from there garden in the rear of their property.

There have been four subsequent owners since the Clarot's and their two sons sold the property. These subsequent owners all chose to retain the stately English Oak tree. It has become a significant landmark within the neighbourhood.

Character-defining Elements

The Arborist Report considers the English Oak tree to be in excellent condition. 'The tree exhibits a healthy green canopy, good basal flare, vigorous new growth and is an excellent long term retention candidate.' The specimen tree is now 59 years old and is not only a significant specimen tree is has taken on social significance within the neighborhood.

Sources: Interview with Mr. and Mrs. Clarot

Arborists Report, Tree Mendous Arb Care
Certified Arborist: Matthew Huk, RPF, PN-8447A

Interview by: Prushothaman Palanichamy
203 Pembina Street, New Westminster, BC

Prepared by: Bernard Decosse Architect Inc.
258 East Braemar Road,
North Vancouver, BC V7N 1R1
North Vancouver, BC V7N 1R1

Appendix E

Arborist Report



Arborist Report

Tree-Mendous Arb Care

Certified Arborist: Matthew Huk, RPF, PN-8447A

604-339-1689

matthew.huk91@gmail.com

203 Pembina St

Date of Assessment: Aug 31, 2020

Date of Report: Sept 13, 2020

Weather: Sunny, Warm

Summary:

- The homeowner is interested in rezoning the existing single family residence at 203 Pembina St to a multi-family site.
- The scope of the proposed work is yet unclear, and this preliminary report is meant to serve as a guideline for acceptable lot density given the required retention of one significant oak tree located in the front yard of the existing residence, and a juvenile dogwood tree in the neighbour's yard in proximity to the property line.
- A tree protection zone has been designed for the retention of all trees, taking into account existing structures and hard surfaces as likely contributors to root zone suppression.
 - As the canopy of the oak tree takes up roughly a third of the site, an encroachment into the CRZ of the oak tree as defined by the bylaw is required to accommodate any meaningful site density. A CRZ work authorization will be required.
- Despite the preliminary nature of this report, arborist supervision is recommended at various required activities for the proposed project including but not limited to:
 - Demolition of the existing residence;
 - Ditch infill;
 - Removal of existing landscape features;
 - Removal of hard surfaces, including the existing driveway outside of the defined tree protection area.
- A site plan, site servicing concept plan, and any required civil upgrades should be incorporated into this report when they become available.

Sept 13, 2020
203 Pembina St. New Westminster

Page 2 of 6

Re: Arboricultural Assessment, Tree Risk Assessment

1.0 Introduction:

The owner of the property intends to rezone the single family residence at 203 Pembina St. into a multifamily residential site. The scope of the project has not yet been determined, and this report serves as a guideline for acceptable lot density, for the retention of one red oak tree. The tree is significant, and has been indicated by City staff to the property owner that it may have heritage significance, despite not being included on the City of New Westminster's heritage tree registry.

Tree inspection and analysis used the standardized level 2 VTA (Visual Tree Assessment) to identify species, size, condition, outward signs of structural defect(s), health deficiencies, and environmental conditions potentially impacting the health or structural integrity of the tree(s). Trees have been numbered for inventory and reference purposes and photos have been taken for file and report reference purposes. A detailed inspection including aerial inspection, decay mapping, excavation explorations and root mapping was not performed.

2.0 Scope of Work:

Our scope of work is defined by the owner as follows:

- a) Assess the health and structure of one oak tree and any other trees deemed to be in the scope of work area;
- b) Assess the feasibility of retaining this tree on the site, given the site's targets;
- c) Provide mitigation / protection comments.

3.0 Observation:



The image above is taken from the City of New Westminster interactive map, and the subject property is outlined in yellow. The subject trees of this report are located on private property, between the civic addresses 203 Pembina St. and 207 Pembina St.

Attached Photos:

	
<p>Photo 1: Tree 202 in its surroundings</p>	<p>Photo 2: Ditch in CRZ</p>
	
<p>Photo 3: Proximity of tree to existing structure approximately 4.0 m.</p>	<p>Photo 4: Chain embedded in base of tree, does not appear to be girdling</p>



Photo 5: Neighbour's photinia shrub slightly overhanging property line



Photo 6: Neighbour's dogwood? Tree slightly overhanging property line



Photo 7: Neighbour's dogwood, can be pruned away from property line

3.1 Recommendation:

The mandate from the client to the Arborist was to review one oak tree, and any other trees deemed to be inside the scope of work area as it relates to the pending rezoning application on the site. This report is preliminary in nature, to serve as a guideline for acceptable lot density for the retention of the oak tree.

- One English oak in excellent condition and structure is located in the front yard of the existing single family residence. The tree exhibits a healthy green canopy, good basal flare, vigorous new growth, and is an excellent long term retention candidate. There is one offsite dogwood tree located near the property line, at 207 Pembina St. Additionally, there is a small Photinia shrub with branches overhanging the property line, but this shrub is not of consequence to the proposed rezoning.
- Despite the large basal flare of the oak tree, no surface structural roots were observed. A concrete walkway is bulging slightly at a distance of approximately 8 m from the base of the tree. We expect the root zone of this tree to be significant, but manageable given an appropriate root protection zone and arborist involvement. A tree protection area has been designed based on the following factors, where tree protection fencing should be installed and maintained for the duration of the project.
- The existing residence is located approximately 4.0 m from the base of the tree. Root activity is expected to have been suppressed by the foundation of the existing house, which should serve as an acceptable limit of excavation for any new residences. **Arborist supervision is recommended for the demolition of the foundation, to provide root pruning and mitigation if roots are encountered. L-shaped footings are recommended for any structures abutting the tree protection area.**
- An open ditch is located within the critical root zone of the oak tree at an approximate distance of 4.5 m from the base of the tree. The homeowner intends to culvert the ditch as part of the construction works. **Arborist supervision is recommended for ditch infill works within the critical root zone.**
- Existing landscape features and hard surfaces inside of the defined tree protection area for the oak tree include two small Allan block retaining walls, a concrete walkway, and a concrete spiral staircase. **Arborist supervision is recommended to direct the removal of these structures, most notably the removal of the concrete walkway will likely expose some surface roots.**
- The north western and south eastern extents of the defined tree protection area are abutted by a concrete driveway and the public roadway/sidewalk respectively. We expect that these hard surfaces have suppressed root activity, and have designed the limit of the tree protection fence accordingly. **Arborist supervision is recommended for the removal of the driveway abutting the tree protection zone on its north western extent, as root activity and cracking concrete was noted in this area. Depending on the level of roots encountered, horizontal tree protection consisting of bark mulch and plywood may be recommended following the concrete removal.**
- The neighbour's dogwood tree overhangs the property line, and likely has some minimal rooting activity on the subject site. We expect that root activity has been suppressed by the existing driveway, but a small tree protection zone has been specified for the tree.

Due to the preliminary nature of this report, site specific recommendations are minimal. A site plan, site servicing concept plan, and any required offsite civil upgrades should be incorporated into the report when they become available. Assuming a required amenity area of the site, the tree protection area of the oak may an acceptable location as long as ground disturbances are minimal. Recommendations may also evolve as various components of the project proceed. The peat soil condition of Lulu Island can amount to challenging building conditions with significant excavation cuts. The tree will need to be monitored and maintained accordingly.

4.0 Limitations

We attach the following clauses to this document to ensure you are fully aware of what is technically and professionally realistic in the assessment and preservation of trees.

Unless otherwise stated, tree inspection and analysis used the standardized VTA (Visual Tree Assessment) endorsed by the Pacific Northwest Chapter of the International Society of Arboriculture, to identify species, size, condition, outward signs of structural defect(s), health deficiencies, and environmental conditions potentially impacting the structural integrity of the tree(s) and/or the retention suitability of the tree(s) given the proposed scope of work. Trees have been tagged for inventory and reference purposes, and photos have been taken for file and report reference purposes. A detailed inspection including aerial inspection, decay mapping, excavation explorations and root mapping was not performed.

This Arboricultural field review report is based only on site observations on the date noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of all trees reviewed. The assessment was completed based on visual review only. None of the trees were dissected, cored, probed or climbed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Tree-Mendous Arb Care or their employees that the trees are safe given all conditions. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk.

The assessment provided was based on preliminary information only. The opinions expressed in this report are valid for a period of one year only. Any trees retained should be reviewed on a regular basis to ensure reasonable safety.

The information provided in this report is for the exclusive use of our client and may not be reproduced or distributed without permission of Tree-Mendous Arb Care.

Please contact the undersigned if you have any questions or concerns regarding this matter.

Yours Truly,

A handwritten signature in blue ink, appearing to read 'Matthew Huk', with a stylized flourish at the end.

Matthew Huk, RPF
ISA Certified Arborist PN-8447A

203 Pembina St. New Wesminster

Tree Number	Common Name	Latin Name	DBH cm	Health/ Structure	Location	Description	Recommended Treatment
202	Red oak	<i>Quercus rubra</i>	126	VG	Onsite	Significant oak in very good condition. Healthy green canopy, vigorous new growth, attachments appear sound, past pruning has been done well with excellent compartmentalization. Only defect of note is a chain embedded in the base of the tree that that does not appear to be girdling the tree. The canopy of this tree accounts for roughly one third of the site, therefore a CRZ encroachment as defined by the bylaw will be required to achieve any meaningful site density that will not become financially burdensome to the property owner. A CRZ encroachment is proposed based on site factors, which will require a CRZ work authorization. Root activity is expected to have been suppressed by the foundation of the existing residence, and to a lesser extent the hard surfaces (driveway and road) abutting the north western and south eastern extents of the tree protection zone respectively. No surface roots were observed growing in the ditch, which the owner intends to culvert as part of the construction activities. Existing landscape features in the tree protection area include a concrete walkway, two allan block retaining wall planter beds and a concrete staircase. Preliminary recommendations include arborist supervision for demolition of the existing residence, removal of the landscape features, ditch infill, and driveway removal.	Retain, install tree protection fencing, arborist recommended to supervise demolition of existing residence, landscape features and driveway, as well as ditch infill.
OS1	Dogwood spp.	<i>Cornus spp.</i>	20	M	Offsite	Taxonomy difficult, best guess is a dogwood. Shrub like form, canopy overhangs subject property slightly, can be pruned back from PL, rootzone likely to be suppressed by driveway, install tree protection fence to spec.	Retain, install tree protection fencing

Client Address:
203-Pembina Street
New Westminster, B.C.
SCALE : 1" = 20 feet
P.I.D. 004-495-462



BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING
EXISTING ELEVATIONS & BUILDINGS ON LOT 1 D.L. 757
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2586

This plan was prepared for building design purposes
and is for the exclusive use of our client.

DHALIHAL AND ASSOCIATES LAND SURVEYING INC.
and the signatory accept no responsibility for and
herby disclaim all obligations and liabilities for
damages caused by the direct or indirect use or
reliance upon the Plan beyond its intended use.

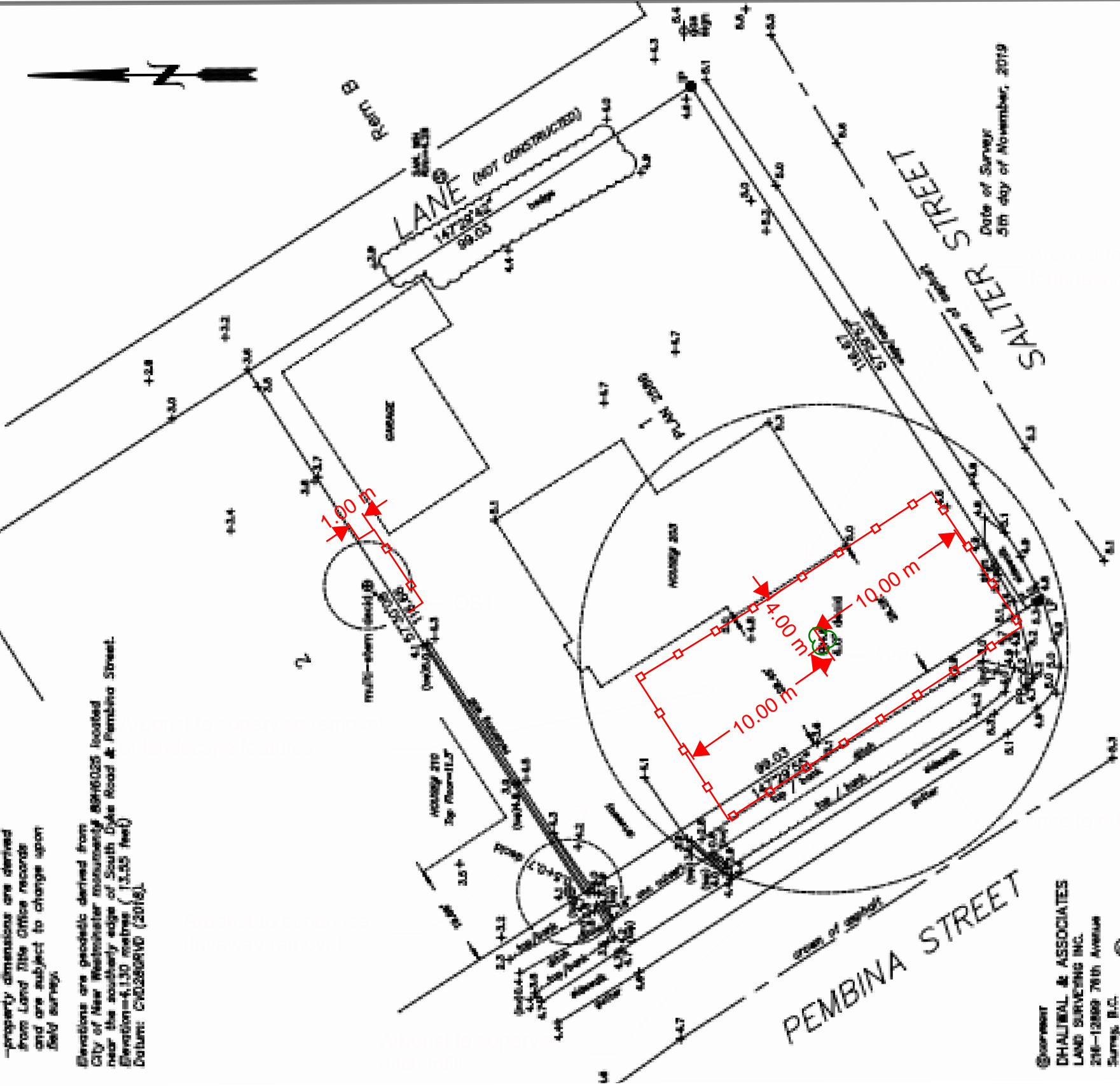
Note:

- All dimensions are in feet.
- This plan is NOT to be used for the location of property lines or corners.
- This plan does not show non-plan changes, liens or interests.
- property dimensions are derived from Land Title Office records and are subject to change upon field surveys.

Elevations are provided derived from City of New Westminster monument 8946035 located near the southerly edge of South Dyle Road & Pembina Street.
Elevation=41.10 metres (133.55 feet)
Datum: CN02808ND (2018)

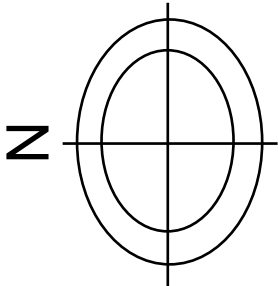
LEGEND

- UP ■ ..denotes lead plug found
- P ● ..denotes standard iron post found
- ⊙ ..denotes sanitary manhole
- PP -○- ..denotes power pole
- ⊕ ..denotes hydrant
- CON 0.0 ○ ..denotes tree/diameter



THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Surveyor
DHALIHAL & ASSOCIATES
LAND SURVEYING INC.
214-12889 76th Avenue
Surrey, B.C. V3W 1G8
(ph) 604-501-8188
info@dhalihalsurvey.com
FILE T07-1240124



Plan Key

- Retained Tree
- Tree Fencing

#	Title
01	Tree Management Plan

203 Pembina St.
New Westminster, BC

Date	Aug 31, 2020
Scale	NA
Page 180 of 197	Page 180 of 197

Appendix F

*Images of the Existing House
and Oak Tree*





Appendix G

*General Guidelines of Preservation,
Rehabilitation and Restoration*

4.1.7 ECOLOGICAL FEATURES

These guidelines provide direction when an ecological feature has been identified as a character-defining element of an historic place. In the context of these guidelines, an ecological feature is a natural element, such as a marsh, a pond or a stand of trees, which can be part of a larger ecosystem. While ecosystems at an historic place should be evaluated and managed for their natural values by ecologists and other natural resource specialists, these guidelines apply only to the features of those ecosystems determined to have heritage value.



The Melanson Settlement in Annapolis, NS reflects Acadian family communities that settled along the Dauphin (now Annapolis) River, and a form of agriculture unique in North America. One of the site's character-defining elements is the nearness of this settlement to salt marshes that embody natural and ecological values. Documenting and understanding the structure, function and dynamics of this ecological feature is an important step before working on the site.

Ecological features vary in size but are typically studied at the scale of a pond or stand of trees. Character-defining ecological features are also found in urban areas. When using these guidelines, it is important to work with natural resource conservation and environmental assessment specialists, and where appropriate, with aboriginal groups and other partners and stakeholders to ensure that diverse knowledge and information are used to conserve the natural structure, function and dynamics of the entire ecosystem.

The potential for adverse environmental impacts (e.g., introduction or re-introduction of invasive species) must also be considered, regardless of whether it is required by environmental assessment or related legislation. The pan-Canadian approach to ecological restoration described in the "Principles and Guidelines for Ecological Restoration in Canada's Protected Natural Areas" (Parks Canada and the Canadian Parks Council, 2008) provides additional guidance on integrating consideration of natural and cultural heritage values in conservation planning and intervention. This document is particularly relevant when rehabilitation or restoration is the selected approach.

Ecological features are character-defining elements of many Aboriginal cultural landscapes where traditional practices have been sustained for centuries. In addition, ecological features associated with an historic place can extend far beyond its established boundaries.

These guidelines provide general recommendations for the conservation of ecological features in a cultural landscape. Other relevant guidelines, such as Vegetation and Water Features, should be consulted when appropriate.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding the ecological features and how they contribute to the natural and cultural heritage value of the cultural landscape.	
2	Understanding the natural structure, function and dynamics of the ecological feature and of the ecosystem of which it is part.	
3	Documenting the characteristics and condition of the ecological feature and its relationship with the ecosystem of which it is a part, before beginning project work. Documentation should combine the best available scientific and traditional knowledge.	Undertaking interventions that affect a character-defining ecological feature without first documenting and understanding its characteristics, relationships, evolution and condition.
4	Assessing the overall condition of the ecological feature early in the planning process, so that the scope of work is based on an understanding of current conditions and predicted changes.	
5	Protecting and maintaining the ecological feature by using non-destructive methods in daily, seasonal and cyclical tasks.	Allowing ecological features to degrade by incompatible development or neglect. Using maintenance methods that damage or destroy an ecological feature.
6	Retaining intact ecological features and degraded ecological features that can be returned to good ecological condition.	Replacing degraded ecological features that could be returned to good ecological condition; for example, clear cutting a declining forest stand to create a parking lot or meadow.
7	Repairing degraded ecological features or parts of ecological features using recognized methods and trained personnel; for example, using a certified arborist to heal a mature tree. The work should be physically and visually compatible with the cultural and natural heritage values of the cultural landscape.	Removing ecological features or parts of ecological features that could be conserved, or using untested methods and untrained personnel, thus causing further damage to fragile features and relationships.
8	Replacing extensively degraded or missing ecological features or parts of ecological features based on physical and documentary evidence; for example, replanting a documented shrub species lost through erosion, with the same native species from a local source.	Replacing an entire ecological feature, such as a stand of trees, when limited replacement of deteriorated and missing parts (e.g., one or a few trees) is possible.
9	Documenting all interventions that affect the ecological feature, and ensuring that the documentation is available to those responsible for future interventions.	

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
10	Repairing or rejuvenating extensively deteriorated ecological features by using non-destructive methods and materials, such as planting native species to facilitate the regeneration of a deteriorated meadow.	Failing to perform necessary work, including removing invasive species, resulting in the loss of ecological features and their components.
11	Replacing in kind an entire ecological feature that is too deteriorated to repair, such as replanting a clear-cut stand of trees with locally obtained saplings, and in similar density.	

ADDITIONS OR ALTERATIONS TO A CULTURAL LANDSCAPE

12	Introducing a new element, when required by a new use, that does not have a negative impact on the heritage value and condition of the ecological feature.	
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ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
13	Restoring an ecological feature if an evaluation of its overall condition determines that more than preservation is required; i.e., if an intervention on the ecological feature is necessary to sustain it into the future. For example, removing invasive tree species from a character-defining escarpment and replanting it with a mix of plant material corresponding to the natural conditions of the escarpment. This work should be based on physical and documentary evidence.	Restoring an ecological feature to an historic condition that is no longer sustainable given current physical and ecological conditions, including climate.
14	Repairing or rejuvenating a declining ecological feature that contributes to the sustainability of the cultural landscape, by using non-destructive methods.	Replacing an entire ecological feature when repair or rejuvenation is possible, or using destructive repair or rejuvenation methods, causing further damage to the ecological feature.
15	Replacing in kind an entire ecological feature that contributes to the sustainability of the cultural landscape when that feature is too deteriorated to repair or rejuvenate. The new work should be well documented to guide future research and treatment.	Removing an ecological feature that is beyond repair and not replacing it, or replacing it with an inappropriate ecological feature.

4.1.8 VEGETATION



Honeywood Nursery in Saskatchewan was established and operated by Dr. A. J. (Bert) Porter, a self-taught, award-winning horticulturalist who developed many fruits and ornamental plants capable of thriving on the Prairies. The property's planting beds, orchards and examples of various plant varieties are character-defining elements that illustrate Mr. Porter's contributions to the development of Saskatchewan's horticulture.

These guidelines provide direction when vegetation has been identified as a character-defining element of an historic place. For direction on how to treat vegetation as part of a natural system that is a character-defining element, also refer to the Guideline on Ecological Features.

Vegetation refers to trees, shrubs, herbaceous plants, grasses, vines, aquatic and wetland plants, and other living plant material. Vegetation may include individual plants, such as a sentinel (single specimen) tree in a pasture, or specimen trees in a garden; designed groupings, such as hedges, *allées* and perennial borders; and groupings used to control sun and wind patterns.

Vegetation can also refer to planted crops, re-forested hillsides and naturally occurring plant communities.

Vegetation may have historical associations as well as functional and aesthetic qualities. As well, vegetation may have historical and scientific value, which can contribute to maintaining the biodiversity of native, horticultural or agricultural varieties.

Vegetation in a cultural landscape can also represent the genetic repository of species once present, but now largely disappeared.

Vegetation is often the most dynamic and memorable feature in a cultural landscape. In addition to the continuous cycle of growth and decay, there will be variations in form, colour and canopy across the seasons. In describing vegetation as a character-defining element, the following concepts should be considered: growth habit, including juvenile or mature form; leaf and bloom; colour and texture; bark; bloom periods; fruit; fragrance; and context. Vegetation also contributes to other character-defining elements, such as land patterns, visual relationships and spatial organization.

These guidelines provide general recommendations for the conservation of vegetation in a cultural landscape. Other relevant guidelines, such as Ecological Features and Spatial Organization, should be consulted when appropriate.



The Trappist Monastery Ruins recall a complex of religious architecture unique to Manitoba and the early French-speaking Métis community. Damaged by fire in 1983, the stabilized ruins, and the grounds featuring mature trees, expanses of lawn and open fields, now form the Trappist Monastery Provincial Heritage Park. Protecting and maintaining the vegetation is essential to preserving the site's historical values.

A large site in Calgary's inner city that evolved during the early 20th century, this naturalistic rock garden is significant for its association with the noted horticulturalist William Reader and as a botanical laboratory to study the receptivity of Alberta's soils to a variety of plant species. The extensive arrangements of local rocks and plantings, many of which had become overgrown, were meticulously restored using careful plant analysis and by referring to William Reader's own detailed documentation.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding vegetation and how it contributes to the heritage value of the cultural landscape.	
2	Understanding the evolution of a landscape's vegetation over time, using archival resources, such as plans and photographs or, when appropriate, archaeological analysis or minimally destructive techniques. This could include using resistivity testing to determine the age of a tree, or understanding the heritage value of a vegetation feature, such as the oak as a symbol of fortitude.	Undertaking interventions, such as indiscriminately clearing a woodland understorey without understanding its impact on historic vegetation.
3	Understanding the roles of people, animals and insects in producing and maintaining the existing vegetation.	
4	Documenting the extent and condition of vegetative cover in forests, woodlands, meadows, planted and fallow fields, and the genus, species, calibre, height, colour, form and texture of significant, individual tree specimens, before beginning project work.	Undertaking interventions that affect character-defining vegetation, without preparing a survey of existing plant material and its condition.
5	Assessing the overall condition of the vegetation early in the planning process so that the scope of work is based on current conditions.	
6	Protecting and maintaining the vegetation by using non-destructive methods and daily, seasonal and cyclical tasks, including pruning or establishing colonies of beneficial insects that protect fruit trees from pests.	Failing to perform preventive maintenance on character-defining vegetation.
7	Using maintenance practices that respect the habit, form, colour, texture, bloom, fruit, fragrance, scale and context of the vegetation.	Using maintenance practices and techniques that fail to recognize the individual plant materials' uniqueness. Examples include poorly timed pruning or application of insecticide, which may alter fruit production.
8	Using traditional horticultural and agricultural maintenance practices when those techniques are critical to maintaining the vegetation's character, such as manually removing dead flowers to ensure continuous bloom.	
9	Retaining and perpetuating vegetation by preserving seed collections and stock cuttings to preserve the genetic pool.	Failing to propagate vegetation from original stock cuttings, when few or no known sources for replacement are available.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
10	Securing and protecting deteriorated vegetation by structural reinforcement, or correcting unsafe conditions, as required, until additional work is undertaken; for example, using steel cables to support large branches.	Failing to secure and protect deteriorated vegetation, thus putting it at risk of further deterioration.
11	Replacing in kind extensively deteriorated or missing parts of vegetation where there are surviving prototypes. The new plantings should match the old in species, colour and texture.	<p>Removing deteriorated vegetation that could be stabilized and conserved, or using untested techniques and untrained personnel, thus causing further damage to fragile elements.</p> <p>Introducing or re-introducing a species or variety that is known or suspected to be invasive.</p> <p>Replacing entire vegetation when limited replacement of deteriorated and missing parts is appropriate.</p> <p>Using replacement material that does not match the historic vegetation.</p>
12	Documenting all interventions that affect the vegetation, and ensuring that this documentation is available to those responsible for future interventions.	

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
13	Rejuvenating historic vegetation by corrective pruning, deep-root fertilizing, aerating the soil, renewing seasonal plantings, and/or grafting onto historic root stock.	Replacing vegetation when rejuvenation is possible, including removing a deformed or damaged plant when corrective pruning could be successfully employed.
14	Replacing a deteriorated or declining vegetation feature with a new feature, based on the physical evidence of its composition, form and habit. If using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered. For example, a diseased sentinel tree in a meadow may be replaced with a disease-resistant tree of similar type, form, shape and scale.	Replacing a deteriorated feature with a new feature that does not convey the same appearance, such as replacing a large, declining canopy tree with a dwarf flowering tree.
15	Replacing missing historic features by installing a new vegetation feature. It may be a new feature that is compatible with the habit, form, colour, texture, bloom, fruit, fragrance, scale and context of the historic vegetation; for example, replacing a lost vineyard with hardier stock similar to the historic plant material.	Creating a false historical appearance because the replacement vegetation is based on insufficient physical, documentary and oral evidence.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
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ADDITIONS OR ALTERATIONS TO A CULTURAL LANDSCAPE

16	<p>Introducing new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.</p>	<p>Placing a new feature where it may cause damage or is incompatible with the character of the historic vegetation; for example, erecting a new building or structure that adversely affects the root systems of historic vegetation.</p> <p>Locating a new vegetation feature that detracts from, or alters the historic vegetation; for example, introducing exotic species in a landscape historically comprised of only indigenous plants.</p> <p>Introducing a new vegetation feature that is incompatible in terms of its habit, form, colour, texture, bloom, fruit, fragrance, scale or context.</p>
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ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
17	<p>Rejuvenating declining vegetation from the restoration period by corrective pruning, deep-root fertilizing, aerating the soil, renewing seasonal plantings, and/or grafting onto historic stock.</p>	<p>Replacing vegetation from the restoration period when rejuvenation is possible, or using destructive repair methods, thus causing further damage to fragile plant material.</p>
18	<p>Replacing in kind a declining vegetation feature from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the feature. The new work should be well documented to guide future research and treatment.</p>	<p>Removing a deteriorated vegetation feature from the restoration period and not replacing it, or replacing it with a new feature that does not convey the same appearance.</p>

REMOVING EXISTING FEATURES FROM OTHER PERIODS

19	<p>Removing or altering non character-defining vegetation from periods other than the chosen restoration period, such as removing later foundation planting or aggressive exotic species.</p>	<p>Failing to remove non character-defining vegetation from another period that confuses the depiction of the chosen restoration period.</p>
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RECREATING MISSING FEATURES FROM THE RESTORATION PERIOD

20	<p>Recreating a missing vegetation feature that existed during the restoration period, based on physical, documentary and oral evidence. For example, replanting crop types based on pollen analysis.</p>	<p>Planting vegetation that was part of the original design, but was never installed, or installing vegetation thought to have existed during the restoration period, but for which there is insufficient documentation.</p>
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Appendix B

*Extract of Community Heritage
Commission Minutes April 6, 2022*

COMMUNITY HERITAGE COMMISSION
MINUTES

Wednesday, April 6, 2022

Open to public attendance in Council Chamber, City Hall
Committee members may attend electronically

PRESENT:

Councillor Jaimie McEvoy	Chair*
Samuel Boisvert	Community Member*
Jill Davy	NWHPS Representative*
Bozana Djuric	Community Member*
Lindsay Macintosh	Community Member*
Virginia McMahon	Community Member*

ABSENT:

John Davies	Alternate Chair/Community Member
-------------	----------------------------------

GUESTS:

Prabjot Hans	Developer, 1121 Eighth Avenue*
Bernie Decosse	Applicant, 203 Pembina Street*

STAFF PRESENT:

Rob McCullough	Manager, Museums and Heritage Services, Office of the CAO*
Britney Dack	Senior Heritage Planner, Climate Action, Planning and Development
Hardev Gill	Planning Technician, Climate Action, Planning and Development
Nazanin Esmaeili	Planning Assistant, Climate Action, Planning and Development*
Milo Friesen	Environmental Technician, Aboriculture*
Carilyn Cook	Committee Clerk, Legislative Services

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Councillor McEvoy opened the meeting at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. CHANGES TO THE AGENDA

None.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 March 2, 2022

MOVED and SECONDED

THAT the minutes of the March 2, 2022 Community Heritage Commission meeting be adopted.

Carried.

All Commission members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 Heritage Review (Demolition): 373 Hospital Street

Nazanin Esmaeili, Planning Assistant, reviewed the staff report dated April 6, 2022 regarding the Heritage Review (Demolition) of 373 Hospital Street which is not legally protected by bylaw but is listed on the City's Heritage Resource Inventory.

Discussion ensued and Commission members provided the following comments:

- There have been alterations to the house, including reconstruction of the front porch, replacement of some of the windows, and the original siding is underneath the current vinyl siding;
- There is ample documentary evidence showing the original design elements of the building;
- There is sufficient space in the backyard for expansion of the house or the addition of a secondary dwelling; and,
- This would be a good candidate for a Heritage Revitalization Agreement, therefore demolition would not be recommended.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) and if warranted forward the application to Council to consider a temporary protection order for the house located at 373 Hospital Street

Carried.

All Commission members present voted in favour of the motion.

4.2 Heritage Review (Demolition): 1121 Eighth Avenue

Nazanin Esmaeili, Planning Assistant, reviewed the staff report dated April 6, 2022 regarding the Heritage Review (Demolition) of 1121 Eighth Avenue which is not legally protected or recognized, although due to its age it has been identified as potentially having heritage value.

Discussion ensued and Commission members provided the following comments:

- This is an ideal site for a Heritage Revitalization Agreement (HRA) as the building, which appears to be in fantastic condition, is located in the corner of the property which would facilitate subdivision of the site or the addition of a secondary building and, as such, warrants a temporary protection order;
- The Heritage Review does not make note of the existing streetscape which is very attractive and valuable; and,
- Given the flexibility and eligibility of an HRA for this site, it is surprising that the owner does not want to take advantage of that to fulfill the development potential of the site.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) for the house located at 1121 Eighth Avenue.

Carried.

All Commission members present voted in favour of the motion.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council consider a temporary protection order for the house located at 1121 Eighth Avenue.

Carried.

All Commission members present voted in favour of the motion.

4.3 Preliminary Application Review: 203 Pembina Street

Hardev Gill, Planning Technician, reviewed the staff report dated April 6, 2022 regarding the Preliminary Application Review (PAR) for 203 Pembina Street and for which the applicant is proposing to retain an existing specimen-sized Oak tree as the heritage component of the project.

Milo Friesen, Environmental Technician, advised that the proposal presented a good opportunity to preserve and protect a heritage tree. Mr. Friesen briefly reviewed the arborist report which was included as an attachment to the April 6, 2022 PAR report, noting that another arborist report would be completed at some time in the future. He shared that the proposed development would have very little impact on the tree.

In response to questions from the Commission, Messrs. Gill and Friesen, and Britney Dack, Senior Heritage Planner, provided the following comments:

- It is rare to have a 100 year old Oak tree in Queensborough, and this tree, which is in excellent condition, may be the oldest Oak tree in New Westminster;
- Oak trees are known to live for 1,000 years;
- The Heritage Revitalization Agreement would include a tree management plan which would be outlined through the formal application review; and,
- The Local Government Act allows for elements of a site to be looked at as having heritage value to which a heritage designation bylaw may be applied; however, it is for the Commission to determine if the tree has significant heritage value.

Discussion ensued and Commission members provided the following comments:

- Conservation of the tree would be fantastic; however, as a single ecological element it does not meet the definition of a heritage place or landscape under the Canadian Standards and Guidelines for Conservation and therefore the approach of ensuring preservation through an HRA does not seem warranted and, instead, the City's tree protection schedule should be

added to the City's Tree Protection and Regulation Bylaw, to which the tree could be added;

- While impressive, it is not convincing that the tree should be used for an HRA due to a lack of historic connection; and,
- It is hoped that the tree is preserved through something other than an HRA.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that the Land Use and Planning Committee does not support a Heritage Revitalization Agreement for 203 Pembina Street given that the Commission does not agree that there is sufficient heritage merit for the Oak Tree.

Carried.

Virginia McMahon voted in opposition to the Motion.

5. STANDING REPORTS AND UPDATES

5.1 Heritage Review Policy Update: Buildings on the Heritage Inventory

Britney Dack, Senior Heritage Planner, noted that April 6, 2022 report titled, "Heritage Review Policy Update: Buildings on the Heritage Inventory" was provided to the Commission as an update to a recent motion by the Commission requesting that properties on the Heritage Inventory be included in the City's 100 years or older Heritage Review Policy.

6. NEW BUSINESS

None.

7. CORRESPONDENCE

7.1 March 25, 2022 Update From Fraser Crossing Constructors GP Regarding Woodlands Wall Heritage Application

No comments were received with respect to the correspondence; however, the following discussion ensued, as general items of inquiry:

A Commission member expressed interest in having archival quality photographs commissioned when heritage houses are demolished, citing a similar recommendation from a heritage professional in a recent demolition review report. Ms. Dack, advised that staff would need to better understand the authority to request such items as part of the permit process and would report back to the Commission once the topic was explored.

In response to a Commission member's request for clarification of the review process of the Heritage Revitalization Agreement application for 802 and 806 Eighth Street and 809 Eighth Avenue prior to it going to the Commission at the March 2, 2022 meeting, Ms. Dack advised that given the size and scope of the development application, it would have been reviewed by the Land Use and Planning Committee and that public feedback would have been received as well. Other public review, from a body such as the Advisory Planning Commission, may also form part of the development application review process. Ms. Dack shared that collection of feedback from such groups is the second phase of the development review process and that the first phase was more technical and policy evaluation driven by staff. It is anticipated that the developer or owner will incorporate the feedback received in the first and second phases prior to proceeding with the third phase of the process which is Council consideration.

A Commission member shared that the proposal for Eighth Street and Eighth Avenue did not do much for heritage in the City aside from preserving and restoring the home, and that the design of the proposed townhouses is undesirable.

8. END OF MEETING

ON MOTION, the meeting was adjourned at 6:36 p.m.

9. UPCOMING MEETINGS

Remaining scheduled meetings, which take place at 6:00 p.m. unless otherwise noted:

- May 4
- June 1
- July 6
- September 7
- October 4
- November 2
- December 7

Certified correct,

Original Signed
Councillor Jaimie McEvoy

Original Signed
Carilyn Cook, Committee Clerk

Appendix C

Heritage Assessment

(June, 2022)



Heritage Assessment

Northern Red Oak Tree – 203 Pembina Street, New Westminister





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TABLE OF CONTENTS

1. INTRODUCTION	1
2. OVERVIEW	2
2.1. HISTORIC CONTEXT OF QUEENSBOROUGH	4
2.2. SITE HISTORY AND SURROUNDING NEIGHBOURHOOD CONTEXT	6
3. HISTORICAL PATTERN	11
3.1. PEMBINA STREET	11
4. ASSESSMENT AND PHOTOGRAPHIC INVENTORY	16
4.1. WEST SIDE (FRONT)	17
4.2. SOUTH SIDE	17
4.3. EAST SIDE (REAR)	18
4.4. NORTH SIDE	19
4.5. CONCLUSION	21
4.6. HERITAGE EVALUATION	21
4.6.1. AESTHETIC	21
4.6.2. CULTURAL HISTORY	21
4.6.3. GENERAL CONTEXT	22
4.6.4. INTEGRITY	23
4.6.5. CONCLUSION	24
5. HERITAGE PLANNING TOOLS	24
5.1. HERITAGE DESIGNATION	24
5.2. HERITAGE REVITALIZATION AGREEMENT	26
5.3. SECTION 219 COVENANT	27
5.4. CONCLUSION	27
6. FINAL CONCLUSIONS	28
7. HISTORIC RESEARCH	29
7.1. OWNERSHIP AND OCCUPANCY	29
7.2. CITY DIRECTORIES	29
7.3. REFERENCES – MUNICIPAL AND OTHER RECORDS	29
7.4. PUBLICATIONS AND DOCUMENTS	30

1. INTRODUCTION

Address: 203 Pembina Street, New Westminister

Legal Description: Lot 1, District Lot 757, Land District 1, Plan NWP2586

Neighbourhood: Queensborough

Zoning: RQ-1

Type of Resource: Landscape; Tree

Historic Name: None

Original Owner: Not known

Date of Tree (approximate): 1940 or earlier

Species: Northern Red Oak

Heritage Status: None

This report is a heritage assessment and evaluation of a Northern Red Oak tree located at 203 Pembina Street, dating from pre-1940. It is located in the south-west area of New Westminister known as Queensborough (Figure 1).

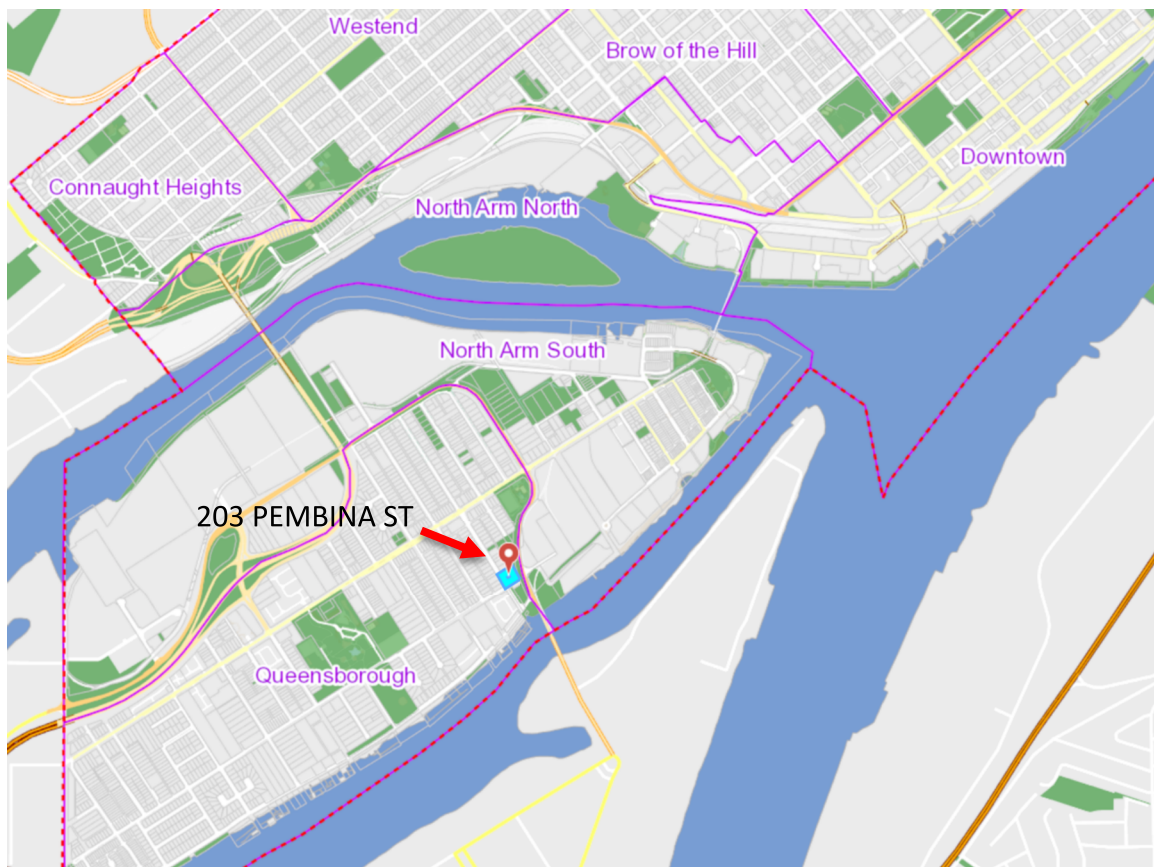


Figure 1: Location of 203 Pembina Street in the broader context of New Westminister

Source: City of New Westminister CityViews

A site visit was completed on **April 29, 2022** at which time the site and tree were photographed and documented.

This Heritage Assessment is based on information obtained from the City of New Westminster, City of Richmond and City of Vancouver Archives, along with VPL Special Collections, and the New Westminster Public Library. In addition, an arborist's report dated September 13, 2020 was used to further assess this tree. The Assessment outlines the historical, contextual and other aspects of interest as part of its evaluation as a resource noted by City of New Westminster Planning Department staff as a tree that is potentially of historical interest, in the context of the proposed redevelopment of the site.

2. OVERVIEW

The property on which the Northern Red Oak tree is located, at 203 Pembina Street comprises an area of 1,072 sq.m. (11,543 sq.ft.). This is a corner lot, with the house fronting Pembina Street and siding on to Salter Street (Figure 2); it backs on to greenspace that borders Derwent Way (Figures 3 and 4). The oak tree is set very close to the front of the property line, along Pembina Street. There are a variety of housing types in the immediate area, ranging from older to much newer and larger single-family houses, along with low-rise apartments.



Figure 2: 203 Pembina Street and its Surroundings
Source: City of New Westminster City Views

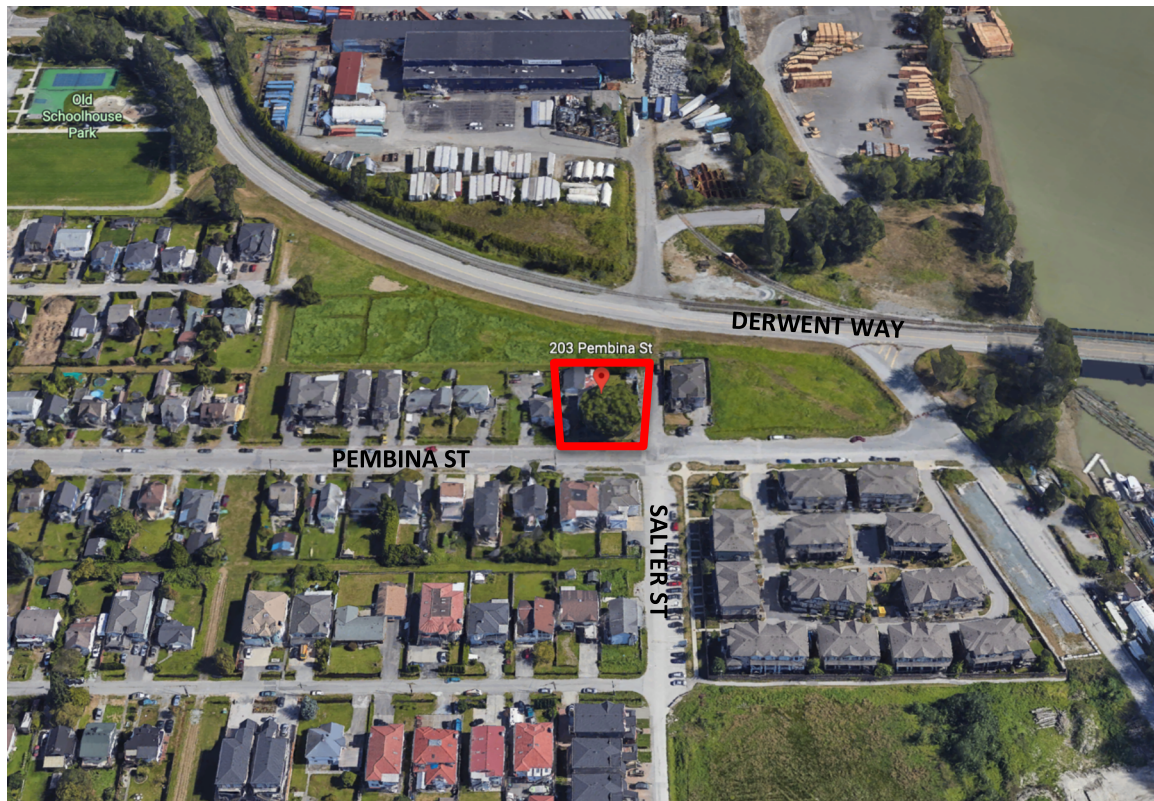


Figure 3: Oblique Aerial of 203 Pembina Street, seen from front

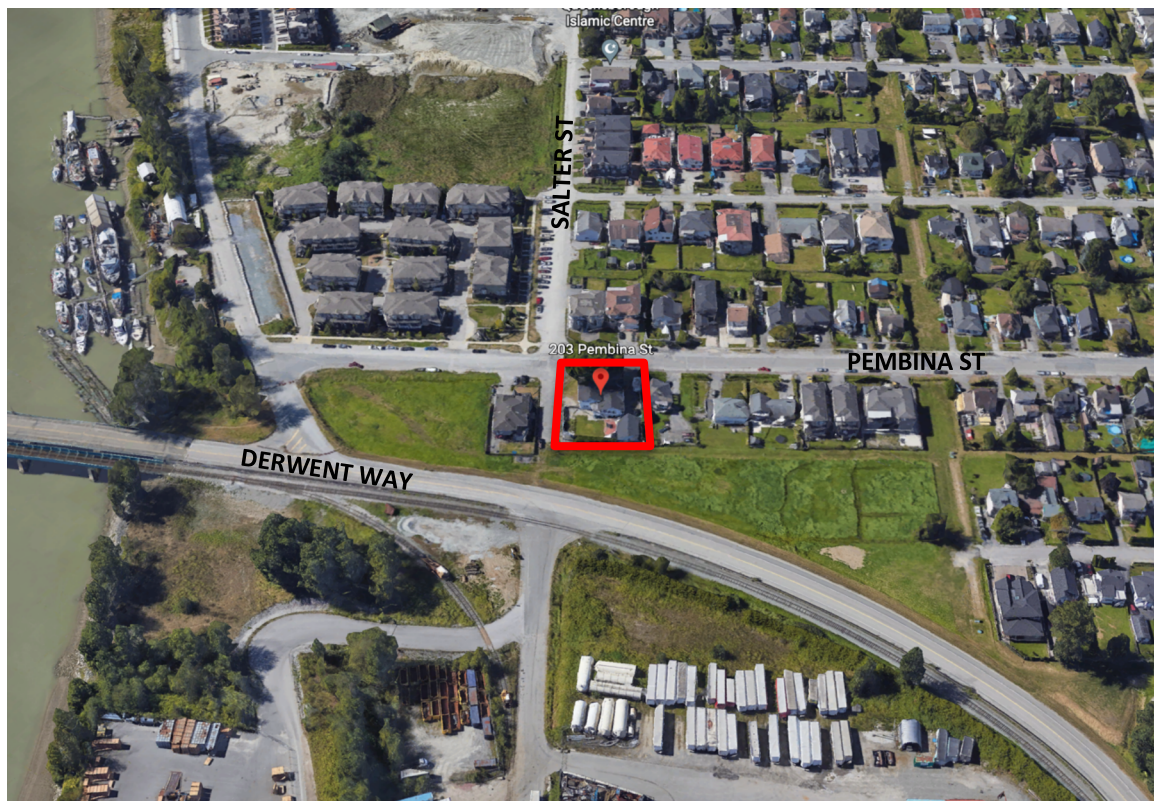


Figure 4: Oblique Aerial of 203 Pembina Street, seen from rear

2.1. HISTORIC CONTEXT OF QUEENSBOROUGH

Queensborough is a neighbourhood which developed as part of the earliest growth of New Westminster, initially serving as a government (military) reserve acquired by the City of New Westminster in 1889. By 1891 a critical connection was made to the city proper: a swing bridge was constructed with a road connecting New Westminster to Richmond (Steveston), known at the time as Lulu Island Road. It crossed the Fraser River's North Arm and bisected Queensborough. The area known as Lot 757 was subdivided into large parcels around that time (Figure 5).

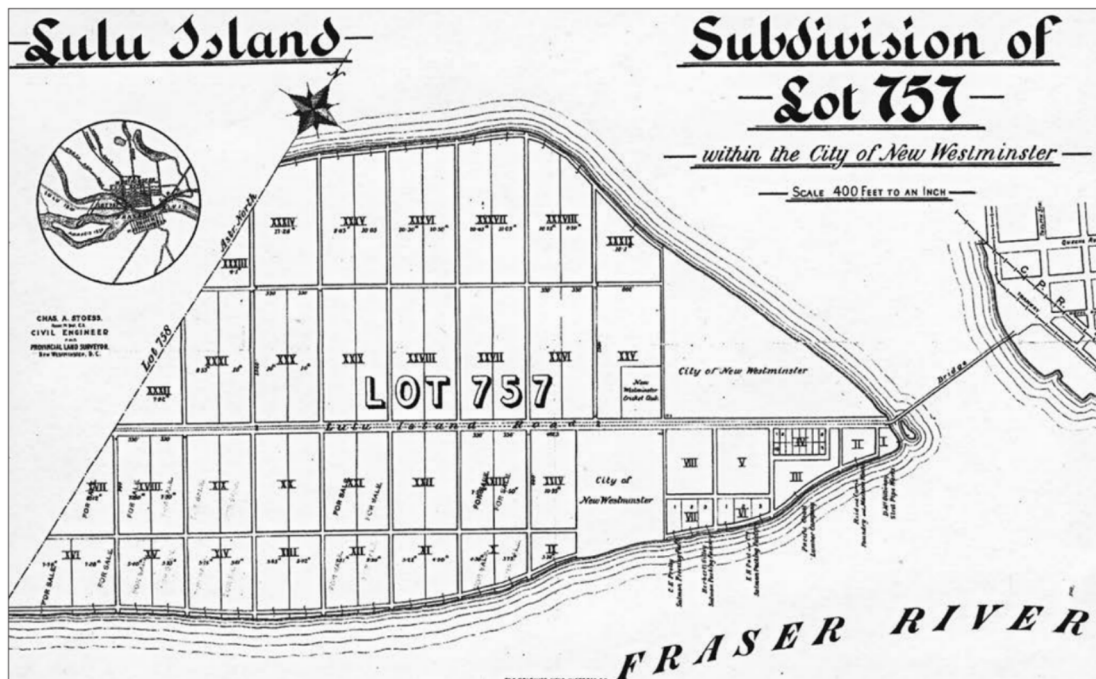


Figure 5: 1895 Map of Lot 757 acquired by New Westminster
Source: Queensborough Historical Neighbourhood Context Statement, 2011

Queensborough was specifically acquired for industrial use – presumably because of the limited area along New Westminster's river edge and its steep slopes. The flat terrain and long stretches of river frontage made this land ideal for such use. In addition, the strategic connection between New Westminster and outlying links to marine distribution points, particularly Steveston, was strongly promoted in the 1890s which included a road link that later became a BC Electric Railway (BCER) route (Figure 6).

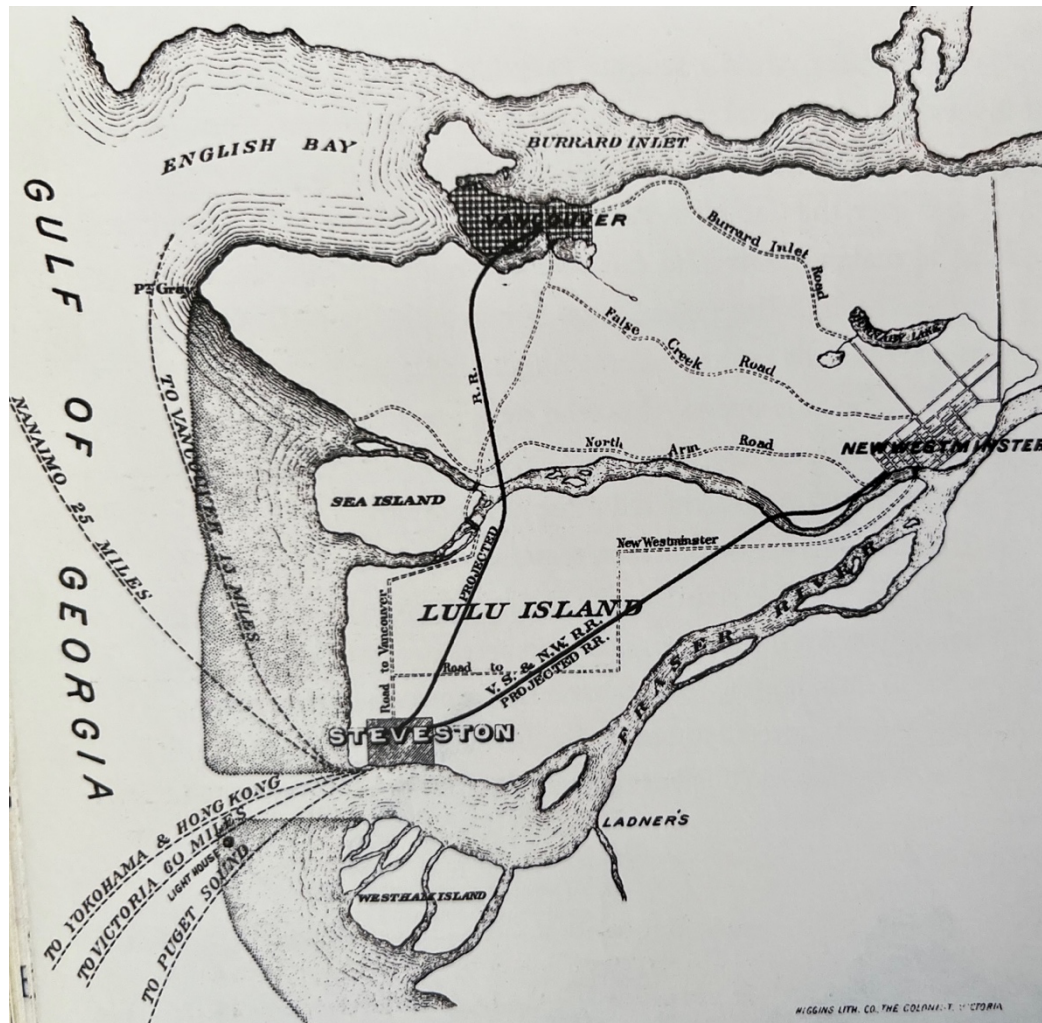


Figure 6: W.H. Steve's Promotional Map – showing Steveston, 1889

Source: Historical Atlas of Vancouver and the Fraser Valley, p. 46.

Industrial activity was initially limited to the most easterly end of Queensborough on both the North and South Arms of the Fraser River. The growth was slow, in part due to global and more local economic restraints, and how the area began to compete with residential use that began to take hold in the first two decades of the 1900s as the community began to grow.

While industrial uses in the area made it less desirable for the middle and upper-class, who opted to build houses in and around Queen's Park, the industry attracted those who would have been employed at the local mills or factories. In addition, the early auction of lands in 1892 promoted the area as ideal for market gardens or nursery purposes, along with an optimistic prediction that it was "only a matter of time when all of the manufacturing establishments of the city are located on this property."¹

¹ Details of the auction of building lots in Queensborough in 1892 (Richmond Archives)

Many suburban areas tend to support agricultural uses that later transform to either residential or industrial uses, but Queensborough is unique in how agriculture and industry began on equal footings, with the development of riverfront industries processing resources such as lumber, and factories such as the Canadian Pacific Airplane plant and Mercer's shipyards. The area's prominence was signaled by the opening of a post office in 1908 on what was then Lulu Island Road (now Ewen Avenue) (Figure 7). By then, a school was already in place.



Figure 7: Queensborough General Store and Post Office, 1911. New Westminster Archives IHP4476

2.2. SITE HISTORY AND SURROUNDING NEIGHBOURHOOD CONTEXT

The immediate area evolved gradually, which around the turn of the century represented the outlying fringe of New Westminster. Development was restricted by the limited access to the area: there was one bridge across the North Fraser River along which the BCER ran a line through the area (Figure 8).



Figure 8: 1913 Fire Insurance Plans (superimposed), illustrating the east section of Queensborough with the property now addressed as 203 Pembina Street outlined in red. City of Vancouver Archives, Item 1972-472.15, Plates 126 and 128.

Industrial development and the subdivision of larger sections for residential along the eastern tip of Lulu Island flanking that BCER line was well underway. Some of the subdivided sections optimistically extended all the way to the North Fraser River. The pre-World War I development of houses on those lots, though, was quite limited. In eastern Queensborough, on the sections that had been subdivided – between Wood Street to the west and Johnston Street to the east – roughly 11% of the lots on the south side of Ewen Avenue had a house by 1913, while less than 2% on the north side of Ewen Avenue had a house (as illustrated in Figure 8). 203 Pembina Street was not developed until 1966, which reflected the later development on the east side of

Pembina Street and both sides of Dorer Street (now Fenton Street) (Figure 9). Further detail on the historical pattern of development along Pembina Street is provided in Section 3.1 of this report.



Figure 9: 1913 Fire Insurance Plan, 203 Pembina Street (Lot 1) outlined.

Basic services were situated along Ewen Avenue and while housing was in place by the early 1910s, development did not earnestly begin until the 1920s, due to the economic depression, and World War I. Development was effectively stalled by late 1913 and economic output was re-directed to the war effort. The post-war area saw development re-activated, and areas such as Queensborough began to fill in from the 1920s through to the 1950s.

This is confirmed by lot numbering and later air photographs. While the subdivision of Section XXIV appears, at first glance, to have been completed all at once, the actual subdivision took place in two stages, but all of it was before 1913. The north-westerly half up to Ewen Avenue was subdivided as Lots 1 to 31 and the south-westerly half down to Salter Street, was subdivided as Lots 1 to 21 – it is this series of lots within which 203 Pembina Street is located as Lot 1 (Figure 10).

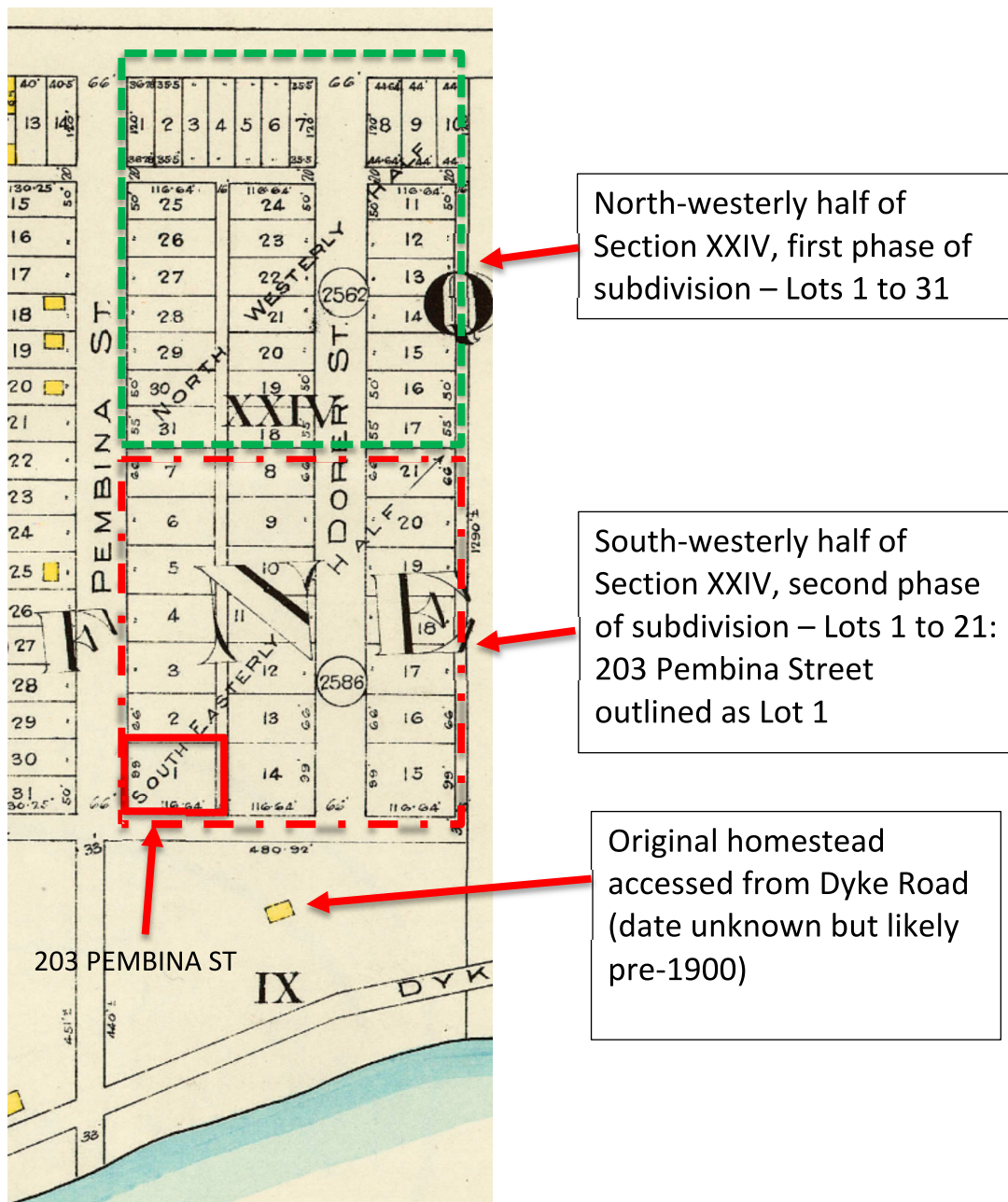


Figure 10: Detail of subdivision of subject site and surrounding from 1913 Fire Insurance Plan

It is this anomaly that may explain how the north-westerly half was developed from the 1910s to the 1950s, while the south-westerly half, comprising the east side of Pembina Street, remained undeveloped until at least the late 1950s. This is illustrated in the 1957 Fire Insurance Plan (Figure 11).

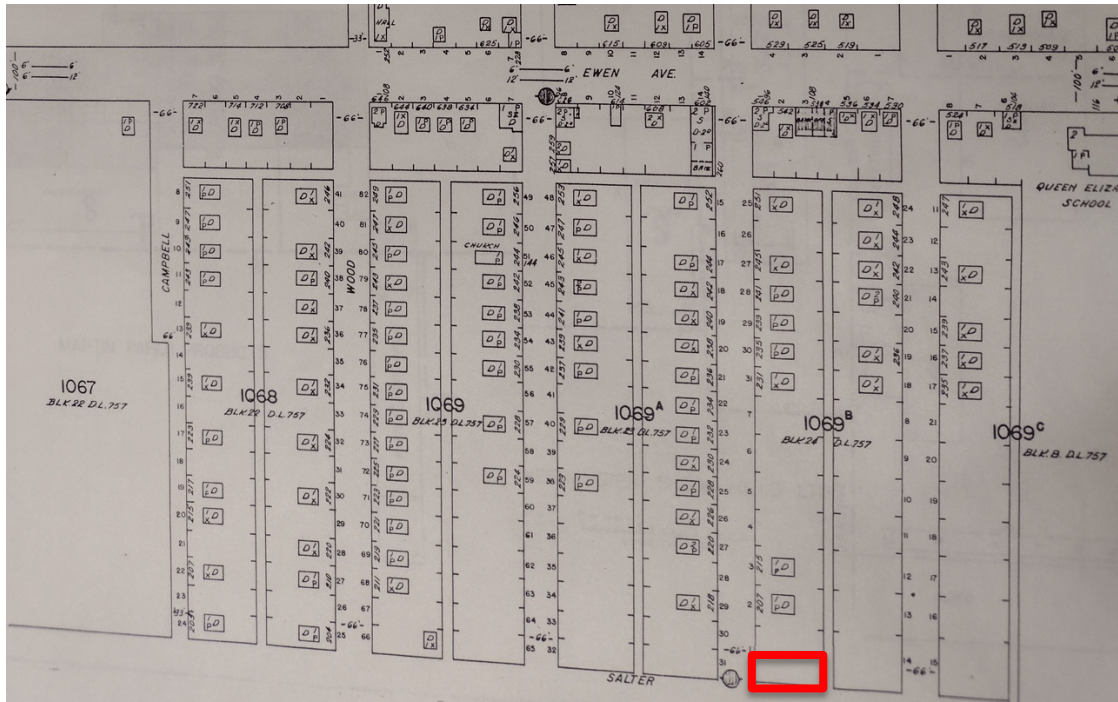


Figure 11: 1957 Fire Insurance Plan, 203 Pembina Street (Lot 1) outlined.
City of New Westminster Archives

A mid-1950s air photo similarly shows how the area along and near Pembina Street was developed (Figure 12). While the reason for the delayed development of the east side of Pembina Street is not clear, it is probable that some or all of those Lots 1 through 21 remained under single ownership for a longer period, and therefore remained as farmland, as is evident in the air photo. On this basis, it is probable that the some of the vacant parcels, including the subject site, were still connected to the farm homestead that fronted on to Dyke Road for a period of time, and quite likely that the Northern Oak tree was planted in conjunction with that homestead.

If the lots on the east side of Pembina Street had been under multiple ownership, they would likely have undergone the same pattern of earlier development as the west side of Pembina Street.



Figure 12: Aerial view of Queensborough, 1954. South-westerly half of Section XXIV outlined. City of New Westminster Archives IHP6685

3. HISTORICAL PATTERN

3.1. PEMBINA STREET

The area around 203 Pembina Street is made up of a various residential forms and density: single-family houses of a similar modest scale to the north and south, larger houses on the west side and low-rise apartments to the southwest. The development trends are partly evident in the ages of houses. While those that were redeveloped in the last two decades cannot illustrate the original development pattern, it is the ages of the original houses such as those as early as the mid-1910s, and groupings of 1940s and 1950s houses that give some insight into the development of the block (Figure 13).



Figure 13: Age of Dwellings Surrounding 203 Pembina Street

Source: BC Assessment

The oldest house in the immediate vicinity is a Vernacular style house at 220 Pembina Street, dating to 1912 (Figure 14). Notably, all the oldest houses are on the west side of Pembina Street.



Figure 14: West side of Pembina Street: 220 Pembina Street (1912), centre-right

Otherwise, all the other surrounding single-family dwellings are somewhat newer, with four houses dating from the 1940s and two from the 1950s. The early 1940s development of these dwellings, in particular, illustrates the demand for wartime housing for those working in the local industries tied to wartime production. What remains of the original housing stock on the west side of Pembina Street is markedly older than the original housing stock on the east side of the street (Figure 15). This also corresponds with the aerial photo from 1954 that shows houses on the west side of Pembina Street but few houses on the east side. Houses from the late 1990s and early 2000s are likely replacements of those that would originally have been from the mid 20th century or earlier.

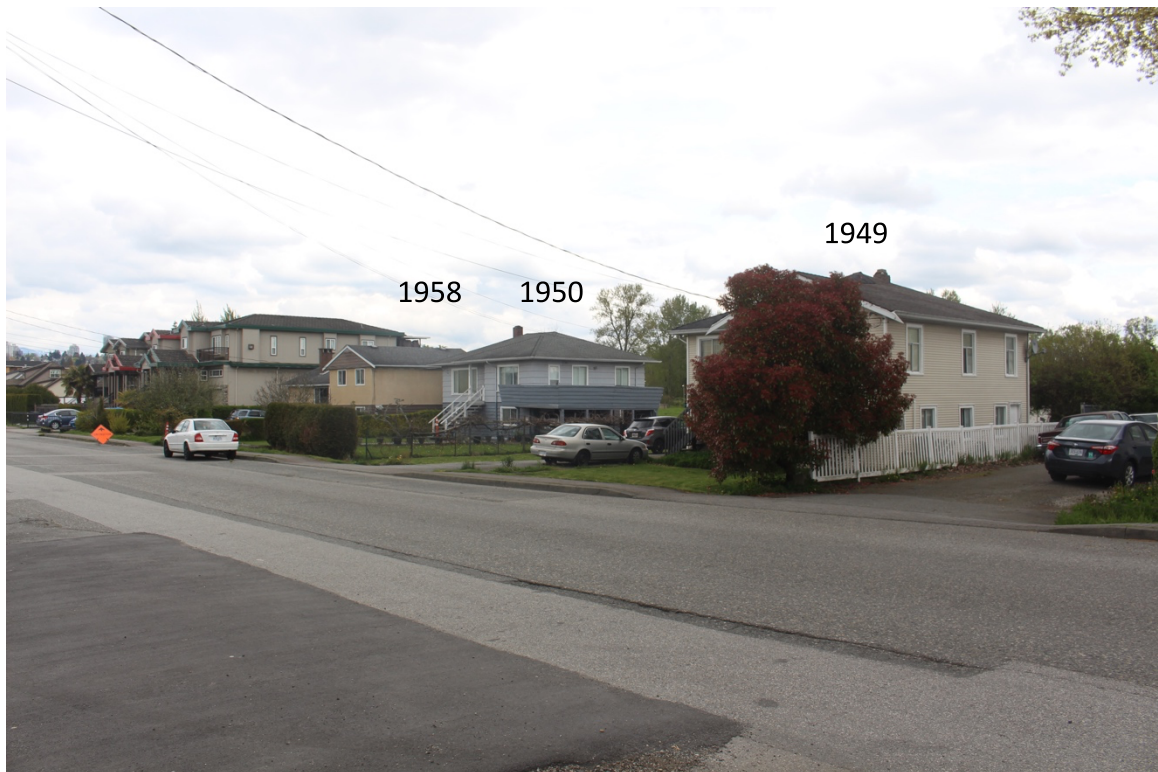


Figure 15: East side of Pembina Street: houses immediately north of 203 Pembina

The ages of original houses more accurately illustrate the pattern of early development – as opposed to the ages of houses that are currently in place. Based on listings in City Directories, a pattern becomes more evident along the 200 block (Figure 16). The years when development on the west side of the 200 block of Pembina Street was most active was prior to 1950, and notably, five houses built prior to 1925. Similarly, the north half of the east side of the 200 block of Pembina Street, was nearly entirely developed prior to 1945. By contrast, the south half of the east side of Pembina Street experienced almost no development until after 1955, with only two houses built by 1951.

As such, 203 Pembina Street, for which records indicate construction in 1966, did not have a house situated on the property prior to that date (i.e. no house was demolished to make way for the existing dwelling). Based on that observation, and in conjunction with the arborist report, it can be concluded that the oak tree was planted well before development began to take place from the late 1940s through the 1960s and therefore it has no association with any of the houses on the east side of the south half of the 200 block. A plausible explanation for its planting is its earlier association with the pioneer homestead situated on South Dyke Road.



Figure 16: Dates of original houses on Pembina Street – east side as part of original “homestead” parcel (dash line), compared to west side of Pembina

Source: City Directories, VPL Special Collections

To conclude, based on the historical pattern of development, analyzing records such as BC Assessment, City Directories, air photographs and Fire Insurance Plans, along with the current arborist’s report, a strong connection can be made between some of the earliest development of the area as a farming community and the planting of

the oak tree on a farm. Its planting either pre-dates the initial subdivision, or it occurred when the land was subdivided but remained undeveloped: given its estimated age, it is associated with neither the existing house nor the mid-to-late-20th century development on the east side of Pembina Street.

4. ASSESSMENT AND PHOTOGRAPHIC INVENTORY

The Northern Red Oak tree is estimated to have been planted around 1940 or earlier, and is one of the largest such trees in New Westminister. It has six major trunks growing off the primary trunk at roughly four feet above ground (Figure 17).



Figure 17: Base of tree with multiple stems extending up and outward from the main trunk

It is estimated to be 60 feet tall and is a landmark natural feature in the local area. The canopy takes up roughly one-third of the site. While there are oak trees of similar size (or larger) in Queen's Park, this is the only oak tree in Queensborough of such age, size and prominence. There are other trees in Queensborough that are larger, but none of them is a Northern Red Oak.

4.1. WEST SIDE (FRONT)

The front of the property is open to the street, with a shallow drainage ditch running along the edge adjacent the sidewalk (Figure 18). This is the most prominent siting of the tree, given that it is set only 15 feet from the edge of the ditch, and the same distance to the front of the house. The canopy of the tree extends well beyond the roofline of the house, with six primary stems leading off from the lower trunk, each of which forms an expansive crown.



Figure 18: West side of property as seen from Pembina Street

4.2. SOUTH SIDE

The south side of the property borders Salter Street and is entirely open at the front and side corner. The proximity of the house to the oak tree is evident on this side (Figure 19). Select pruning that has taken place in recent years to reduce the expansive overhang of the tree over the house is evident from this side.



Figure 19: South side of property as seen from Salter Street

4.3. EAST SIDE (REAR)

The east side of the property comprises an open yard with a garage extending to the rear, along which is a hedge (Figure 20). The rear yard is fairly large, due to the wide frontage of this property. The oak tree is easily visible even with the house obstructing part of the lower section, with multiple stems extending upward.



Figure 20: East side of site (rear) looking toward Pembina Street

4.4. NORTH SIDE

The north side of the property features a driveway between the wall of the house and the property line (Figure 21). Similar to the south side, the view of the oak tree from this side illustrates just how close the tree is to the house, and the select pruning that has taken place to reduce the expansive overhang of the tree over the house.



Figure 21: North side of property, looking toward the corner of Pembina and Salter Street

4.5. CONCLUSION

The Northern Red Oak tree situated at 203 Pembina Street is healthy, with limited pruning to the side adjacent the house. It is a landmark feature and dominates the front yard due to its expansive canopy and its height.

4.6. HERITAGE EVALUATION

4.6.1. AESTHETIC

This evaluates the type of landscape, tree or other feature, its uniqueness amongst the local area or broader community, including design attributes (if applicable), construction methods and materials (if applicable), and any documentation on the significance of the designer/architect (if applicable).

SPECIES

Assessment: It is a Northern Red Oak tree, and while found in other parts of the Lower Mainland, is uncommon to the local area and native to south-eastern and south-central Canada and the eastern and central United States.	
Grading: A good example of a species of tree that remains common in New Westminster and the Lower Mainland. It appears healthy.	Good
Scoring:	12

DESIGN

Assessment: No design features can be attributed to the tree as it does not form part of a larger landscape with human intervention.	
Grading: No special significance or quality.	Fair
Scoring:	0

Subtotal: 12

4.6.2. CULTURAL HISTORY

This evaluates the historical association with important people or events, along with historical patterns within the community's or wider city history.

HISTORICAL ASSOCIATION

Assessment: The historical documentation of the tree is known to be associated with members of the former firehall situated immediately to the south, who gathered on the property to enjoy the shade.	
Grading: While the landscape feature does have some known historical association, it is somewhat tenuous and not directly related to an event, organization or person(s) that may be important to the local area.	Fair
Scoring:	0

HISTORICAL PATTERN

Assessment: The age of the tree points to a high probability that it was planted either around the time of the initial subdivision of an agricultural parcel (c. 1913) which fronted on to the South Arm of the Fraser River (then known as Dyke Road), or if slightly later, at a time when the pioneer homestead was still in place. This was when Lot 1 was still part of that farm homestead. It is one of the last remnants of this early pioneer settlement, harking back to a time when farming was the prevalent activity (with industry further to the east).	
Grading: A landscape feature that is one of the earliest surviving examples in a local area.	Very Good
Scoring:	15

Subtotal: 15**4.6.3. GENERAL CONTEXT**

This evaluates the context of a landscape, tree or other feature within the broader historical landscape or neighbourhood, its compatibility with other features or the built form, and its symbolic importance as a local or wider landmark.

LANDSCAPE/SITE

Assessment: The tree is set on a flat site, and a corner lot, in close proximity to a house dating from 1966. There are no other landscape features connected to the tree.	
Grading: No significant and recognizable landscape features or building/site relationship.	Fair
Scoring:	0

NEIGHBOURHOOD

Assessment: The tree is not situated in the vicinity of other trees of a similar vintage, and there is no continuity to other properties.	
Grading: A landscape feature which is not part of a contiguous group of similar trees, in terms of type or age, but is in an area of compatible use.	Fair
Scoring:	0

VISUAL/SYMBOLIC

Assessment: The tree has strong visual value, and is a landmark in the neighbourhood.	
Grading: A landscape feature which has landmark or symbolic significance.	Good
Scoring:	8

Subtotal: 8**4.6.4. CONDITION/INTEGRITY**

This evaluates the degree to which the landscape, tree or other feature has been altered over time. Alterations should also be taken into account, as they might contribute to a deeper understanding of how the resource has evolved over time.

Assessment: The tree has retained its overall form, with some minor pruning on the east side (adjacent the house), with excellent compartmentalization: none of it affects the canopy or height. Pruning has been done in a way that is respectful and has not compromised its health or impacted the historic character.	
Grading: A landscape feature with no alterations that detract from its overall appearance or affect its health.	Excellent
Scoring:	0

Subtotal: 0**TOTAL: 35 (of a maximum of 70)**

4.6.5. CONCLUSION

Based on the above evaluation, and supporting documentation, it is concluded that the Northern Red Oak tree situated at 203 Pembina Street has heritage value. This is connected primarily to its age, its illustration of the most early historical pattern of development in Queensborough in the early 20th century, associated with the pioneer agricultural development of the eastern end of Lulu Island, and its feature as landmark in the local area. As one of the largest oak trees in New Westminster, it is in excellent overall health and has been generally well maintained.

A **score of at least 20** is expected for a landscape, tree or other feature to be considered worthy of a candidate for heritage consideration, including addition to a Heritage Register. Based on this evaluation, and its score of 35 of a maximum total of 70, it is concluded that this oak tree **does** have adequate heritage merit to be considered worthy of retention and consideration for addition to either a heritage inventory or heritage register.

5. HERITAGE PLANNING TOOLS

The City of Vancouver has 35 resources listed on its Heritage Register that are trees. While only a small number are legally protected by by-law (see Section 5.1), having a resource such as a tree on a heritage register forms the basis for proceeding in the future to have any one of these trees legally protected, either through designation, a Heritage Revitalization Agreement, or covenant.

5.1. HERITAGE DESIGNATION

Heritage designation is a form of legal protection for heritage resources found in the *Local Government Act*. It is achieved through municipal (city, town or village) Council's approval of a by-law, and it can apply to part or all of an exterior and structure, and it may also apply to select interior elements itemized in the by-law. It may also apply to cultural landscapes or landscape features, including trees. Typically, any building (or other feature) that is listed on a municipal heritage register, or qualifies to be added to a heritage register, may receive heritage designation through either a voluntary process brought forward by the owner, or through a development permit process that may involve heritage incentives.

The intent of heritage designation is to protect a resource over the long-term, and cannot be terminated without Council approval. Alterations that are made to a designated component are expected to be respectful and compatible, and require a Heritage Alteration Permit issued by the municipality in conjunction with a Development Permit or some other kind of permit.

Incentives are often proposed as a form of “compensation” to the owner, which the owner legally waives through a side agreement or some other written confirmation. (If the compensation is not waived, a municipality can be liable to compensate the owner for loss in property value if it can be proved that the heritage designation had an adverse impact on property value.)

Approval of a heritage designation by-law must be made through the Public Hearing process. Because of the compensation issue, virtually all designations are “voluntary”, in the sense that the owner agrees to it in conjunction with incentives offered by the municipality typically through a development permit or rezoning process. Incentives are either monetary or non-monetary – or designation may be done as a truly voluntary exercise where the owner offers the designation and waives the right to compensation. The former approach, through a development permit or rezoning, is the predominant approach, while latter is much less common.

Incentives, as noted above, can be monetary, in the form of grants or municipal tax abatement, or non-monetary, such as additional floor area, additional residential units, or other zoning incentives. The incentives are weighed against the obligations of legal protection and the costs of refurbishing, moving or otherwise restoring a heritage resource.

In the case of trees or other landscape features, a number of precedents exist in the Lower Mainland where they were protected by a designation by-law. These include:

- Shannon Estate, 7128 Adera Street, Vancouver: three Copper Beeches
- 4100-8400 Cambie Street, Vancouver: multiple trees located on the Cambie Boulevard
- 5872 Wales Street, Vancouver: two Douglas Firs and a Copper Beech
- Avenue of Trees, North Side Old McLellan Road, Surrey: 14 Douglas Fir and one Western Red Cedar
- West Side Old McLellan Road, north of Christ Church, Surrey: one Royal Oak
- 8920 Queen Mary Boulevard, Surrey: Red Cedar Stump
- Semiahmoo Trail, from 20th Avenue north to Nickomekl River, Surrey: all landscape features including trees
- St. Oswald’s Trees, 190 Street between 95A and 96 Avenue, Surrey: four Douglas Firs and Western Red Cedar
- 10011 Cambie Road, Richmond: Redwood Trees (Richmond Bylaw #5395)
- 6900 River Road, Richmond: Brighthouse Trees (Richmond Bylaw #8734)

As a first step prior to heritage designation, a resource is typically already listed on a municipal Heritage Register, or it has been assessed as worthy of addition to a Register. In the latter case, the administrative addition to the Register and Public

Hearing to introduce (and ultimately enact) the designation by-law can be approved simultaneously by Council.

In the past, heritage designation was commonly used by municipalities to protect trees on public property, but in more recent years, equally stringent protection has been put in place through city-wide tree by-laws regardless of the heritage qualities of any tree, that allows for long-term protection.

Heritage designation can still be used on private property, but it does require the owner to waive compensation that the city may be liable for under the *Local Government Act*. The other important consideration is that designation on its own may not be the appropriate planning tool to achieve tree or landscape protection in exchange for zoning variances or other substantial incentives such as density. Using heritage designation as the approach in exchange for incentives would only work in jurisdictions where Council has granted the Director of Planning the discretion (and authority) to relax certain provisions. There is another tool more specifically tailored to this situation which any municipality can use, known as a Heritage Revitalization Agreement (see Section 5.2).

5.2. HERITAGE REVITALIZATION AGREEMENT

Under the *Local Government Act*, a Heritage Revitalization Agreement (HRA) is a legal agreement negotiated between an owner and a municipality, and may provide for a wide range of both specific and flexible provisions. It may vary municipal by-laws such as zoning, signage, and others.

An HRA may be time-specific or longer term (time unspecified). It can also include provisions covering the owner's obligations to seek municipal approval through the permit process for alterations to components that are protected (generally exterior elements only), and the owner's obligations to maintain the building to a high standard. The agreement must be tied to a by-law passed by Council, and it is sometimes used in conjunction with Heritage Designation (see Section 5.2), although it is not necessary to have the two linked together.

If an HRA varies use or density, a Public Hearing is required. It is another means of offering heritage incentives to an owner – by varying zoning provisions or other by-laws that are tailored to the specific circumstances of the site – to compensate for the obligations of the terms of the agreement.

It is not necessary for a resource to be listed on a municipal heritage register in order to be approved as an HRA, it simply has to be formally recognized by municipal Council as having heritage value. That is what forms the basis for the legal agreement, typically expressed in a Statement of Significance. However, virtually all HRAs have been for resources that are already listed on, or brought forward for

addition to, a municipal heritage register. One example of a resource that is not on a heritage register, which is subject to an HRA, is the BowMac sign on West Broadway in Vancouver (albeit not a landscape resource but nevertheless protected by the HRA).

Other examples of landscape resources protected by an HRA include the following:

- Shannon Estate, 1520 Atlas Lane, Vancouver: three Copper Beeches as part of designation of the mansion and grounds of estate – to permit additional density as part of a townhouse redevelopment
- 5872 Wales Street, Vancouver: two Douglas Firs and a Copper Beech as part of designation of the house – to permit additional density
- Latimer Residence, 8534 192 Street, Surrey: one Sawtooth Oak and two Bigleaf Maple – permit a second single family dwelling.
- Guy Richardson House, 16940 Friesian Drive, Surrey: original rose garden and rock wall – to vary setbacks, height and permitted floor area.

5.3. SECTION 219 COVENANT

A covenant is an alternative form of legal protection, as defined under Section 219 of the *Land Title Act*. It is generally a simpler form of protection that can be implemented in a shorter time frame, as it does not require Council approval, Public Hearing, or by-law enactment. It does not include a compensation provision as is the case with heritage designation, which simplifies the process. It requires registration at the Land Title Office for it to be put on title, and is typically done in conjunction with a development permit, a simpler process than rezoning.

However, it has many limitations – for example, it cannot vary use or density – although some of the terms that are often found in an HRA can be duplicated in a covenant. It is more useful in cases where certain elements of a heritage building, such as a façade, are being retained and restored with the rest of the building demolished and redeveloped.

5.4. CONCLUSION

Heritage designation, Heritage Revitalization Agreements and Section 219 Covenants are all effective means of protecting a heritage resource, but each has their limitations and challenges in terms of timing, process and approvals.

Heritage designation is the most traditional form of legal protection, but also one of the more challenging approaches, as financial (or other) compensation needs to be provided through either a rezoning or development permit process, unless the owner waives that compensation requirement (i.e. “voluntary” designation). Compensation can be either monetary, using grants, tax relief, etc. – or non-

monetary using incentives such as by-law relaxation, in cases where planning policy allows.

An HRA is the most flexible and effective tool for heritage protection and incentives are most often (and more effectively) captured through an HRA. For example, for sites that are particularly complicated due to building siting, landscaping or external components such as existing zoning or OCP provisions, the HRA is the most effective as it can vary zoning or other by-law provisions, and offer incentives to the owner in exchange for long-term protection. Incentives can also be crafted to off-set the premium costs for rehabilitation and restoration. In particular, for buildings or structures that cannot be moved without compromising the structural integrity or context or for natural features that simply cannot be moved without impacting the health or historic context, the HRA is the perfect tool to allow flexible planning provisions, critical to achieve retention, preservation and rehabilitation. As a natural feature that has cultural and contextual significance, the oak tree situated at 203 Pembina Street meets the criteria for such consideration – through recognition, retention and protection, and the HRA is the recommended approach here.

A Section 219 Covenant would be another means of protection, but only if zoning by-law variances were not required. In the case of this oak tree, variances clearly are required in order to both develop the property with the retention of the tree. Therefore, a covenant is not a recommended approach in this case.

6. FINAL CONCLUSIONS

The Northern Red Oak tree located at 203 Pembina Street, confirmed by an arborist as over 80 years old, is a historic feature within the cultural landscape of Queensborough. The tree is healthy, well cared for and is a neighbourhood landmark. It has been evaluated and is considered worthy of retention, and its historic and natural attributes make it an excellent candidate to be added to a local or municipal heritage inventory, or a Heritage Register. Given its historical, cultural and aesthetic value, protection tools should be considered as part of any proposal for redevelopment of this property. A Heritage Revitalization Agreement is the most appropriate tool to allow for the retention and legal protection of the Northern Red Oak tree, putting in place long-term obligations on the owner (registered on title) to retain and protect it, while providing the necessary by-law variances that will also allow for the redevelopment of this property.

7. HISTORIC RESEARCH

7.1. OWNERSHIP AND OCCUPANCY

Ownership and occupancy were not researched as part of this report, as neither aspect was not considered relevant to the historical significance of the Northern Red Oak tree.

7.2. CITY DIRECTORIES

City Directories were consulted for the purpose of establishing a historical development pattern along Pembina Street. However, the directories were not used to determine association with any particular individual, as would typically be the case with researching a building.

7.3. REFERENCES – MUNICIPAL AND OTHER RECORDS

- Title Search: N/A
- City of New Westminster Plans: No plans available
- City of New Westminster Archives Plans: No plans available
- Water Application Records: Not available
- Maps: Fire Insurance Plans: 1913 and 1957
- City Directories: Wrigley's British Columbia Directory (1919-1923); Wrigley Henderson Amalgamated (1924-1926); Wrigley's BC Directory (1926-1932); Wrigley's Greater Vancouver and New Westminster Directory (1933); Sun British Columbia Directory (1934); British Columbia and Yukon Directory (1935-1948); Vancouver and New Westminster City Directory (1949 -1955); Lower Fraser Valley Directory (1956-1966)
- BC Assessment Records <https://www.bcasessment.ca/>
- The History of Queensborough by Queensborough Landing SC, November 8, 2018 <http://queensboroughlanding.ca/the-history-of-queensborough/>
- New Westminster's Neighbourhoods – Historical Context Statements (Queensborough), Denise Cook Design / Birmingham & Wood / Jean Barman, July 8, 2011
<https://www.newwestcity.ca/database/rte/files/Queensborough%20Context%2008%20July%202011.pdf>

7.4. PUBLICATIONS AND DOCUMENTS

- *Royal City – A Photographic Inventory of New Westminster, 1858-1960.* Jim Wolf, Heritage House Publishing Company Ltd., 2005.
- *Historical Atlas of Vancouver and the Fraser Valley.* Derek Hayes, Douglas & McIntyre, 2005.
- *Penguin Dictionary of Architecture and Landscape Architecture*, 5th Edition, Penguin Books, 1999.
- *Time and Tide: The Settlement of Lulu Island's South Arm Shore.* Mary Keen, City of Richmond Archives, 2005.



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REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** July 6, 2022
From: Lisa Wambaa, Planning Assistant **File:** HER00868
Item #: 2022-507
Subject: Heritage Review (Demolition): 38 Tenth Avenue

PURPOSE

To review the heritage value of the building and provide a recommendation on demolition.

SUMMARY

The Edwardian Box style house at 38 Tenth Avenue, in the Glenbrooke North neighbourhood, was built in 1913. The building is not legally protected by bylaw, and hasn't been listed on the City's Heritage Register nor Inventory. As a result of the building's age (100 years old) and as it has elements of its original style, the Community Heritage Commission is being asked to review the heritage value of this building in advance of a Demolition Permit process.

GUIDING POLICY AND REGULATIONS

100 Year and Older Heritage Review Policy

In 2020, Council approved a revised heritage review policy, which highlights the City's interest in retaining New Westminster's oldest buildings. As such, redevelopment applications for buildings that are 100 years and older require a Heritage Assessment and review by the Community Heritage Commission.

Demolition Permits

Demolition Permits are issued by the Director of Climate Action, Planning and Development, though the Director may forward the application to Council for further consideration, or consideration of a temporary protection order where warranted.

Temporary Protection Order

A temporary protection order may be issued by Council for a property that is or may be considered to have heritage value sufficient to justify its conservation. Without consent of the owner, a temporary protection order may only last 60 days, after which the demolition permit must be issued.

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term protection on the land title of a property and which is the primary form of regulation that can prohibit demolition. Heritage Designation does not require owner consent. However, without consent of the owner, the owner is entitled under Provincial law to claim compensation for loss of zoning entitlement value from the Designation.

BACKGROUND INFORMATION

Property Description

The house at 38 Tenth Ave was built in 1913 and is approximately 252 sq. m. (2,711 sq. ft.). It is two stories above a basement, and has a density of about 0.294 floor space ratio (FSR), which is approximately 50% of the squarefootage available to the property in the Zoning Bylaw. The property is on the south side of Tenth Avenue and is on a sloping lot.

This house has a hipped roof, a full-width front porch, chimney, and little decorative detailing. The historic fenestration pattern and trim appears to have been retained with the addition of aluminum and vinyl replacement windows. The exterior cladding is a pebble dash stucco; it is unknown whether the original wood siding was removed or is still present underneath the stucco.

Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and heritage assessment (Appendix B), it's clear the house's overall form and massing has been retained though the building's exterior has been altered with the application of pebble dash stucco on the entire building and the replacement of original windows. The exterior surfaces of the house show evidence of deterioration of materials, in particular, the roof and porch. Overall the house appears to be in fair condition.

Development Policy Context

The property is zoned Duplex Districts (RT-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. The owners are permitted double the density currently on the site without further Planning approvals.

In the Official Community Plan (OCP), the property is designated as “Residential – Ground Oriented Infill Housing” (RGO) which envisions a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character.

Site Context

The subject site is located in the Glenbrooke North neighbourhood, on the south side of Tenth Avenue between First Street and Colborne Street/McBride Boulevard. Across the street, on the north side of Tenth Avenue, is the City of Burnaby. On the south side of the street are single-detached houses and duplexes that were constructed in various time periods, ranging from 1912 (1), to 2018 (1); many built mid-century: 1946 (1), 1956 (2), 1962 (1) and 1975 (1). A site location map is included as Appendix A.

DISCUSSION

Heritage Value

A heritage assessment indicates the house may have historic value for its age (1913) and aesthetic value for its Edwardian Box (also known as American Foursquare) style. It appears to have retained some of its original design and character-defining elements including:

- overall form and massing,
- hipped roof,
- original windows openings, and
- front porch.

From its construction to the present, it has been determined that no individuals with citywide historical significance are meaningfully associated with the site. A heritage assessment with further details is available in Appendix B.

FEEDBACK FROM THE COMMISSION

The following options are available for consideration by the Community Heritage Commission:

- 1) That the Community Heritage Commission recommend the Director of Climate Action, Planning and Development issue a Demolition Permit for the house at 38 Tenth Avenue and that the applicant consider deconstruction as an alternative to demolition waste;

- 2) That the Community Heritage Commission recommend the Director of Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 38 Tenth Avenue; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order for 38 Tenth Ave; or
- 4) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Heritage Assessment and Current Photographs

This report was prepared by:

Lisa Wambaa, Planning Assistant

Kathleen Stevens, Heritage Planning Analyst

This report was reviewed by:

Britney Dack, Senior Heritage Planner

Appendix A
Site Context Map

38 Tenth Avenue



0.1 0 0.03 0.1 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Appendix B

Heritage Assessment and Current Photographs



**Heritage Value Assessment
38 Tenth Avenue, New Westminster, B.C.**

June 2022

BACKGROUND

Synaxis Associates was contacted by a representative of the property owner to conduct a Heritage Value Assessment for 38 Tenth Avenue, located in the Glenbrooke North neighbourhood of the City of New Westminster. Since the house on the property is well over 100 years old, the City of New Westminster required that a Heritage Value Assessment be completed for pre-development application or review. Synaxis Associates specializes in assessment of community Heritage values. The firm's principal consultant, Matthew Francis, has been a leader in the field of values-based approaches to Heritage Conservation and Heritage-based development for over a decade.

The property located at 38 Tenth Avenue is not listed or otherwise documented on any of the City of New Westminster's current Heritage Inventories. A neighbouring property located at 930 - 1st Street, is on the 1993 Heritage Inventory. Due to the age of the existing house at 38 Tenth Avenue, however, a values-based Heritage Assessment, carried out by a qualified heritage professional, is required to provide sufficient contextual knowledge, to ensure that the City's heritage values are appropriately conserved. An enriched understanding of sustainability, which includes heritage values, balanced with the parallel priorities of quality and affordable housing, assist local governments to achieve their goals - not least in the overall liveability of the built and social environment.

Matthew Francis, MA, CAHP, Principal of Synaxis Associates, is a Professional Member in good standing of the Canadian Association of Heritage Professionals | Association canadienne d'experts-conseils en patrimoine (CAHP-ACECP) and the British Columbia Association of Heritage Professionals.



Synaxis Associates' Matthew Francis (pictured at right), leading a workshop for the leaders of the Alberta Main Street Program in the City of Lethbridge's historic Chinatown, June 2014.

METHODOLOGY

Synaxis Associates employs a hybrid methodology to determine community Heritage Value. These methods are informed by the Pan-Canadian Historic Places Initiative, and the tools that have been developed since the early 2000s, as part of that partnership of Provinces, Territories, and Indigenous communities, with the Government of Canada. Local practices and articulations of Heritage value are always taken into consideration, alongside best practices drawn from other contexts.



The City of New Westminster describes Heritage value as follows:

<https://www.newwestcity.ca/heritage>

IMPORTANCE OF HERITAGE

There are social, financial and environmental benefits to retaining heritage buildings in a community.

- *First, heritage sites are a connection to the past and provide a sense of history and continuity. Heritage sites also tell the stories of who we are what we have experienced as a community, in addition to functioning as landmarks and having significant aesthetic value.*
- *Second, heritage buildings often retain their value with more resiliency as property markets shift through time and support tourism.*
- *Third, the retention of a heritage building is the more sustainable choice over demolition and replacement when the costs of the embodied energy in the building, accumulation of material in the landfill and the cost of new construction is balanced against potential energy savings. Heritage conservation just make sense.*

HERITAGE CONSERVATION AND HERITAGE VALUE

conservation is the management of change. It is a comprehensive and continuous activity that has its foundation in legislation and in community participation and support.

The Standards and Guidelines for the Conservation of Historic Places in Canada, a comprehensive guide to best historic conservation practices, defines heritage value as the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations.

Generally, any structure older than 50 years may have heritage value. Each building and structure is unique and it will have its own distinct set of character-defining elements. Character-defining elements can range from the tangible features (e.g., massing, materials, construction, decorative details, how and where it sits on the site, and its relation to its surroundings) to the intangible features (e.g., memories, stories, cultural practices, associated people or events, and its sense of time and place).

Where local governments have not explicitly expressed or defined their own frameworks for understanding, the following Heritage Significance (Value) Criteria are often employed.

A	Theme / Activity / Cultural Practice / Event	A resource must be directly associated with a theme, activity, cultural practice or event that has made a significant contribution to the broad pattern of municipal history.
B	Institution / Person	A resource must be directly associated with a significant institution or with the life of a significant person in the municipality's past.
C	Design / Style / Construction	<ol style="list-style-type: none"> 1. Style / Type / Method of Construction 2. Work of a Master 3. High Artistic Value <p>A resource must embody the distinctive characteristics of a type, style, period or method of construction, or represent the work of a master, or express high artistic values.</p>
D	Information Potential	A resource must have yielded, or be likely to yield, information important to the municipality's history, prehistory or natural history.
E	Landmark / Symbolic Value	A resource must be particularly prominent or conspicuous, and must have acquired special visual, sentimental or symbolic value that transcends its function. A landmark contributes to the distinctive character of the municipality.

The City of New Westminster, in its 2009 Context Statement for its Historic neighbourhoods, has articulated both general Heritage values for Glenbrooke North, and also a Thematic Framework for the neighbourhood.

Glenbrooke North - Heritage Values

According to the City of New Westminster's 2009 Context Statement, the neighbourhood of Glenbrooke North is valued for:

- *Sharing some of the formal stateliness of Queen's Park particularly seen in the extension of the major Second and Fifth Street boulevards;*
- *Aesthetic value for having a landward focus with near views rather than a focus on the Fraser River and delta lands south and west of the city;*
- *Aesthetic value lies in the meeting of the grid with the challenging topography of the old Glenbrooke ravine, and the variety of street dimensions, lot sizes, and land use that the accommodation of street to landform entails.*
- *Aesthetically valued for showing a robust selection of housing spanning from the early--20th Century Edwardian boom years to the post-Second World War suburban bungalow boom.*
- *The neighbourhood is culturally significant for having been the place for large-scale commercial development and post-war public housing on filled ravine lands, and its replacement with multiple-unit housing immediately north of Queen's Park.*

Glenbrooke North Thematic Framework

Suburban development:

- *Later settlement in a location away from Downtown*
- *Development during the boom years around 1912*
- *Mix of lot sizes and diverse building styles*

Centre for City infrastructure:

- *Infill of Glen Ravine and Glenbrooke sewer construction*
- *Location of Public Works yard and city substation*

Post WWII boom and transformation:

- *Commercial development on Sixth Street*
- *Consumers for new retail facilities*

HERITAGE VALUE ASSESSMENT - 38 Tenth Avenue



Front (North-facing) elevation



Rear (South-facing) elevation

(Synaxis Associates photos 2022.06.13)

1.0 - IDENTIFICATION

Name of building: None (no historic or informal name associations on record)

Street address: 38 Tenth Avenue, New Westminster

PID: 010-202-374

Legal description: LOT 23 SUBURBAN BLOCK 14 PLAN 16624

Zoning: RT1

Declared Value: \$1, 272, 500 (As recorded June 2, 2022)

Evaluation status: Not listed on any current City of New Westminster Heritage Inventory.

2.0 - HISTORICAL SIGNIFICANCE

Construction date and source: 1913

Original owner and source: Delina M. Reid, Land Title 47178F

People or events of historic interest associated with the site:

From its construction to the present, it has been determined that no individuals with city-wide historical significance are meaningfully associated with the site.

38 Tenth Avenue, New Westminster, BC

Ownership Chronology

Registered Owner(s)	Date Registered	Title
James Chambers	June 5, 1894	707F
Delina M. Reid	February 20, 1914	47178F
William A. Milburn	October 23, 1918	25619E
Corporation of the City of New Westminster	November 12, 1919	29670E
Alexander Matthews and Emily Eleanor Franky	July 5, 1932	10676E
Corporation of the City of New Westminster	October 28, 1935	113164E
Elsie Le Mare Matthews ("In Trust")	May 27, 1943	159787E
Elias Winslow Peacock and Estella Phylis Peacock	May 31, 1943	159951E
Alessandro Avoledo and Maria Avoledo	July 7, 1948	242391E
Maria Avoledo	April 25, 1950	268133E
Peter Olenyk	April 26, 1950	268134E
Harry Olenyk and Mary Olenyk	September 25, 1952	301921E
Percy Martin Strand and Helen Rose Strand	February 29, 1956	362740E
Percy Martin Strand and Helen Rose Strand	June 21, 1956	369618E
Joel Douglas Brennen and Tatsuko Yuka Brennen	October 13, 1993	BG340475
Joel Douglas Brennen, Tatsuko Yuka Brennen, Emma Olivia Brennen, Minoru Alan Brennen, Makotu Neal Brennen, Takumi Clay Brennen	April 28, 2022	CA9843522

3.0 - USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB number: 0101

4.0 - ARCHITECTURE AND STRUCTURE

The following descriptive images are derived from the Canadian Inventory of Historic Buildings (CIHB), as employed in the Government of Alberta's Municipal Heritage Partnership Program.

As expected, the house has evolved over its lifespan, with various elements replaced over time, including windows, roofing, and siding.

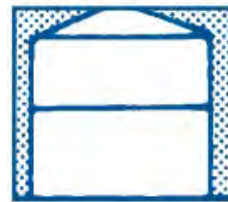
Footprint or General Plan:



1201

Square

Number of storeys:



1504

Storeys: 2

Foundation Material:

Basement:



1705

Partial Above
Ground Level

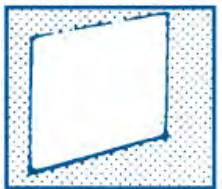
Structural Material: Wood Frame



3011

Nailed Frame

Superstructure Cover / Exterior Treatment:



2405

Plaster or Stucco

Pebble Dash Stucco

Windows: It appears that a combination of fixed, double-hung, and horizontal sliding aluminum/vinyl replacement windows are in place throughout; likely the original or historic fenestration pattern is more or less retained. No extant historic photographs are available.



5807

Horizontal Sliding



5808

Fixed



5803

Single or
Double Hung

Chimney Location



4309

Side to Side:
Exterior Side Right

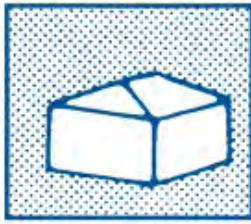
Chimney Stack Massing:



4603

Single

Roof Type:



3207

Low Hip



3508

Plain Soffit

Roof Cover: Asphalt shingles.

Porch or Verandah:



7306

Open Verandah

The house has an open verandah on the front (North) and left (East) elevations.

Condition: Some deterioration is evident on exterior surfaces and materials; some elements, especially the roof and porch, appear to require repair and general maintenance.

5.0 - CONTEXT

Siting on lot: The house, on a sloping lot, faces North towards Tenth Avenue, and maintains a residential setback.

Significant Landscape Features: There are mature coniferous and deciduous trees on the lot, including large prominent cedars in the front and fruit trees in the back.

6.0 – RESEARCH INFORMATION

- LTSA Records – Historic Titles (See Appendix)
- British Columbia City Directories, <https://bccd.vpl.ca/>
- City of New Westminster Archives

7.0 – COMMENTS

The historical context of the house at 38 Tenth Avenue is largely associated with the building boom present across Canada, and specifically in the Glenbrooke North area of New Westminster, in the years leading up to the First World War.

The house at 38 Tenth Avenue is not the “last and best” surviving example of a once common type. Rather, it is typical of pre-First World War residential building stock in the Lower Mainland of British Columbia. While now of interest due to its relative age, this property could easily have been built in other local communities where the same kinds of common materials were also available. But this house is not extraordinary for either its method of construction or its materials.

With regards to the City of New Westminster’s thematic framework for understanding its Heritage Values, various themes may be considered in relation to the house at 38 Tenth Avenue. These themes would primarily be pre-World War One development of New Westminster and Glenbrooke North. The property itself is, however, not highly representative of these values. Other examples within New Westminster’s extant building stock, such as the historic resources already designated or included on the Inventory for their associations with the history and development of the city, embody these themes in more compelling and documented ways.

A	Theme / Activity / Cultural Practice / Event	A resource must be directly associated with a theme, activity, cultural practice or event that has made a significant contribution to the broad pattern of municipal history.
B	Institution / Person	A resource must be directly associated with a significant institution or with the life of a significant person in the municipality's past.
C	Design / Style / Construction	<ol style="list-style-type: none"> 1. Style / Type / Method of Construction 2. Work of a Master 3. High Artistic Value <p>A resource must embody the distinctive characteristics of a type, style, period or method of construction, or represent the work of a master, or express high artistic values.</p>
D	Information Potential	A resource must have yielded, or be likely to yield, information important to the municipality's history, prehistory or natural history.
E	Landmark / Symbolic Value	A resource must be particularly prominent or conspicuous, and must have acquired special visual, sentimental or symbolic value that transcends its function. A landmark contributes to the distinctive character of the municipality.

When we consider the property at 38 Tenth Avenue in relation to established significance criteria for determining Heritage Value, only Category "A" would *possibly* apply, in relation to the theme of Pre-First World War development in Glenbrooke North. Considering that the Context Statement for Glenbrook North identifies the 1950s as being the neighbourhood's primary period of significance, this significance criteria would not be sufficient to make a compelling case for heritage protection of the subject property in 2022.

DETERMINATION of Heritage Value / Professional Opinion

From a values-based perspective, considering the City of New Westminster's values-based approach to Heritage management, and upon review of the available evidence, my professional assessment would be that the house at 38 Tenth Avenue does not possess community Heritage Value to merit ongoing protection or conservation activity at this time.

Respectfully submitted,



Matthew Francis, MA, CAHP, BCAHP



Canadian Association of Heritage Professionals
Association canadienne d'experts-conseils en patrimoine

Founded in 1987
Créée en 1987

This is to certify that
La présente atteste que

Matthew Francis

is a Professional Member of the Canadian Association of Heritage Professionals (CAHP)
est membre professionnel de l'Association canadienne d'experts-conseils en patrimoine (ACECP)

Founded in 1987, CAHP | ACECP represents heritage professionals in Canada who have established, and are committed to maintain, high standards of practice in the conservation of our valued Canadian heritage.

Créée en 1987, l'ACECP | CAHP représente les experts-conseils en patrimoine au Canada qui s'engagent à instaurer et à maintenir des principes et des normes de pratique dans les nombreux domaines connexes à la conservation du patrimoine canadien.

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Dima Cook
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Alan Stacey
Chair Membership Committee/
Président du Comité de la membreship

Elijah Karlo Sabadlan
Secretary/Secrétaire



This 10th Day of December 2019
Ce 10e jour de décembre 2019

Certificate /Certificat No. 2019-35





38











38

