

**COMMUNITY HERITAGE COMMISSION  
AGENDA**

Wednesday, February 1, 2023, 6:00 p.m.

Open to public attendance in Council Chamber, City Hall

Committee members may attend electronically

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.

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	Pages
1. <b><u>CALL TO ORDER AND LAND ACKNOWLEDGEMENT</u></b> The Chair will open the meeting and provide a land acknowledgement.	
2. <b><u>CHANGES TO THE AGENDA</u></b> Additions or deletion of items.	
3. <b><u>ADOPTION OF MINUTES FROM PREVIOUS MEETINGS</u></b>	
3.1     December 7, 2022	3
4. <b><u>REPORTS AND PRESENTATIONS</u></b> Staff and guest reports and presentations for information, discussion, and/or action	
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4.3     Heritage Terms: Glossary To provide the Commission with a glossary of terms and acronyms typically used in heritage planning.	51
4.4     Heritage Review (Demolition): 437 Elmer Street To review the heritage value of the building and provide a recommendation on demolition.	59
4.5     Museums and Heritage Services Orientation	80
5. <b><u>NEW BUSINESS</u></b>	

## **5.1 Election of Alternate Chair**

### **6. END OF MEETING**

### **7. UPCOMING MEETINGS**

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

- March 1
- April 5
- May 3
- June 7
- July 5
- September 6
- October 4
- November 1
- December 6



**COMMUNITY HERITAGE COMMISSION**

**MINUTES**

**Wednesday, December 7, 2022, 6:00 p.m.**

**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
Virginia McMahon*	Community Member

**REGRETS:**

Councillor Daniel Fontaine	Council Representative
Lindsay Macintosh	Community Member
Iulia Sincaian	Community Member

**GUESTS:**

Julia Schueck*	Schueck Heritage Consulting
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**STAFF PRESENT:**

Rob McCullough*	Manager, Museums and Heritage Services, Office of the CAO
Judith Mosley	Senior Heritage Planner, Climate Action, Planning and Development
Kathleen Stevens*	Heritage Planning Analyst, Climate Action, Planning and Development
Dilys Huang	Development Planner, Climate Action, Planning and Development
Lisa Wambaa	Planning Assistant, 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. **INTRODUCTIONS**

None.

3. **CHANGES TO THE AGENDA**

None.

4. **ADOPTION OF MINUTES FROM PREVIOUS MEETINGS**

4.1 **September 7, 2022**

MOVED and SECONDED

**THAT** the minutes of the September 7, 2022 Community Heritage Commission meeting be adopted with the following amendment:

- Page 3, last bullet point should state “structurally sound” as opposed to “architecturally sound.”

**Carried.**

All Commission members present voted in favour of the motion.

5. **REPORTS AND PRESENTATIONS**

5.1 **Heritage Designation Application: 109 Third Avenue**

Kathleen Stevens, Heritage Planning Analyst, reviewed the report dated December 7, 2022 and advised that the owners of 109 Third Avenue are proposing to increase the protection of the 1911 house through a Heritage Designation, which is the strongest form of heritage protection. She noted that the heritage value of the property has already been recognized through its inclusion on the Heritage Inventory and in the Queen’s Park Heritage Conservation Area.

Discussion ensued and Commission members provided the following comments:

- The home is stunning and richly detailed, and it is great to see interior character-defining elements included in this Heritage Designation; and,
- The Commission is grateful to the owners of this home, who have long been advocates of heritage in the community, and all owners who maintain their



heritage resources and pursue voluntary Heritage Designations of their properties.

In response to a question from the Commission, Julie Schueck, Principal, Schueck Heritage Consulting, advised that sleeping porches were popular in California as a way to keep cool during the heat of the summer.

MOVED and SECONDED

**THAT** the Community Heritage Commission recommend that Council support protecting 109 Third Avenue through a Heritage Designation Bylaw and its inclusion on the City's Heritage Register.

**Carried.**

All Commission members present voted in favour of the motion.

## **5.2 Heritage Revitalization Agreement Application: 441 Fader Street**

Kathleen Stevens, Heritage Planning Analyst, reviewed the December 7, 2022 report regarding a Heritage Revitalization Agreement application for 441 Fader Street which would include the retention of a 1930 heritage house and the construction of a new infill house with a secondary rental suite.

Julie Schueck shared a PowerPoint presentation which outlined the following:

- The project and its heritage value, including character-defining elements;
- The heritage house conservation plan; and,
- The proposal for the construction of a new infill house.

In response to questions from the Commission, Ms. Schueck provided the following comments:

- Consultation with the neighbours will begin soon;
- The infill house will be stratified;
- The plan is to keep the new house in the family; however, that could change in the future;
- Generally, there is less of a desire to use all authentic supplies on new homes, especially with cost of wood; and,
- Hardie board siding would only be used on the new build.

Discussion ensued and Commission members provided the following comments:

- The colour scheme is striking and works with house across the street;

- Appreciate seeing an HRA for a house of this size and era in the Sapperton area;
- Clarification is needed regarding the rehabilitation of the windows as both the Conservation Plan and the staff report note the replacement of the current vinyl windows with wood-frame windows; however, window frames and window sashes are different elements of window assembly;
- The appropriate intervention for an HRA would be to preserve and rehabilitate existing wood frames in order to support wood window sashes, with no use of wood veneer or faux wood products;
- While sliding windows are not historically appropriate and hung windows should be used instead, it is understood that the south elevation sliding window is to provide egress;
- If not received already, detailed, measured drawings of the existing condition of the heritage building should be provided to the City; and,
- While the densification is difficult to accept, it is appreciated that the infill house respects the architecture of the existing house and neighbourhood.

MOVED and SECONDED

**THAT** the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 441 Fader Street and its inclusion on the City's Heritage Register.

**Carried.**

All Commission members present voted in favour of the motion.

### **5.3 Pre-Application Review: 63 Merivale Street & 250 Agnes Street**

Dilys Huang, Development Planner, outlined the December 7, 2022 report regarding a Pre-Application Review for 63 Merivale Street and 250 Agnes Street which would include the retention and on-site relocation of the 1916 building, along with the addition of a residential component to the heritage house. During a PowerPoint presentation, Ms. Huang outlined the pre-application review process, the site context, the proposal, elevations, and renderings of the site.

In response to questions from the Commission, Ms. Huang provided the following comments:

- If there is no Heritage Revitalization Agreement in place, based on the existing zoning of the properties, 250 Agnes Street which is currently zoned RM-2 would allow for a low-rise apartment building, and at 63 Merivale Street, which is zoned as RS-2, a single detached dwelling would be permitted;

- The site's land use designation in the Official Community Plan includes low-rise apartments as a permitted building form;
- Records show that there should be eight apartment units in the existing low-rise apartment building;
- The current proposal includes a mix of strata and rental units and the City's Tenant Relocation Policy would be considered during any development review, along with the Rental Replacement Policy that would also be applicable;
- Based on the Rental Replacement Policy, secure market rentals would be required and of that, at least 10% would need to be below market rental units; and,
- If the proposal moves forward as an HRA, a Heritage Conservation Plan would be required to be submitted as part of the application and would include details regarding the relocation of the heritage house.

Discussion ensued and Commission members provided the following comments:

- As the project moves forward, no demolition permit for 250 Agnes should be considered until measures are in place to protect the heritage building from vandalism, keep it in use and restore it;
- It would be great to have some of the original fabric, especially from the fireplace, bricks from the chimney stack, and timber framing from the 1910 building reinstated and interpreted in the proposed multi-unit building;
- The condition of the building at 63 Merivale Street is disappointing, and it is hoped that the applicant and owner have taken precautions to halt further damage and deterioration of it;
- The proposal for the new structure to encase a quarter of the historical building and protrude from the roof is unsightly and disregards Standards 11 and 12 of the Standards and Guidelines for the Conservation of Historic Places in Canada;
- Though not preferable, if a physical connection between the buildings is required it should be restricted to a small passage at the back, have minimal impact on the historical building and be no higher than its eaves;
- Construction of a retaining wall at the corner of Merivale and Dickenson Streets may adversely impact conservation of the original scale of the building; and,
- Once relocated, the sloped grade front elevation of the historical dwelling and the partial above-ground basement exposure of the existing fenestration along Dickenson, should continue to be featured.

#### 5.4 Heritage Review (Demolition): 309 Lawrence Street

Lisa Wambaa, Planning Assistant, reviewed the December 7, 2022 report regarding a Heritage Review (Demolition) for the 1922 house located at 309 Lawrence Street which is not protected by bylaw and has not been listed on the City's Heritage Register but is listed on the 2010 Queensborough Residential Heritage Inventory and is identified as the Ellis Residence.

Discussion ensued and Commission members provided the following comments:

- In contradiction to the Heritage Value Assessment (HVA), the house retains a lot of historical fabric including window sashes, wood cladding, porch canopy, and brick chimney, and does not appear to be significantly altered as noted in the HVA;
- Other aspects that could be considered heritage values are that previous owners of the home include lumber industry blue collar workers who lived in Queensborough, and that the house represents the interwar suburban growth in the city, in a community that provided affordable land to new property owners;
- The building sits on a corner of a large parcel of land that could allow for subdivision and/or the construction of a more modern dwelling on site while conserving the historical building where it is;
- The applicant may benefit from entering into a Heritage Revitalization Agreement with the City;
- It appears that the evaluation is based on whether or not a property has been raised due to the flood plain resulting in significant alteration and almost half of the houses on the 2010 Queensborough Residential Heritage Inventory list have been significantly altered. There is only one dwelling on Ewen Avenue that is noted as worth saving as it has not been raised;
- The phrase in the HVA's heritage value indication list "significantly altered but retains one unique stained-glass window" does not sum up the building very well; and,
- The house could be protected by moving it as has been done in the past.

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 at 309 Lawrence Street; and,

**THAT** consideration be given to placing a temporary protection order, if needed, for the house at 309 Lawrence Street; and,

**THAT** concerns raised by the Commission with respect to the heritage evaluation be conveyed to the applicant.

**Carried.**

All Commission members present voted in favour of the motion.

### **5.5 Heritage Review (Demolition): 413 Rousseau Street**

Lisa Wambaa, Planning Assistant, reviewed the December 7, 2022 report for the regarding a Heritage Review (Demolition) for 413 Rousseau Street noting that the 1907 building is not legally protected by bylaw and is not listed on the City's Heritage Register but is listed on the Heritage Inventory.

Discussion ensued and Commission members provided the following comments:

- This dwelling is in a favourable situation for in-situ conservation with space for an infill house or large addition at the rear of the property;
- Staff should continue to work with application towards a Heritage Revitalization Agreement and possibly consider a temporary protection of the dwelling; and;
- The heritage value alone should be enough for the applicant to consider saving the dwelling as requiring a condition assessment to outline synthetic additions to the structure would be an additional cost for the applicant.

Kathleen Stevens, Heritage Planning Analyst, advised that redevelopment options for this property are very limited unless there is a lot consolidation as the current RS-2 zoning does not allow for an infill carriage house or laneway house.

**MOVED and SECONDED**

**THAT** the Community Heritage Commission recommend that the Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 413 Rousseau Street.

**Carried.**

All Commission members present voted in favour of the motion.

## **6. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS**

### **6.1 Heritage Values Assessment Update**

Judith Mosley, Senior Heritage Planner, reminded Commission members of the discussion that took place at the September 7, 2022 meeting regarding confusion over the requirements for Heritage Assessments.

Ms. Mosley noted that the confusion over the Heritage Values Assessment (HVA) for 933 Fourth Street was a one-off; however, staff have taken several steps, including updating the website and Heritage Review application form, and in staff communications to enquiries to clarify that a HVA should identify the heritage values of the building or site and that the required report is written by a member of the Canadian Association of Heritage Professionals. Given the steps taken, it is anticipated that there will not be confusion with respect to this type of report moving forward.

In response to a question from a Commission member, Ms. Mosley advised that staff can report back to the Commission regarding 809 Carnarvon Street which was issued a demolition permit in August of 2021 and came before the Commission in September 2021. When reporting back, staff will advise if there is still an active demolition permit for the property and if not, if the Commission will be given another opportunity to provide feedback on any future permit application received for this property.

## **7. NEW BUSINESS**

None.

## **8. END OF MEETING**

The meeting ended at 6:58 p.m.

## **9. UPCOMING MEETINGS**

This is the last meeting of the 2022 term.

Certified correct,

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Councillor Jaimie McEvoy

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Carilyn Cook, Committee Clerk



# Committee Orientation

Community Heritage Commission



NEW WESTMINSTER

# Introductions to CHC

## Legislative Services:

- Carilyn Cook, Committee Clerk

## Chair:

- Councillor Jaimie McEvoy

## Council Representative:

- Councillor Daniel Fontaine

## Staff Liaisons:

- Judith Mosley, Senior Heritage Planner
- Kathleen Stevens, Heritage Planning Analyst
- Robert McCullough, Manager, Museums and Heritage Services

## Committee Members:

- |                   |                   |                    |
|-------------------|-------------------|--------------------|
| • Bozana Djuric   | • Samuel Boisvert | • John Davies      |
| • Shelby McCannel | • Iulia Sincaian  | • Virginia McMahon |
| • Jennifer Crews  |                   |                    |





# Orientation Overview

What will be covered?

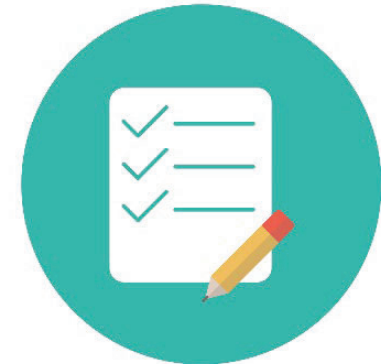


- Role of Advisory Committees
- Orientation Package Overview
- Attendance and Quorum
- Meeting Conduct
- City Policies and Freedom of Information
- Oaths of Office
- Election of Alternate Chair

# Orientation Package

## Contents:

- Committee Terms of Reference
  - *Defines the purpose and structures of the committee*
- Committee Advisory Policy
  - *Guides the creation and management of advisory committees*
- Rules of Conduct
  - *Prescribes roles, responsibilities, and procedures*
- Respectful Workplace and Human Rights Policy
  - *Guides how we treat each other*
- Social Media Policy
  - *Provides a framework for communication on social media*
- Committee Meeting Schedule (also available on City website)
  - *Advises when our meetings take place*
- Freedom of Information (FOI) Permission Form
  - *Permits (or not) the City to contact you*



# What is the Role of an Advisory Committee?

Advisory Committees are  
created by Council  
to provide information  
and advice to Council  
on issues of interest  
to the public.



This assists Council in its  
decision-making process!

Advisory Committees are not autonomous.

This means Council must approve a Committee  
to discuss issues outside of their mandate.

# Attendance is Key

You are expected to attend regularly scheduled meetings.

To make sure we have quorum\*, let us know **whether or not** you will attend.

Without quorum, the Committee can't hold an official meeting or pass recommendations.

\* *Quorum is the majority of appointed members.*



If you can't attend meetings anymore, please discuss it with the Chair or staff liaison.

If you miss three consecutive meetings, Council may, without further notice, remove you from the committee.

Please submit resignations via email to the staff liaison and [committees@newwestcity.ca](mailto:committees@newwestcity.ca)

# Working with Staff

Remember:

The commitment of staff resources and time is the responsibility of Council.



Requests to have staff conduct work outside their work plan must be brought to Council for approval.

Committee work is just one part of staff's work plan, and staff may work on multiple committees.

Please be respectful of staff time. 😊



# Meeting Documents

## Agendas

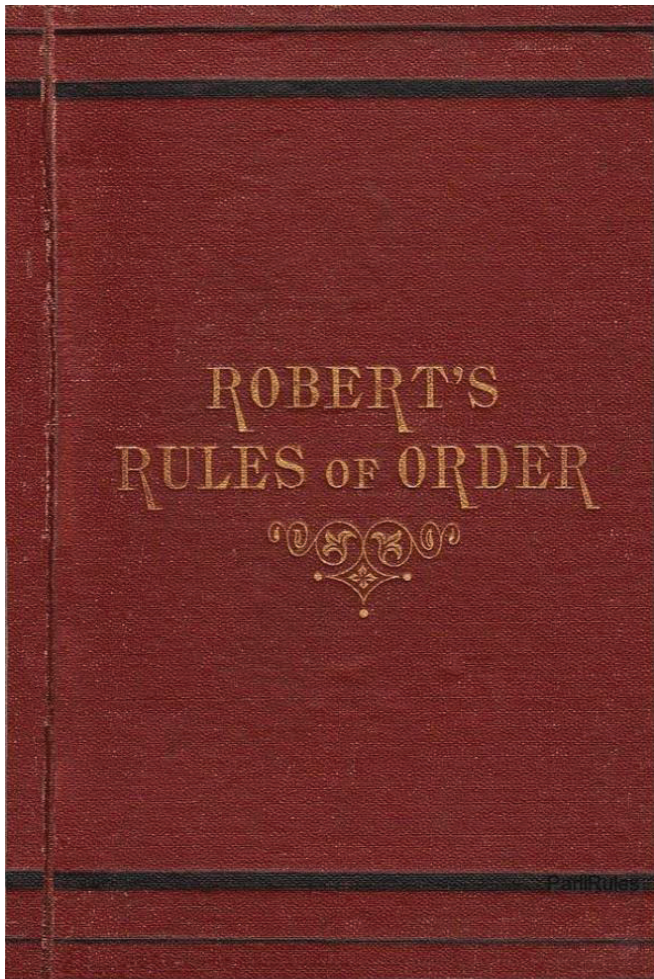
- Sent one week in advance of the meeting
- Read in advance so you can come prepared
- Additions at the beginning of the meeting

## Minutes

- Not verbatim, are meant to summarize the discussion
- Read and let us know if you see errors or omissions
- Posted to the website after they are adopted



# Rules of Order and Meeting Conduct



You do not have to know all of Robert's Rules of Order to participate in the meeting.

In the next few slides, we will cover:

- Conflicts of Interest
- Motions
- Voting

If you *want* to learn more about Robert's Rules, there are many resources online and at the library!

# Conflicts of Interest

A Conflict of Interest must be declared if you believe you have a direct or indirect interest in an item, and you must leave the room.

## Examples of Conflicts of Interest:

- You live within 100 metres of a proposed development;
- A family member or member is involved;
- You would receive monetary benefit;
- You're involved in an organization under discussion.



When in doubt,  
discuss  
and declare!



# Discussion

During discussion of an agenda item, the Chair will maintain a speaker's list.

Raise your hand to have your name added to the list.

Committee discussion is meant to be inclusive, not a back-and-forth between members.



Please bring common courtesy to discussion: wait your turn to speak, use respectful language, etc.

# What is a Motion?

A motion is how a Committee makes a decision.

A Committee member must **MOVE** (or introduce) a motion for consideration.



A motion must be **SECONDED** to proceed with discussion of the motion.

A seconder does not need to agree with the motion that is being moved; they are simply agreeing to debate the motion.

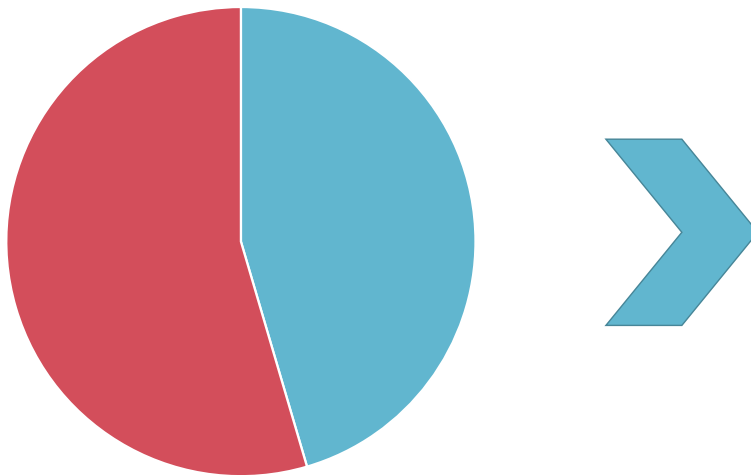
A seconder may still vote in opposition to the motion.



# Voting – in Favour

“Call the question”

The Chair will put the motion to a vote.



To be carried, a motion must have 50% +1 of voting Committee members.

Committee members cannot abstain during a vote.

If a member does not clearly indicate how they vote, the vote will be noted in favour of the motion.

# Voting – in Opposition

Those voting in opposition must clearly raise their hand, or verbally indicate they are voting in opposition.

A tie vote is considered a lost (defeated) vote.

Members who vote in opposition to a motion will have their names recorded in the minutes.



# How does Council receive the motion?

Any committee motion that is passed and requires action or an expenditure of funds must be submitted to Council through a Committee report.

Committee reports include staff comments on the Committee recommendation.

Staff may or may not support the Committee recommendation.

Council may or may not pass a Committee recommendation, or may pass an amended Committee recommendation.



# Respectful Workplace and Human Rights Policy

All persons associated with the City of New Westminster have a responsibility to ensure the City's working environment is free from disrespectful behaviour.

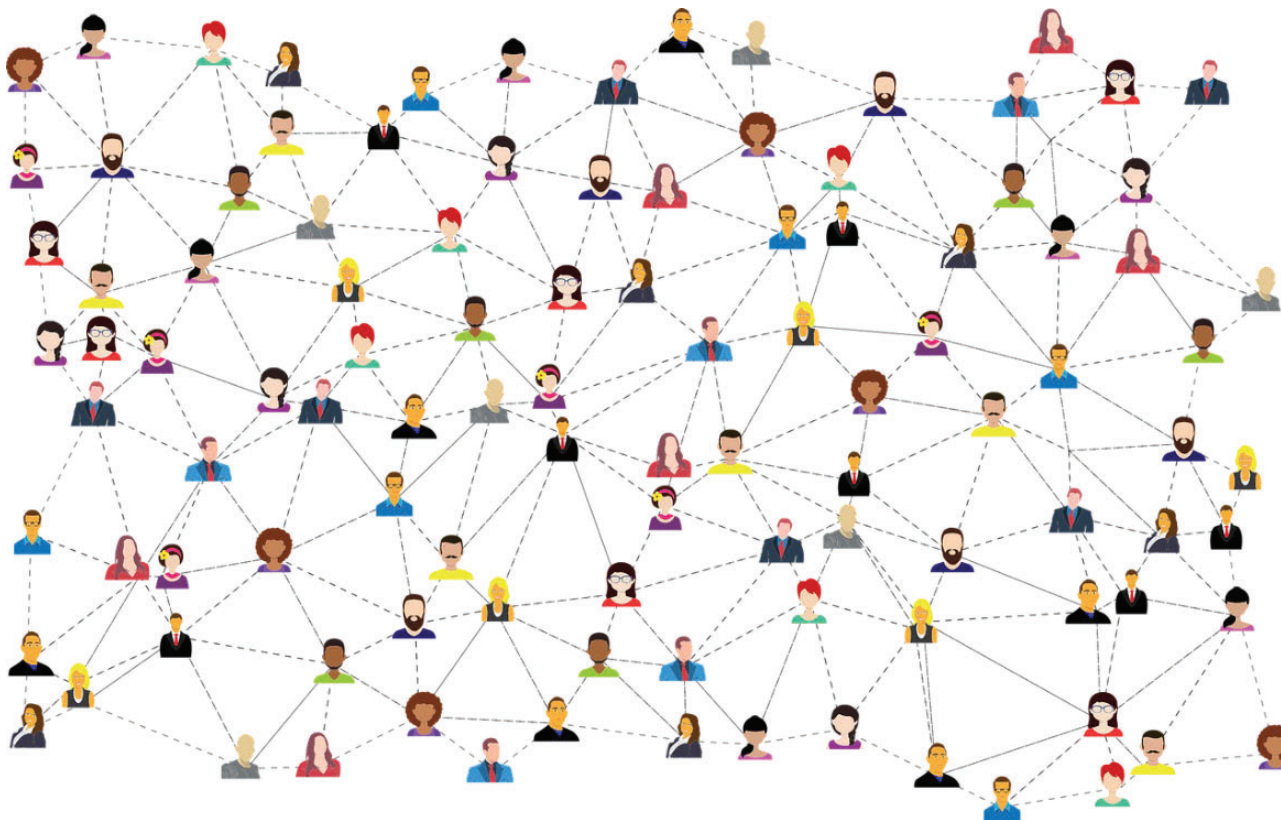
Disrespectful behaviour toward Council, staff, and other Committee members is not tolerated.



# Social Media Policy

As a member of this Committee, you represent the City and the Committee.

Be careful of your social media posts and activity, especially when referencing the City.



# FOI Permission Form

Your personal information is collected under the  
*Freedom of Information and Protection of Privacy Act.*

Staff cannot share Committee members' contact  
information with other Committee members.



It is not mandatory that Committee members indicate yes on the form.  
However, please tick a box and return the form!



# Oaths of Office

THAT I do solemnly affirm that I will truly, faithfully and impartially, to the best of my knowledge and ability, execute the office to which I have been appointed for the City of New Westminster, and that I have not received and will not receive any payment or reward or promise of either, for the exercise of any partiality or other undue execution of my duties.

# Alternate Chairs

Each Committee will elect an Alternate Chair at the first meeting of each term.

The Alternate Chair will serve as the Chair if the Chair is unable to attend a meeting.

Legislative Services will hold a training session for Chairs and Alternate Chairs – date to be confirmed.



# Additional Questions?

Questions and comments can be submitted to the Legislative Services Department.

Email: [committees@newwestcity.ca](mailto:committees@newwestcity.ca)

Phone: 604-527-4523





# NEW WEST'S HERITAGE PROGRAM

Community Heritage Commission Orientation, February 2023



NEW WESTMINSTER



New Westminster's Community Heritage Commission (CHC) sits  
at the pleasure of Council.

The purpose of the CHC is to advise Council on heritage issues.

# WHAT IS HERITAGE?



“...the legacy from the past, what we live with today, and what we pass on to future generations. Our cultural and natural heritage are both irreplaceable sources of life and inspiration.”

# WHAT IS HERITAGE?

## **Tangible:**

- Buildings
- Structures
- Places
- Spaces
- Landscapes
- Objects/artifacts

## **Intangible:**

- Oral traditions and expressions
- Performing arts
- Social practices, rituals and festive events
- Knowledge and practices
- Traditional craftsmanship

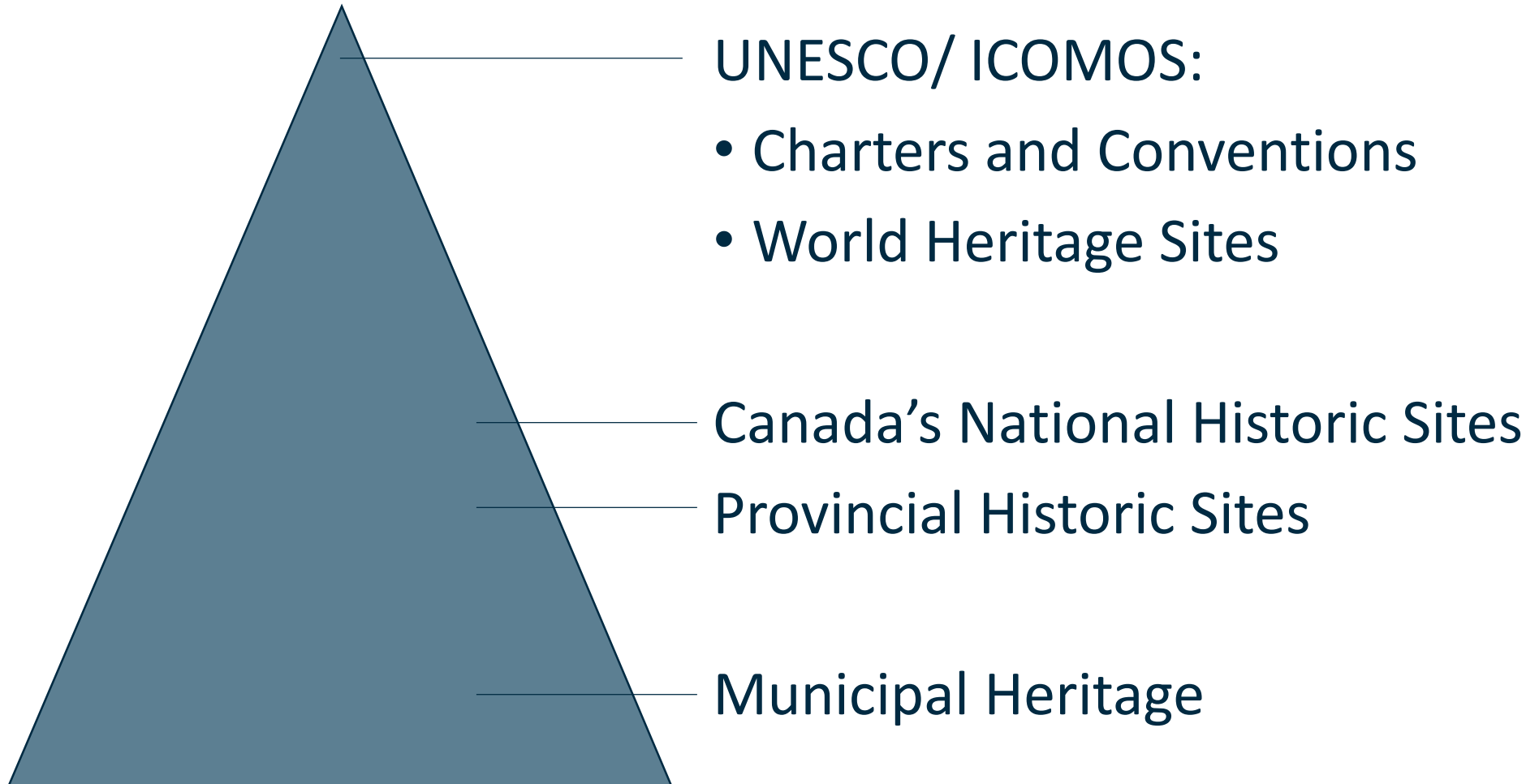
# WHAT IS HERITAGE VALUE?

1. Aesthetic
2. Historic
3. Scientific
4. Cultural
5. Social
6. Spiritual

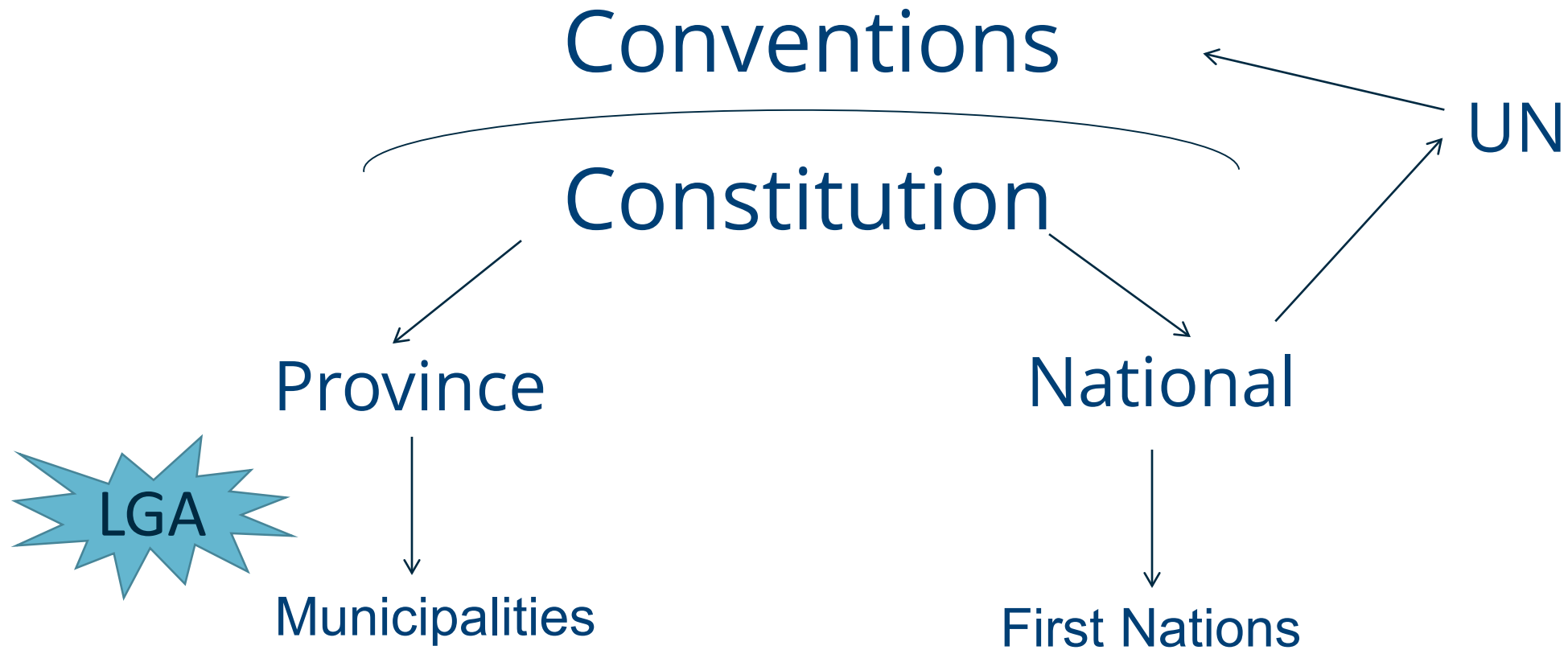




# WHAT IS HERITAGE VALUE?



# HERITAGE LEGISLATION



## KEY POINTS TO REMEMBER

- The City must not work against international treaties
- The City is not subject to federal regulation but may opt into it
- The City must work within the parameters of the provincial legislation
- The City is not able to create or change provincial or federal legislation
- The City may create policy

# HERITAGE TOOLS

## Singular Protection:

- Covenant
- Designation
- Heritage Revitalization Agreement

## Collective Protection:

- Heritage Conservation Area

## Recognition:

- Heritage Register
- Historic District

## Interpretive:

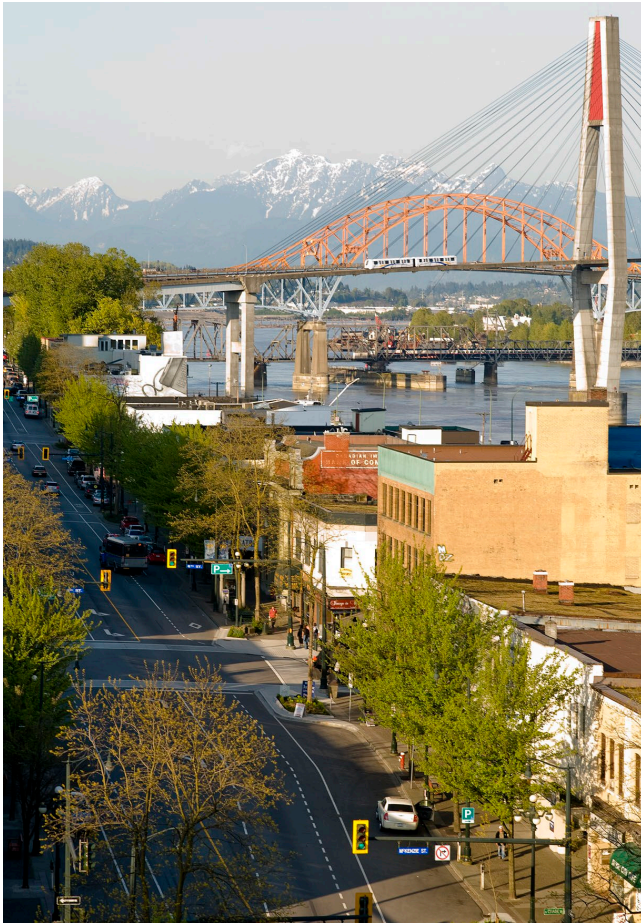
- Commemoration
- Interpretation
- Collection

# RECOGNITION: HERITAGE REGISTER





# RECOGNITION: HISTORIC DISTRICT





# PROTECTION: COVENANT



# PROTECTION: DESIGNATION







# PROTECTION: HERITAGE REVITALIZATION AGREEMENT



# PROTECTION: HERITAGE CONSERVATION AREA



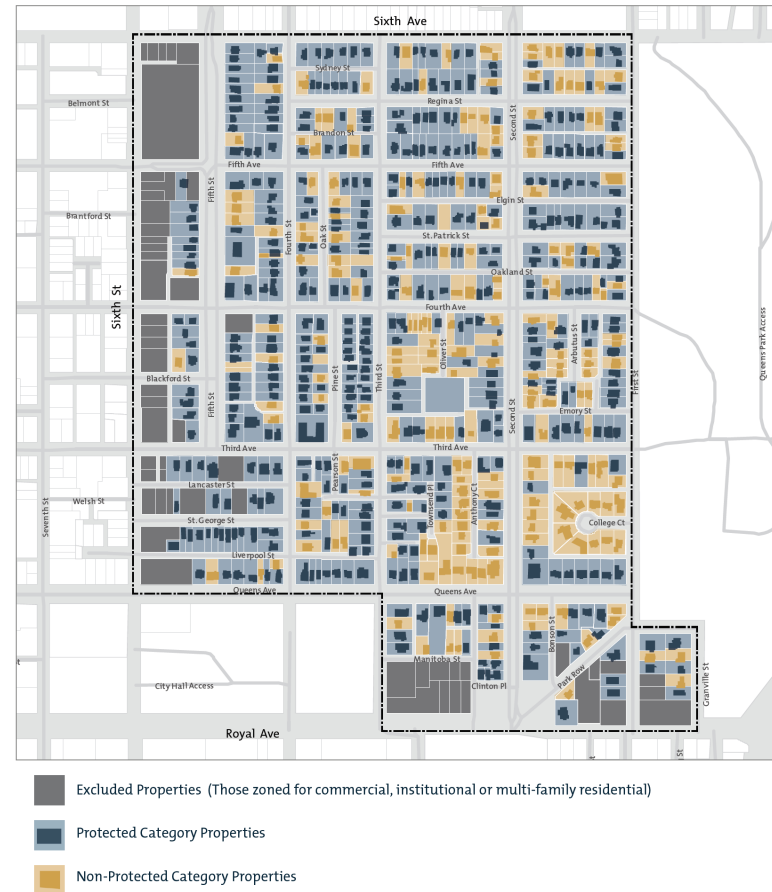
NEW WESTMINSTER



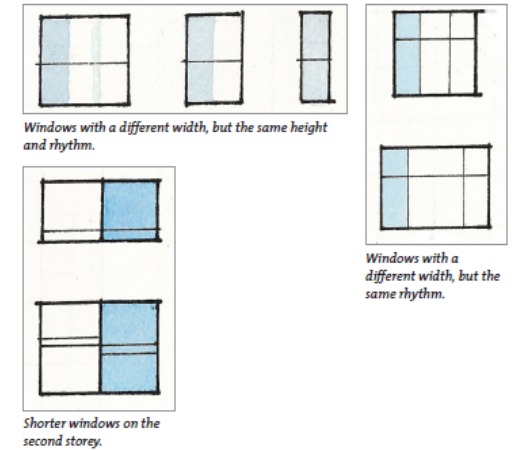
## Queen's Park

Heritage Conservation Area

Created in 2017

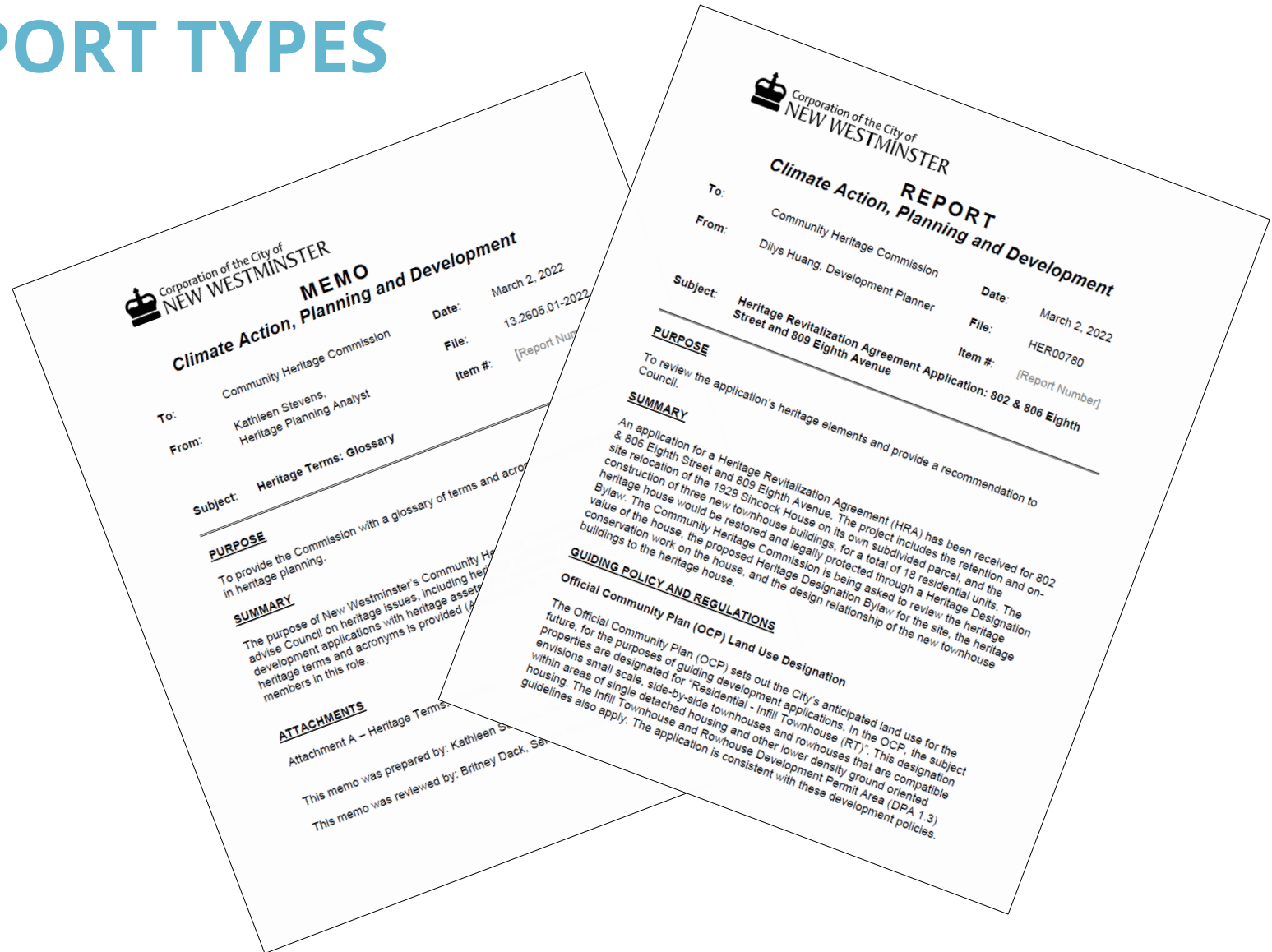


## RECOMMENDED:



# APPLICATION/REPORT TYPES

1. Information
2. Comment
3. Recommendation



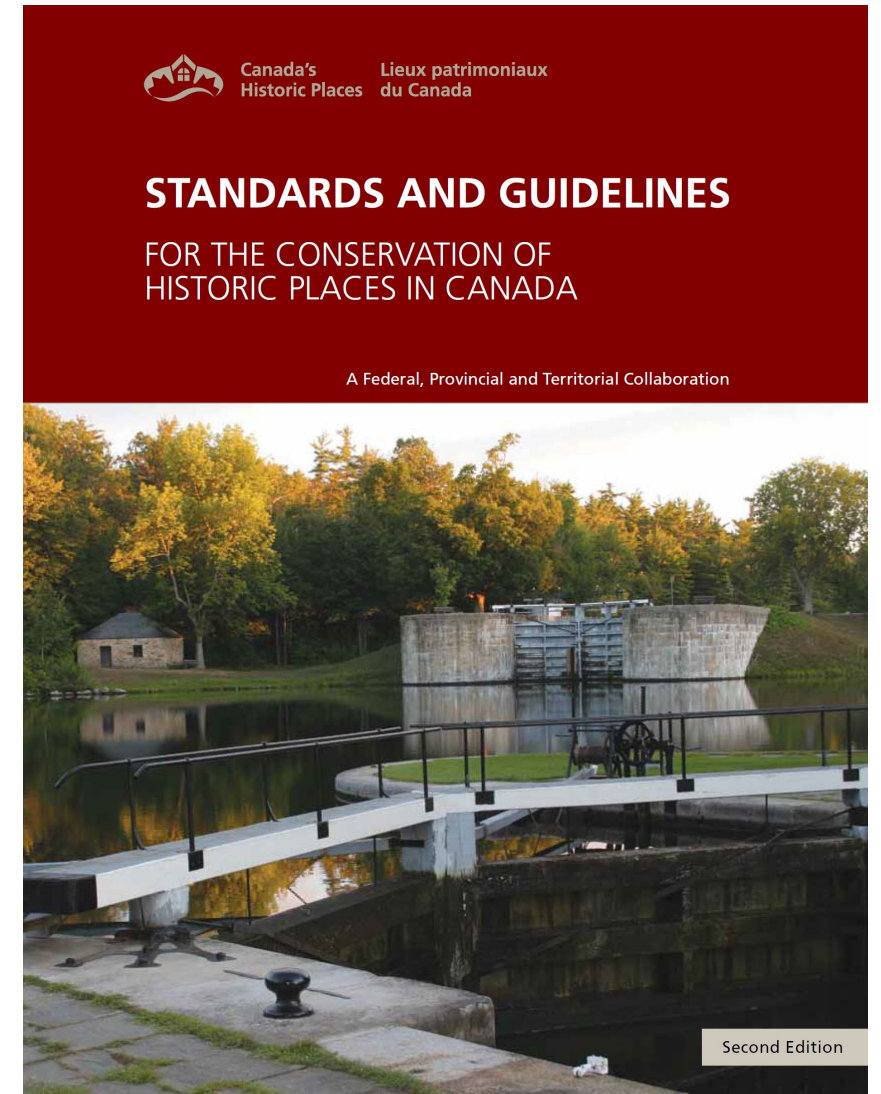
# TO THINK ABOUT

1. What are the heritage elements of this project?
2. Is information provided appropriate based on the tool they are using? Do I have enough to make a determination?
3. Based on my knowledge, is the proposed change appropriate and respectful of the heritage elements?
4. Is it within the scope of the Commission to comment?



# RESOURCES AVAILABLE

1. Staff Expertise
2. Standards and Guidelines  
*available online at [www.historicplaces.ca](http://www.historicplaces.ca)  
(under heritage conservation tab)*
3. Statement of Significance or  
Conditions Assessment





Questions?

## **MEMO**

### ***Climate Action, Planning and Development***

**To:** Community Heritage Commission      **Date:** February 1, 2023

**From:** Kathleen Stevens,  
Heritage Planning Analyst      **File:** 13.2605.01

**Item #:** [Report Number]

**Subject:** Heritage Terms: Glossary

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#### **PURPOSE**

To provide the Commission with a glossary of terms and acronyms typically used in heritage planning.

#### **SUMMARY**

The purpose of New Westminster's Community Heritage Commission (CHC) is to advise Council on heritage issues, including heritage planning policies and development applications with heritage assets. For reference, a glossary of heritage terms and acronyms is provided (Attachment A) to assist Commission members in this role.

#### **ATTACHMENTS**

Attachment A – Heritage Terms: Glossary

This memo was prepared by: Kathleen Stevens, Heritage Planning Analyst

This memo was reviewed by: Judith Mosley, Senior Heritage Planner

## Attachment A

### *Heritage Terms: Glossary*



## **HERITAGE TERMS: GLOSSARY**

### **Adaptive Re-use**

Using an old building for a new purpose or function, while protecting its heritage value. May involve extensive exterior and interior alterations.

### **Bylaw**

A bylaw is a regulation which municipal governments are allowed to enact. The Local Government Act, which is provincial legislation, delegates authority to municipal governments to regulate specific things (e.g., the Zoning Bylaw regulates land use). The approval of bylaws is subject to formal procedures. Planning applications which involve bylaws or bylaw amendments (e.g., Zoning Bylaw amendments or Heritage Revitalization Agreements) require formal public hearings.

### **Character-Defining Elements**

The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained to preserve its heritage value.

### **Character House**

A house fifty years old or older, which may have some heritage elements, but that has not otherwise been formally identified as a “heritage house”.

### **Community Heritage Commission**

An advisory panel of Council-appointed volunteer citizens which meets monthly to advise Council on City issues with an identified heritage component.

### **Conditions Assessment**

A conditions assessment is an evaluation of the physical condition of a property or building. This document generally does not include heritage value statements or historic research, but can describe the presence of historic building materials or architectural elements.

### **Conservation Area**

A Heritage Conservation Area is a distinct and identifiable neighbourhood, characterized by its historic value, which is identified in a City’s Official Community Plan for heritage conservation purposes. A Heritage Conservation Area provides both long-term heritage protection and design control. Through a Heritage Conservation Area, property owners looking to make some kinds of changes to protected heritage properties would require a Heritage Alteration Permit (HAP) and Council approval.

### **Conservation Plan**

A document which guides a conservation project’s proposed work and the standard to which that work will be held. The following components should be included in a Conservation Plan: historic brief, Statement of Significance, conditions assessment, archival and current photographs, plans detailing the changes proposed and a description of the appropriate conservation procedures.

**(Conservation) Covenant**

A formal legal agreement between a property owner and the municipal government in regards to the restriction or requirement of a use of property or a portion thereof. Covenants are registered on title. Also referred to as a Section 219 Covenant and is authorized by Section 219 in the Land Title Act.

**Demolition by Neglect**

The loss of a building or landscape with heritage value resulting from a lack of maintenance.

**Design Guidelines**

A set of regulatory standards on form or character to which properties in the identified area must comply.

**Designation**

The protection of an identified heritage property, especially its character-defining elements, by municipal bylaw. Allows regulation and control of alterations and demolition.

**Frequent Transit Network**

A road or transportation route where public transit (bus or Skytrain) service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. These networks are determined by the regional authority TransLink but are used in local/municipal planning decisions related to development applications.

**Heritage Assessment (or Heritage Values Assessment)**

A research based document which summarizes the history of a property and analyzes the potential heritage value to inform decision-making.

**Heritage Alteration Permit**

A permit issued by City Council that authorizes changes to be made to a protected heritage property. A Heritage Alteration Permit may not vary use or density.

**Heritage Conservation**

The overarching term for the actions and processes aimed at safeguarding the character-defining elements of a heritage building or place to retain its heritage value and extend its physical life, including preservation, rehabilitation and restoration. (Referred to as Preservation in the USA).

**Heritage Conservation Act**

The Heritage Conservation Act is provincial legislation which governs the recognition and protection of provincial heritage sites. It does not govern municipal heritage law or tools: those are under the Local Government Act (Part 15). The Heritage Conservation Act also regulates archaeological finds across the province on both public and private land. Those sections pertaining to archaeology are the most commonly referenced from this Act.

**Heritage House/Place**

A place (structure, building, group of buildings, district, landscape, archaeological site) which has been formally recognized for its heritage value. Formal identification includes historic research, and an assessment of the heritage values of the place.

**Heritage Register**

A list of properties identified by a municipality that are deemed to possess heritage value and as such merit preservation. This is formal recognition but not legal protection. However, a local government has the authority to place temporary protection on a Heritage Register property for up to 60 days.

**Heritage Revitalization Agreement**

A negotiated development agreement which exchanges exterior restoration work and a Heritage Designation on the property for zoning relaxations and/or other development incentives. These agreements do not set precedent and are negotiated to be different for each site, depending on the site's characteristics.

**Heritage Value**

The worth, merit or importance of a property as conveyed by an architectural, spatial, spiritual or cultural element of the property or its past. The heritage value of a historic place is embodied in its character-defining elements.

**Historic District**

An area identified by a municipality that is deemed to possess heritage value and as such merit preservation. This is formal recognition but not legal protection. Often historic districts have interpretive signage and voluntary design guidelines. No additional heritage-related permits are required for changes to buildings in these areas.

**Inventory**

A list of properties identified by a municipality with qualities or characteristics that may result in heritage value. The Inventory is a listing of buildings but not formal recognition. Inventories were a precursor to the Heritage Register. In the mid-1990s, when Heritage Registers were introduced, most municipalities rolled their Inventory into the Register and removed their Inventory. The City of New Westminster maintained both, but the Inventory has since fallen into disuse and is referenced as a historic record only.

**Land Title**

Record of ownership of land that is registered that the BC Land Titles and Survey Authority including the legal description of the property and legal notations registered against it.

**Local Government Act**

The Local Government Act (LGA) is provincial legislation which delegates authority to municipal governments and determines the processes by which they may govern. That is, the LGA is what allows municipal governments to make bylaws and what requires that Council approve them in a specific manner. Part 14 of the LGA governs “Planning and Land Use Management.” Part 15 of the LGA governs “Heritage Conservation.”

**Official Community Plan**

The Official Community Plan (OCP) is a document that municipal governments use to outline and guide the future of a community. OCPs have two parts: policies and maps. The policies state goals, objectives, and areas of priority. The maps (e.g., land use, road type designations, environmentally sensitive areas, neighbourhoods, and areas requiring development permits in addition to the standard approvals) are linked to OCP policies and show how the community will develop. As future planning policies are changed and developed, they must be in conformance with the OCP. Additionally, Metro Vancouver has a Regional Plan, which is like an OCP for all of Metro Vancouver. Local municipalities, such as New Westminster, must make sure their plan conforms with the Regional Plan.

**Preservation**

The act or process of preventing decay or loss, maintaining and stabilizing to protect heritage value.

**Protection / Protected Property**

Protection on a property is achieved through the requirement of Council approval for changes to a property. Council (or its delegate) controls approval through a permitting system. A heritage-related permit may be refused if the proposed work is not consistent with heritage best-practice, the City’s heritage policies, or the guidelines associated with the protection.

**Reconstruction**

The re-creation of a building or structure that no longer exists on the basis of historical evidence. Often raises concerns about accuracy, as certain elements are based on conjecture when no evidence can be found.

**Rehabilitation**

The sensitive adaptation of a historic place for a continuing or compatible contemporary use while protecting its heritage value.

**Retention**

The act of keeping an existing building rather than removing, recreating or replacing it.

**Restoration**

The accurate revealing, recovering or representing of the state of a historic place or individual component as it appeared at a particular period in its history.

**Revitalization**

The action or process of making possible a continued contemporary use of a heritage property while protecting the heritage values of the place.

**Setback**

The space between the property line and the main body of the house on the lot.

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

This is a Canada-wide best-practice document used by professionals in evaluating heritage conservation projects. It contains 14 key principles and further detailed information on best-practice in conservation technology. The document was adopted by New Westminster Council in 2008 for use in evaluating heritage projects in the city.

**Statement of Significance**

A Statement of Significance (SOS) describes the heritage value of a place and identifies the character-defining elements that embody the heritage value and that should be retained. This concise document (usually one-two pages) is referred to when evaluating a proposed change to a heritage place. An SOS is required for the formal protection of a site and is sometimes drafted when a property is added to the Heritage Register.

**Subdivision**

Subdivision is the process of altering legal property boundaries. Most often this involves the division of a larger property into smaller lots. It may also include the realignment of an existing property, or the consolidation of one or more properties into a single parcel.

**Unsympathetic**

An element which is considered not to relate to or appropriately reflect its surroundings, especially historical features; a lack of continuity in design.

**(Board of) Variance**

The Board of Variance is a citizens' advisory board which consists of five members appointed by Council. The Board of Variance is established pursuant to the Local Government Act which allows the board to consider variances which are, in the opinion of the board, both minor and cause the applicant hardship if required to conform to zoning requirements. The Board of Variance cannot vary the use or density on any site.

**Zoning Bylaw**

The Zoning Bylaw is a document which includes requirements such as the types of uses which are allowed on a property (e.g. retail stores, libraries, residential units); the allowed density (e.g. number of residential units and/or amount of floor space); building height; and, the amount of parking. Every property in New Westminster is assigned to a zoning district. Zoning Bylaws can regulate the uses of a property but cannot regulate the users.

## **Zoning Bylaw Amendment (Rezoning)**

If a proposed development does not conform to the requirements of the Zoning Bylaw (e.g. land use and density). The process for a Zoning Bylaw amendment allows the City and community to analyze the potential effects and benefits that a development may have. This involves analysis of surrounding land use and evaluation compliance with existing City policies, such as the Official Community Plan.

## **ACRONYMNS**

BOV	Board of Variance
CDD	Comprehensive Development District
CHC	Community Heritage Commission
DCC	Development Cost Charge
DPA	Development Permit Area
FSR	Floor space ratio
FTN	Frequent transit network
HAP	Heritage Alteration Permit
HCA	Heritage Conservation Area
HCP	Heritage Conservation Plan
HRA	Heritage Revitalization Agreement
ICOMOS	International Council on Monuments and Sites
LGA	Local Government Act
LTSA	Land Titles and Survey Authority of British Columbia
OCP	Official Community Plan
S&Gs	Standards and Guidelines for the Conservation of Historic Places in Canada
SOS	Statement of Significance
UNESCO	United Nations Environmental, Social, and Cultural Organization

## **REPORT**

### ***Climate Action, Planning and Development***

**To:** Community Heritage Commission      **Date:** February 1, 2023

**From:** Judith Mosley, Senior Heritage Planner      **File:** MAS00597

**Item #:** [Report Number]

**Subject:** Heritage Review (Demolition): 437 Elmer Street

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#### **PURPOSE**

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

#### **SUMMARY**

According to City of New Westminster records, the Vernacular-style house at 437 Elmer Street in the Sapperton neighbourhood was built in 1912. The building is not legally protected by bylaw, and has not been listed on the City's Heritage Register or Heritage Inventory. As a result of the building's age (111 years old), the Community Heritage Commission is being asked to review the heritage value of the house in advance of a Demolition Permit process.

#### **GUIDING POLICY AND REGULATIONS**

##### **100 Years 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 Values 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**

City records indicate that 437 Elmer Street was built in 1912 with later additions and modifications. The one-and-one-half storey, vernacular, square-shaped building with clipped gables is approximately 160 sq. m. (1,724 sq. ft.). It faces south east on Elmer Street. The property has a density of about 0.248 floor space ratio (FSR), which is approximately 50% of the square footage available to the property in the Zoning Bylaw.

The heritage assessment provided for the property indicates that the original 1912 house was moved and substantially altered or was demolished and rebuilt around 1945. No demolition permit is on record with the City, however little evidence of the 1912 structure has been found on the site. The house has metal sliding windows and is clad in wood shingles at the basement level, stucco on the main floor, and wood siding in the gable ends.

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

### **Building Condition**

Based on current photographs and the heritage assessment (Attachment B), the house does not appear to have retained its original location on the site, form, materials or finishes. The current house is considered to date mostly or entirely to approximately 1945. It is considered to be in poor condition.

### **Development Policy Context**

The property is zoned Single Detached RS-1 which allows for a single detached house and secondary suite to a combined maximum of 0.5 FSR as well as a laneway house. The owners would be permitted approximately 160 sq. m. (1,753.5 sq. ft.) of additional



floor space above what is currently on site. Further Planning approvals would not be needed.

In the Official Community Plan (OCP), the property is designated as “Residential – Detached and Semi-Detached Housing” (M\_RD) which envisions single detached dwellings (which may include a secondary suite and/or a detached accessory dwelling unit), and duplexes. The surrounding properties fronting Elmer Street have a similar designation.

### **Site Context**

The subject site is located in the Sapperton neighbourhood, on the north side of Elmer Street. On this same block of Elmer Street are single-detached houses that were constructed in historic and contemporary styles, with the earliest ranging from 1908 (2), 1910 (1), and 1911 (1), to the most recent built in 2012 (1), 2014 (1) and 2016 (1). The other homes on the block were constructed in 1921 (1), 1926 (1), 1933 (1), 1939 (2), 1940 (1), 1946 (1), 1975 (1), 1979 (1), 1986 (1), 1987 (1), 1989 (1), 1990 (1) and 1993 (2).

A site context map is included as Attachment A.

## **DISCUSSION**

### **Heritage Value**

A heritage assessment concludes that the property has low heritage value. The substantial changes made to the house around 1945 appear to have changed the footprint, massing, form, scale, design and finishing materials, leaving little evidence remaining of the original architectural character of the house. The little heritage value identified resides in its continued use as a single-family detached home, and representation of the replacement and renewal of some of the earlier cottages in the neighbourhood during the wartime period.

A heritage assessment with further details is available in Attachment 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 437 Elmer Street and that the applicant consider deconstruction as an alternative to demolition waste;
- 2) 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 at 437 Elmer Street; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order for 437 Elmer Street; or
- 4) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

**ATTACHMENTS**

Attachment A: Site Context Map

Attachment B: Heritage Assessment and Current Photographs

This report was prepared by:  
Judith Mosley, Senior Heritage Planner

Attachment A  
*Site Context Map*





1: 1,000



50.8 0 25.40 50.8 Meters

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.

## Attachment B

### *Heritage Assessment and Current Photographs*



# Heritage Assessment

437 Elmer Street, New Westminster, BC :: 1912/1945



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: November 2022

Research & Analysis by Jurian ter Horst, MA :: ter Horst Research

## RESEARCH FINDINGS

NEIGHBOURHOOD: Sapperton

ORIGINAL OWNERS:

- 1912 dwelling: William Walker (1912-1913)
- 1945 dwelling: Emil and Dorothy Kindt (1924-1949)

ARCHITECTS: N/A

DEVELOPERS:

- 1912 dwelling: Jacob A. Fleger
- 1945 dwelling: Emil and Dorothy Kindt

CONSTRUCTION DATES: 1912 / 1945

LEGAL: Lot 34 Sub Block 3 Plan NWP2620 Land District 36 OF LOT 23

STATE: Rented

HERITAGE STATUS: N/A

The subject building at 437 Elmer Street is a modest vernacular, square-shaped building that was built in 1945. It may contain structural elements from a dwelling that was previously located on the north half of the lot, built by Jacob A. Fleger for William Walker in 1912. This smaller, rectangular 1912 structure may have been relocated and used in part for the construction of the current 1945 house, as the permit records for this property do not include a demolition permit. However, evidence of the 1912 structure on the lot or in the house is scarce. Furthermore, the tax assessment for 1946 shows a significant jump in improvement value, the highest relative increase in the property's history at that time, which confirms that the current house was substantially built in 1945. Its 1940s design and finishes support this observation. For this reason, the City of New Westminster's "Buildings 100 Years Old and Older" heritage review policy would not apply to this structure which dates to 1945, however as the permit records still indicate a 1912 development on the lot, the following heritage assessment was carried out nonetheless.

## HISTORIC BRIEF

Home to the Qayqayt, Kwantlen and Stó:lô First Nations who occupied the Brunette River valley for thousands of years, using the mouth of the Brunette for seasonal fishing activities, what would become known as Sapperton was surveyed by the Royal Engineers in 1860. Colonial settlement was solidified by the 1880s, after the construction of the Royal Columbian Hospital in 1862 and the New Westminster Brewery in 1879. The arrival of the Canadian Pacific Railway line in New Westminster in 1887 provided transport for local passenger service and industries to Vancouver, and spurred further real estate subdivision in Sapperton. The BC Electric Railway reached the neighbourhood in 1888, which resulted in commercial and residential growth. A year later, Sapperton was incorporated into the City of New Westminster.

The residential section of the Sapperton neighbourhood was developed northeast of Cumberland Street for its proximity to the Asylum, Penitentiary, train lines, canneries and sawmills on the waterfront. After the first building boom took place in the 1890s, the subject property was first developed during the Edwardian economic and building boom in the early 1900s.

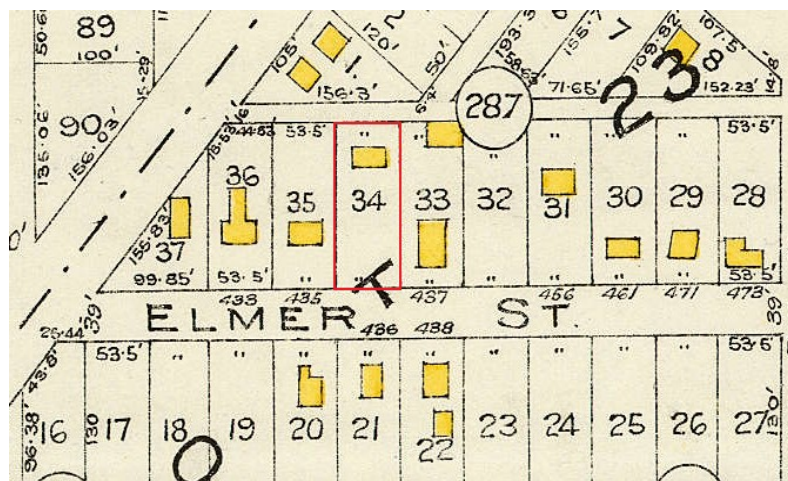
In 1912, William Walker signed an Agreement to Purchase for the subject property with Jacob A. Fleger, who owned multiple properties on the 400 Block of Elmer Street. In the same year, a small, rectangular cottage was built on the north half of the property.





William Walker (1863-1943) was a well-known poultry expert throughout British Columbia. He exhibited at Vancouver and New Westminster fairs and was superintendent of the poultry show in New Westminster for many years. (Sources: The Province, 10 August 1926; The Vancouver Sun, 13 July 1943; Ancestry.ca.)

Because the adjacent property (lot 33) was first listed in the City Directories and on the 1913 Fire Insurance Map as 437 Elmer Street, and the Tax Assessment Rolls do not provide addresses for lots 33 and 34 in 1912 and 1913, the earliest residency at the subject property cannot be determined. However, from at least 1914 onward, the building was home to Bertie Humphrey and his mother Eliza Robertson. They built an addition to the dwelling in 1915. While Bertie Robertson was still listed as the owner of the property in the 1921-1923 Tax Assessment Rolls, Fred and Ivy Maud McGrath lived at 437 Elmer Street with their two children in 1921 (and maybe later).

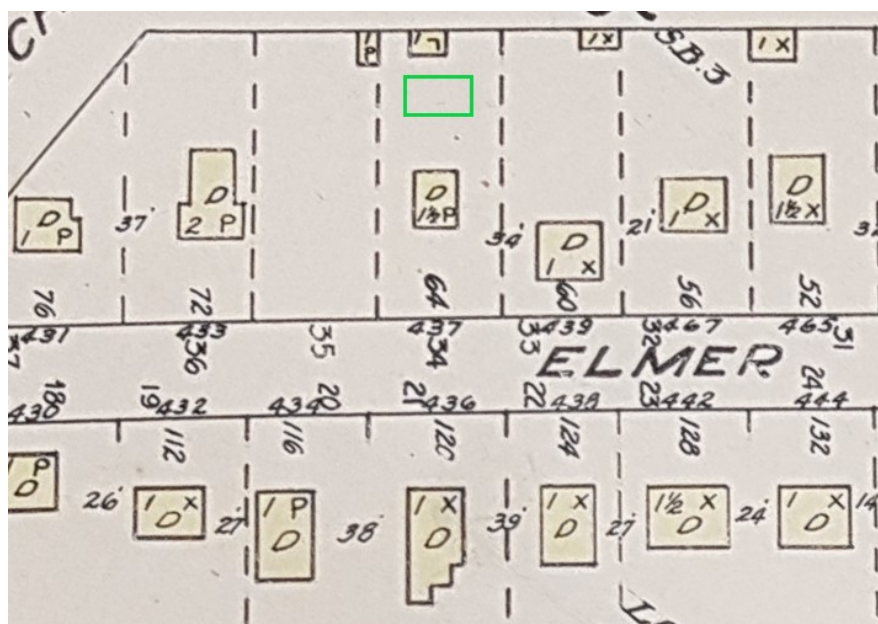


Fire Insurance Map of New Westminster, 1913. Marked with a red box is the subject property. A rectangular dwelling was built on the property in 1912. Note that at this time, there was no address for the subject property, and the dwelling at the adjacent lot was referred to as 437 Elmer Street until probably 1914. Source: City of Vancouver Archives, Goad's Atlas, 1913.

The subject property was purchased by Emil and Dorothy Kindt in 1924. The Kindts were a working-class family. Throughout his career, Emil held various jobs at the New Westminster Brewery in Sapperton, Westminster Shook Mills, Mohawk Handle, as a caretaker, and janitor.

Like his father, Albert worked at Mohawk Handle, and later as a bus operator; his brother Robert worked as a poundkeeper and boom man.

An analysis of the 1913 and 1931 (revised in 1947) Fire Insurance Maps, building permits from 1927 and 1945, the 1945-1946 Tax Assessment Rolls, and material evidence (interior and exterior) show that during the residency of the Kindt family, either relocation and significant alterations were made to the 1912 dwelling or a complete rebuild took place in 1945. The early structure from 1912 may have been relocated within the lot, to be included in the current dwelling, or it's possible was replaced with a completely new structure. From at least the 1960s onward, the one-and-a-half-storey, front gabled house has been clad with wood shingles at the basement level, stucco at the main floor and lap siding at the upper floor.



Fire Insurance Map of 1931-1947. The 1931 map was revised in 1947 and shows the location of the current dwelling. Marked with a green box is the location of the earlier construction on this lot, which was gone by 1947. Also note the small structure at the rear of the lot. Source: City of New Westminster Archives, Fire Insurance Map, 1931-1947.

After the Kindt Family moved out in 1949, residency at the subject house changed from working-class family to working-class family every couple of years for over a decade. Longer residencies included those of the Soderman Family (1963-1981) and Eddie Tam (1991-2002 or later).

The subject house is currently overall in poor/fair condition.



The subject house was for sale in the summer of 1980. Source: The Vancouver Sun, 23 August, 1980.

## ASSESSMENT <sup>1</sup>

Evaluation criteria	Value	Comments
<b>Historical Association</b>	7/20	
a. Level of importance of a directly associated person or event (national/provincial/local).	2/10	The house was developed by Jacob A. Fleger for William Walker, a well-known poultry expert throughout BC. Walker lived in Burquitlam and did not live at the subject property. Either substantial alterations or a rebuild were undertaken in 1945 by the Kindt Family, a working-class family who all made their living in New Westminster.
b. Does the building illustrate a significant phase in the history/development of the local community?	5/10	The 1912 dwelling was irreversibly altered into a 1940s dwelling. It represents the replacement or renewal of some of the earlier Sapperton cottages during the wartime period, which is not a significant nor dominant phase of development for the neighbourhood.
<b>Architecture</b>	12/40	
a. Visual quality of the building in the context of an architectural style or type (aesthetics).	0/15	The 1912 dwelling was irreversibly altered into a 1940s dwelling. Its original architectural character and siting are no longer evident.

<sup>1</sup> This table includes the heritage value assessment of the 1912 dwelling, as per the City of New Westminster's "Buildings 100 Years Old and Older" heritage protection tool.

Evaluation criteria	Value	Comments
b. Is the building still used for original function?	10/10	The original use of the site was residential in a single-family detached home and has not been changed since 1912.
c. Quality of workmanship and handling of materials.	2/10	Few if any surviving elements of workmanship and material from the 1912 house can be identified in the 1940s dwelling apart from some structural timbers visible in the basement that could date from 1912..
d. Association with particular designer or architect.	0/5	The designer or architect of the original 1912 house is unknown.
<b>Context</b>	<b>3/35</b>	
a. The integrity of historic relationship between the building and its associated context.	3/10	Between the early 1900s and the 1940s, significant changes took place throughout this area in the Sapperton neighbourhood, particularly on the 400 block of Elmer Street, where earlier constructions were demolished in favour of new buildings, or older buildings were significantly altered. The block now contains a mix of house styles and ages with the subject house not contributing in any substantial way to the character of the block.
b. Influence of the building on the present character of the area (setting).	0/10	Since there is no surviving exterior fabric of the 1912 dwelling, the old dwelling no longer contributes to the character of the area.

Evaluation criteria	Value	Comments
c. Nature of the building's identity within the community (landmark).	0/15	The dwelling has no landmark value within the community as there is basically no visual evidence of its existence left.
<b>Adaptability</b>	8/20	
a. Can the building continue with its current/original use?	8/10	The 1912 building's original use as a single-family dwelling was continued in the 1945 dwelling and can be continued in the future. Its condition however is deteriorated and major maintenance would be needed to keep the house liveable.
b. Can the building be adapted for new contemporary uses without compromising heritage values?	0/10	Insufficient fabric of the 1912 dwelling survives to conserve any heritage values of the original house.
<b>Integrity</b>	0/30	
a. Presence of original character-defining elements.	0/10	There are no surviving character-defining elements.

Evaluation criteria	Value	Comments
b. Compatibility of contemporary alterations and materials.	0/10	The irreversible interventions to the 1912 dwelling completely altered the original footprint, massing, form, scale, design and finishing materials of the building.
c. Overall exterior condition of structure and materials.	2/10	There is no surviving exterior fabric of the 1912 dwelling. The condition of the 1945 house is poor.
<b>Summary: 21%</b>	<b>32/145</b>	

## CONCLUSION

This heritage assessment was undertaken as per the City of New Westminster's "Buildings 100 Years Old and Older" heritage review policy, and as such only includes an assessment of the 1912 dwelling. The original dwelling was redeveloped in 1945 and has thus lost its 100+ year old footprint, massing, form, scale, design, and finishing materials. Among the many changes that took place in the neighbourhood between the early 1900s and 1940s, the historic relationship between the original building and its neighbourhood context, as well as with its original owner and builder also came to an end. There are no visible 100+ year old surviving character-defining elements. The property has low heritage value and is in poor condition.

## RESEARCH RESOURCES

### Ancestry.ca

- British Columbia, Canada, Death Index, 1872-1990
- British Columbia, Canada, Marriage Index, 1872-1935
- Canada, World War I CEF Attestation Papers, 1914-1918
- Canada, Voters List, 1935-1980
- Canadian Phone and Address Directories, 1995-2002
- Find a Grave Index, 1600s-Current
- 1901, 1911 and 1921 Census of Canada

### BC Archives

- Birth, marriage and death indexes

### BC Assessment (<https://www.bcassessment.ca/>)

### City of New Westminster Archives

- Archival photographs
- Field Assessment Cards
- Fire Insurance Maps, 1931-1947
- Tax Assessment Rolls, 1910-1913, 1921-1927, 1944-1946
- Water Permit (16 December, 1911)

### City of New Westminster, CityViews Maps

- Public Development Site Report, 473 Elmer Street

### City of New Westminster, Historic Neighbourhood Context Statements

- McBride-Sapperton (August 2016)

### City of Vancouver Archives

- Goad's Atlas of the City of New Westminster, 1913 (Volume III)

### New Westminster Public Library

- Columbian Newspaper, 1957-1983
- Information Files
- Lower Fraser Valley Directory, 1956 - 1992
- Public Library Photo Database

### Newspapers.com

### UBC Library Open Collections

- BC Historical Newspapers



Vancouver Public Library:

- BC City Directories, 1860-1955 (<https://bccd.vpl.ca/>)

Vintage Air Photos (<https://vintageairphotos.com/>)

Wolf, Jim. 2005. Royal City: a photographic history of New Westminster 1858-1960. Surrey, BC: Heritage House.

Site visit. November, 2022.

**CURRENT PHOTOS**



front view



rear view





side view  
(northeast  
elevation)



side view  
(southwest  
elevation)



# Museums and Heritage Services

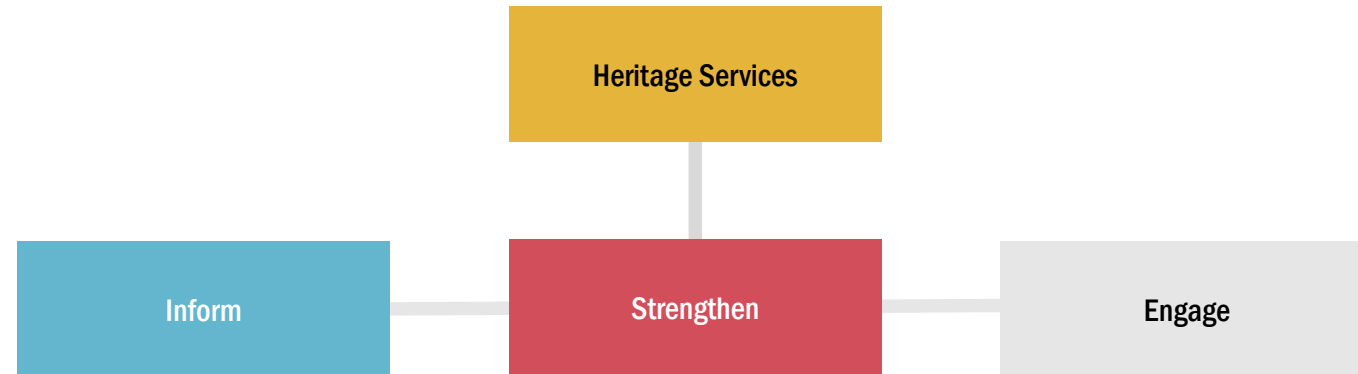


NEW WESTMINSTER



# Heritage Services

History is what has been left to us from earlier times while heritage is those features from the past that are valued and acknowledged by society today - things that give us a sense of pride and belonging (Logan, 2005). Heritage is also those things that we may not be proud of, but still value as they provide insight into who we are and can contribute to the correction of past mistakes or atonement for past injustices.



# Museum and Archives Mission and Mandate

## Mission

The New Westminster Museum and Archives strive to enhance knowledge and deepen understanding of the City and its diverse peoples – from the First Nations cultures to the multicultural community of today – by illuminating past events, exploring current issues and facilitating conversations around future possibilities.



## Mandate

1. collect, preserve and house the objects, archival materials, natural history specimens and collective memories that best serve to illustrate the first peoples, environment, founding, settlement, relationships and development of the New Westminster area
2. research, make available, interpret and exhibit its collections for the use and benefit of the public;
3. engage with all peoples and organisations that can inform and support the narratives of the New Westminster area



# Heritage Collections



**Archives**



**Archives**



**Museum Artefacts**



**Museum Artefacts**

# Exhibitions and Programs



**Hair Apparent**



**Vibe - Half Cut**



**Bottoms Up**



**Chocolatl**



# Exhibitions and Programs



**Reconciling**



**Neon Reconciliation Explosion Interactive**



**You Are What You Eat**



**Heritage Garden**



# Exhibitions and Programs



**Culinary Heritage**



**Restoration of Maquabeak Totem**



**National Day For Truth and Reconciliation**



**Black History Month  
Tessellation and Portraiture**

# Current Activities and Projects



## New Westminster Heritage Services Projects:

- Komagata Maru Ferry Dock and river walk naming and apology
- Research and analysis into actions of the City of New Westminster relative to Indigenous People 1860-2020
- Decolonizing municipal monuments and Landmarks initiative. Development of new commemorative policy for the City
- Development of Reconciliation Framework and relationship building activities with local First Nations