

**COMMUNITY HERITAGE COMMISSION
AGENDA**

Wednesday, January 5, 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>CHANGES TO THE AGENDA</u> Additions or deletion of items.	
3. <u>ADOPTION OF MINUTES FROM PREVIOUS MEETINGS</u>	
3.1. November 3, 2021	3
3.2. December 1, 2021 (Notes)	12
4. <u>REPORTS AND PRESENTATIONS</u> Staff and guest reports and presentations for information, discussion, and/or action	
4.1. Heritage Review (Demolition): 340 Cedar Street	17
4.2. Heritage Review (Demolition): 729 Third Ave	40
5. <u>STANDING REPORTS AND UPDATES</u> Regular and ongoing reports from staff or members for information and discussion.	
6. <u>NEW BUSINESS</u> Items added to the agenda at the beginning of the meeting.	
7. <u>UPCOMING MEETINGS</u> February 2, 2022 at 6:00 p.m.	

8. END OF MEETING



COMMUNITY HERITAGE COMMISSION

MINUTES

Wednesday, November 3, 2021

**Meeting held electronically and open to public attendance
in Council Chamber, City Hall**

PRESENT:

Councillor Jaimie McEvoy*

Ms. Maureen Arvanitidis	Community Member
Mr. Samuel Boisvert	Community Member*
Mr. John Davies	Community Member/Alternate Chair*
Ms. Jill Davy	NWHPS Representative*
Ms. Lindsay Macintosh	Community Member
Mr. David Sarraf	Community Member*

ABSENT:

Mr. Robert Petrusa	Community Member
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STAFF PRESENT:

Ms. Britney Dack	Senior Heritage Planner, Climate Action, Planning and Development
Mr. Rob McCullough	Manager, Museums and Heritage Services Office of the CAO*
Ms. Kathleen Stevens	Heritage Planning Analyst, Climate Action, Planning and Development*
Mr. Hardev Gill	Planning Technician, Climate Action, Planning and Development
Ms. Carilyn Cook	Committee Clerk, Legislative Services

GUESTS:

Ms. Kirsten Sutton	D3 Design*
Ms. Elana Zysblat	Heritage Consultant*
Mr. James Garbutt	Applicant, 328 Second Street*
Ms. Gail Ancill	Applicant, 125 Third Street*
Ms. Bernita Boersma	Applicant, 349 Cumberland Street
Ms. Heather Boersma	Applicant, 349 Cumberland Street
Mr. Bal Gill	Applicant, 133 Debeck Street*

*Denotes electronic attendance

1. WELCOME AND LAND ACKNOWLEDGEMENT

Councillor McEvoy opened the meeting at 6:00 p.m. and recognized that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples and 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

MOVED and SECONDED

THAT the agenda of the November 3, 2021 Community Heritage Commission meeting be adopted with the addition of New Business Item 7.1 Condolences for Julie Schueck, Schueck Consulting, on the passing of her father, by John Davies, Community Member.

Carried.

All Commission members present voted in favour of the motion.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 October 6, 2021

MOVED and SECONDED

THAT the minutes of the October 6, 2021 Community Heritage Commission meeting be adopted.

Carried.

All Commission members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 Heritage Revitalization Agreement Application: 328 Second Street

Hardev Gill, Planning Technician, reviewed the staff report dated November 3, 2021 regarding an application for a Heritage Revitalization Agreement (HRA) at 328 Second Street, a protected property in the Queen's Park Heritage Conservation Area. It is noted that the application is not subject to the temporary hold the Council has placed on these types of applications as it was received before June 2021.

James Garbutt, Owner/Applicant of 328 Second Street, shared a brief history of his ownership of the property and his family's future plans for the property.

Kirsten Sutton, D3 Design, and Elana Zysblat, Design Consultant, provided a PowerPoint presentation which outlined the history, current state, and proposed restoration and rehabilitation of the house located at 328 Second Street.

In response to questions from the Commission, Ms. Sutton, Ms. Zysblat, and Mr. Garbutt provided the following comments:

- If restoration aspects of the house are irreplaceable, they will be replaced in kind and, when possible, original aspects will be kept;
- With respect to outdoor space, the play area for children will be oriented towards the front of the property and the nearby park can also be utilized for outdoor enjoyment;
- The proposed infill house will be three stories, compliant for setbacks in every direction, and with a footprint below the maximum allowable for a laneway house;
- Restoration of an unmaintained heritage house such as this is a big expense which the infill house needs to compensated for;
- Good conservation includes sustainable living in a comfortable sized dwelling; and,
- Resources for restorations are not always available to meet the Standards and Guidelines, which are the best case scenarios.

The Commission provided the following comments:

- Considering the challenges that come with restoration, the proposal is elegant, will fit nicely in the neighbourhood, and will see the property realize its heritage potential;
- It is appreciated that the owner plans to restore the house as opposed to demolition;
- The proposed infill house is too large with respect to the size of the lot and will take away from the look of the heritage house. A laneway house should be considered instead to improve the appearance overall and fit in better with the neighbourhood; and,
- There is the potential to have three households residing on the property without sufficient outdoor space for enjoyment.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 328 Second Street and its inclusion on the City's Heritage Register.

Carried.

Maureen Arvanitidis voted in opposition of the motion.

4.2 Heritage Review (Demolition): 349 Cumberland Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated November 3, 2021 regarding the duplex located at 349 Cumberland Street, which is not legally protected by bylaw nor on the City's Heritage Register, although is

included on the City's Heritage Resource Inventory. Commission members are asked to review the heritage value of the building prior to the Demolition Permit process.

Heather Boersma, on behalf of Bernita Boersma, owner of 349 Cumberland Street, provided a presentation which outlined the rationale behind the demolition application, the engineering/inspection report and other overall findings, and future plans for the property which includes a proposal for a new home with a one bedroom secondary suite, as well as a laneway house which is allowed in the neighbourhood.

In response to questions from Commission members, Ms. Boersma and Ms. Boersma advised that the property, which has great street appeal, was for sale last summer but did not sell. The applicant noted that she had followed Heritage Revitalization Agreements over the years and was not interested in pursuing one for this property.

The Commission provided the following comments:

- As demolition of this unique build would be a loss for the neighbourhood, an alternate plan to retain the building should be sought out;
- It appears that most the problems associated with the house presently are in relation to the foundation and, if that were fixed, cracks in the stucco and windows, etc., could be corrected; however, that would be an expensive undertaking and it is unknown what the cost would be to raise the house and fix the foundation;
- The energy efficiency that would come with a new build would not offset the carbon emissions of a demolition and rebuild;
- The proposed new house does not have an historical look to it but is similar to other contemporary houses in the neighbourhood;
- The applicant is urged to enter into a Heritage Revitalization Agreement to avoid what would be a significant loss for the community;
- Members agreed that, in addition to further exploration of retention options for the building be conducted, a temporary protection order should be placed on the property.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Development Services direct staff to further explore retention options for the house at 349 Cumberland Street and to place a temporary protection order on the property.

Carried.

All Commission members present voted in favour of the motion.

4.3 Heritage Review (Demolition): 133 Debeck Street

Britney Dack, Senior Heritage Planner, reviewed the staff report dated November 3, 2021 regarding 133 Debeck Street, a modest, single-storey cottage, noting that most of the original materials have been changed over time with additions and renovations. The house is not legally protected, nor is it listed on the City's Heritage Register or Inventory. Commission members are asked to review the heritage value of the building prior to the Demolition Permit process.

The Commission acknowledged that the building was not visually appealing nor did it have heritage value and that moving forward with demolition was appropriate.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Development Services issue the Demolition Permit for 133 Debeck Street, and that the applicant consider deconstruction as an alternative to demolition waste.

Carried.

All Commission members present voted in favour of the motion.

4.4 Heritage Designation Application: 125 Third Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated November 3, 2021 regarding 125 Third Street for which an application has been received to protect the building through one of the strongest forms of heritage protection, a Heritage Designation Bylaw. Ms. Stevens noted that the recommendations in the report incorrectly includes the word "Avenue" as opposed to "Street."

Commission members commended Gail Ancill, the owner of 125 Third Street, for her work in preserving the house.

Ms. Ancill shared that she purchased the house in 1989 and noted that it was in such disrepair in the 1980's that it was a surprise that it was not demolished at that time. She shared that the owner, Ms. Johnson, received a promise from the new owners that they would not tear it down. Ms. Ancill stated that it has been a pleasure to restore and preserve the memory of J.J. Johnson and his family.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support protecting 125 Third Street through a Heritage Designation Bylaw.

Carried.

All Commission members present voted in favour of the motion.

5. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS

5.1 Heritage Revitalization Agreement Refresh: Timeline and Work Plan

Britney Dack, Senior Heritage Planner, advised that the October 6, 2021, agenda report titled, “Heritage Revitalization Agreement Refresh: Timeline and Work Plan,” which was deferred from the October meeting, was supplemented by a secondary report titled, “HRA Refresh: Queen’s Park Heritage Conservation Area Post-Implementation Evaluation and Report Back on Final Incentives” which was circulated to Commission members earlier today. She noted that both reports provided updates for the Commission who have been very involved in the development of the Queen’s Park Heritage Conservation Area, the related incentives program, and the implementation plan. She shared that as that process is now complete, the Heritage Revitalization Agreement Refresh project would now begin.

In response to questions from the Commission, Ms. Dack advised that staff will work on the draft policy, following the standard policy development process, and that foundational principles are anticipated to go to Council in November. Ms. Dack shared that this item will come back to the Commission for further discussion related to infill and density implications, etc., in order to inform a draft policy for Council’s consideration and, possibly go out to the community for input on the final policy for Council’s endorsement. The intention is to have the policy finished before the summer of 2022.

Commission members noted that they are looking forward to having the policy complete and acknowledged that the community will have a lot of input to contribute to the creation of it, including what values we want to attach to Heritage Revitalization Agreements.

5.2 Feasibility Study for 302 Royal Avenue (Museum & Archives Annex Building)

Rob McCullough, Manager, Museums and Heritage Services provided an overview of the October 6, 2021 report which was deferred from the October 6, 2021 meeting, regarding the feasibility study for 302 Royal Avenue, the Museum and Archives Annex Building, in order to inform potential redevelopment of the building which is adjacent to Irving House.

In response to questions and suggestions from the Commission, Mr. McCullough provided the following comments:

- The washrooms in Irving House will be available if the Archives Annex building is no longer usable;

- The old museum building contains the site utilities and will be something to consider through the study. A small building may be required to house utilities, as Irving House cannot;
- The collections are already either at the Anvil Centre or in the process to be moved over to the Anvil Centre and currently being reviewed as they currently have no stories to go with them;
- A heritage garden located behind Irving House has been created in partnership with students from École Qayqayt Elementary School and it would be nice to incorporate orchard trees in the garden along with the other food that is being grown and donated to the Union Gospel Mission's food program;
- The building is seismically unsafe and either needs to come down or receive significant upgrades;
- Duplicate items go to the Museum Advisory Board and Council prior to removal from the collection and could then be used for hands on teaching, transfer to other museums, return to the original donor or sale through city auction;
- When the Statement of Significance (SOS) is updated, the role and importance of the Native Sons and Daughters in seeing that the Irving House was saved, could be included in the Statement.
 - Information to update the SOS could be found in the records of a study group for the Native Sons and Daughters which is now available to staff;
- An endowment from the Native Sons came to the City to be passed onto the Irving house and not to be used for general city purposes; and,
- Irving House is currently being fully booked on a regular basis on weekends since reopening after the COVID-19 lockdown.

The Commission provided the following comments:

- Implementation of a tea house would encourage people to stay at the museum for longer visits; and,
- The Hastings Mill Museum in Vancouver has a fantastic Native art collection and may have a lot of useful information for updating the Statement of Significance.

6. STANDING REPORTS AND UPDATES

6.1 General Inquiries from the Commission

A discussion ensued regarding the heritage review policy for properties on the Heritage Inventory List.

In response to questions from the Commission, Britney Dack, Senior Heritage Planner, and Kathleen Stevens, Heritage Planning Analyst, provide the following comments:

- As part of the heritage review process, buildings over 50 years of age are reviewed by staff but if a property is listed on the Heritage Inventory, it typically is brought forward to the Commission for feedback; however, there is no requirement that a Heritage Assessment be provided unless a building is 100 years and older; and,
- Staff have the opportunity through the redevelopment process to require a Heritage Assessment be submitted for properties that are part of a redevelopment application beyond the site's existing entitlement.

The Commission provided the following comments:

- It is surprising that the City does not have a heritage review policy for places included on the Heritage Inventory List and 349 Cumberland is a good example of where such a policy would be appropriate;
- Heritage assessments should be required regardless of the age of the building;
- It would be beneficial to receive input on this issue from the community to gain a sense of how the community values a property. This may be helpful in avoiding unnecessary conflict in the community and, while it may take a long time to compile the feedback, it would be a good place to start; and,
- Consideration should also be made with respect to same-style homes in close proximity to one another and preserving them all as houses lend to the importance of one another.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council apply the same heritage assessment requirements included in the 100 Years or Older Policy to properties included on the City's Heritage Inventory List.

Carried.

All Commission members present voted in favour of the motion.

7. NEW BUSINESS

John Davies, Community Member, advised that Julie Schueck's father passed away recently and that given her frequent work with the Community Heritage Commission, it would be appropriate for the Commission to offer condolences to Ms. Schueck.

MOVED and SECONDED

THAT the Community Heritage Commission send its condolences to Julie Schueck with respect to the passing of her father.

Carried.

All Commission members present voted in favour of the motion.

Ms. Britney Dack, Senior Heritage Planner, and Ms. Kathleen Stevens, Heritage Planning Analyst, offered to send condolences to Ms. Schueck on behalf of the Commission.

8. END OF MEETING

The meeting ended at 7:30 p.m.

9. UPCOMING MEETINGS

December 1, 2021



COMMUNITY HERITAGE COMMISSION

NOTES

Wednesday, December 1, 2021

Meeting held electronically and open to public attendance

Council Chamber, City Hall

PRESENT:

Councillor Jaimie McEvoy*

Ms. Maureen Arvanitidis

Mr. John Davies

Ms. Jill Davy

Mr. David Sarraf

Community Member*

Community Member/Alternate Chair*

NWHPS Representative*

Community Member*

ABSENT:

Mr. Samuel Boisvert

Ms. Lindsay Macintosh

Mr. Robert Petrusa

Community Member

Community Member

Community Member

STAFF PRESENT:

Ms. Britney Dack

Mr. Rob McCullough

Ms. Carilyn Cook

Senior Heritage Planner, Climate Action, Planning and Development

Manager, Museums and Heritage Services

Office of the CAO*

Committee Clerk, Legislative Services

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Councillor McEvoy opened the meeting at 6:07 p.m. noting that quorum had not been achieved; therefore, Item 4.1 would be addressed first.

Councillor McEvoy recognized that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples and 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

There were no additions or deletions to the agenda.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 November 3, 2021

Procedural note: As quorum was not achieved, adoption of the November 3, 2021 minutes was deferred to the next meeting of the Community Heritage Commission.

4. REPORTS AND PRESENTATIONS

4.1 Heritage Revitalization Agreement and Heritage Designation: 514 Carnarvon Street – Project Update

Britney Dack, Senior Heritage Planner, reviewed the staff report dated December 1, 2021 regarding the Heritage Revitalization Agreement and Heritage Designation applications for 514 Carnarvon Street, advising that this large development which has been ongoing for several years was nearing the end of the Development Review process. She provided an update on the project's status and shared that the project would be going to the Advisory Planning Commission for review on December 7, 2021 and to Council for consideration and, as it requires an Official Community Plan Amendment, Council may put it to a Public Hearing to receive community input.

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

- Recommendations previously received from the CHC have been acted upon and include a comprehensive review to maintain the view of the cathedral from Church Street; the height relationship between the tower and the cathedral; additional and longer stepping of the tower's base, the removal of some balconies and patios to give the cathedral more space; and a design revision of the façade to complement the traditional elements of the cathedral;
- The project has also been reviewed by the New Westminster Design Panel for architectural feedback;
- A number of revisions have been undertaken with respect to the window designs at the tower base, including glazing treatments to reflect the gothic patterns of the cathedral's windows;
- Construction could start as early as within a year; and,
- The approximately 12-15 units of proposed for rental housing would not form part of the strata and would be owned by the church but run by a non-

profit organization. Funds received from the rentals would subsidize programs run by the church.

4.2 Heritage Revitalization Agreement Refresh: Principles and Community Consultation

Britney Dack, Senior Heritage Planner, provided a PowerPoint presentation regarding the Heritage Revitalization Refresh Program that was launched in the summer by Council to update the previous policy that was written in 2011. Ms. Dack's presentation outlined the following:

- Definition of a Heritage Revitalization Agreement (HRA);
- Goals of the Refresh project;
- Development options available through the current program; and,
- Proposed community amenities to be considered in the Refresh project.

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

- New Westminster lot sizes and depths are generally larger than those in Vancouver which are mostly around 4,000 square feet;
- HRAs can be considered as an option for development just as rezoning may be an option, in consideration of amenities. However, an HRA on a property with a heritage asset is the preferred option, since it has the opportunity to provide heritage protection to an asset as part of the process;
- Since the implementation of the new Official Community Plan in 2017, it is anticipated that more rezoning applications will be received for smaller scale or infill style projects, as that was a goal of the plan;
- The proposed rental component of the Refreshed policy would address small scale projects, where for larger rezonings (with 10 units or greater) something similar already applies;
- Affordability targets such as subsidized units are not feasible in new construction or refitting at this scale of development, and could not happen without a lot of funding; however, it is a big aspect of larger scale developments where there are more opportunities, and is accounted for in those policies which apply to larger projects;
- HRA projects at this scale are most likely not going to meet true affordability ranges; however, infill housing will help to accommodate the growing population and provide a range of housing choices for the community. It is the City's goal to supply housing in all city neighbourhoods;
- City procurement policies and the perception of preferential hiring of contractors may make it difficult for the City to recruit heritage professionals for projects, as opposed to applicants hiring their own, as they do now. This suggestion by a Commission member will be shared as part of the consultation process for this policy update;

- Houses in the conservation area cannot be demolished without Council consent, which is a form of protection; however, legally it is not as much protection as what would be received through a designation bylaw;
- Equity in the program is also being looked at to ensure that incentives are sufficient and equitable across neighbourhoods. These details will be reviewed during the next step in this process;
- While not a lot of rezoning applications are expected for the Queen's Park neighbourhood, some property owners of houses with a lower integrity on a larger lot may want the option to build a duplex or other infill type. It is anticipated that there will be more HRAs in that area, due to the higher number of heritage assets;
- Commercial, industrial, and institutional buildings, or residential buildings with more than six units, are not being looked at in the Refresh program as there is not currently a gap in the development policy regarding those application types;
- Removal of incentives in the Queen's Park Conservation Area could be explored to offset the density available through HRAs;
- The final sale value of a house or project is not indicative of the profit realized from the sale, as there will be the costs of construction, permitting fees, etc., that have been undertaken; and,
- The goal of HRAs is to have applicants put as much effort and thought into the design of infill housing as they do with the restoration of the heritage house.

The Commission provided the following comments:

- Some owners may want to subdivide their property through this program, which may change the character of the neighbourhood;
- When applications go to Council, it should be known if a rental unit is being lost as that should be a consideration of their decision;
- The Affordable Housing and Child Care Task Force and Committee should also be provided the opportunity to give feedback on this policy update;
- The Metro Building hosted acts such as Ike and Tina Turner which may make it a heritage candidate under the expanded values aspect due to its cultural heritage, even though the building is not architecturally significant;
- Aging in place should be a consideration for future projects;
- Although Statements of Significance generally honour the settler community, the progressive use of the building, including immigrant history and housing are also important to include;
- Although the City is currently focused on solar panels for energy supply to individual homes, consideration could be made in the policy to investigate options to supply geothermal energy, possibly for a city block or high rises such as the project being worked on in Sapperton for Royal Columbian Hospital and Fraser Health facilities;

- Heritage homes are an important asset for the City and its residents, not just the heritage building homeowners;
- Robust City policies will provide clarity for developers and may result in speculator land purchases;
- There is concern around a relaxation of the HRA application process and the possibility of protected homes becoming a target for developers which may ruin what the community worked so hard to conserve through the Conservation Area;
- The biggest problem is increased density in the Queen's Park area, which is part of the incentives program. Adding the opportunity for greater units would increase the value of the properties again and possibly make them ripe for infill development;
- It would be helpful if application recommendations came with a qualifier from staff indicating what may be a good, medium, or bad HRA;
- The fronts and sides of houses requiring protection under some HRAs but not others is confusing as the priority is not clear;
- An example of major intervention to visible characteristics of the front and/or sides of a house would be 208 Fifth Avenue where the house is expected to be moved forward on the property with the side windows being changed;
- There seem to be too many exceptions being made to HRA parameters;
- A good discussion point is that HRAs are not equal across the city as many properties are not in the Heritage Conservation Area and if not more could be asked of the applicant related to restoration; and,
- If a strong benefit cannot be realized on site, and retention is not achievable it could be asked instead that funds be paid into a City "Heritage Fund" for supporting other heritage initiatives.

5. STANDING REPORTS AND UPDATES

5.1 General Inquiries from the Commission

There were no items.

6. NEW BUSINESS

No new business.

7. UPCOMING MEETINGS

January 4, 2022

8. END OF MEETING

The meeting ended at 8:16 p.m.

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** January 5, 2022

From: Nazanin Esmaeili,
Planning Assistant **File:** HER00848

Item #: [Report Number]

Subject: **Heritage Review (Demolition): 340 Cedar Street**

PURPOSE

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

SUMMARY

The house at 340 Cedar Street, in the Sapperton neighbourhood, was built in 1913 in the pioneer tent style. The building is not legally protected by bylaw, but is listed on the City's Heritage Resource Inventory. As a result of the building's age (over 100 years old), its Inventory listing, and as it has elements of its original style, the Community Heritage Commission is being asked to review its heritage value 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

Property Description

The house at 340 Cedar Street was built in 1913 and is approximately 159 sq. m. (1,708 sq. ft.). It is two stories with a basement with the density of about 0.24 floor space ratio (FSR). This is approximately half of the squarefootage allowed on the property in the Zoning Bylaw.

The house has a front-gabled roof with an almost full-width front porch, featuring square posts. Its front door is set to the side, in line with the front stairs. The house has minimal decorative detailing beyond its simple eave brackets though has a shed dormer on the east side of the structure and horizontal siding. Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and heritage assessment (Appendix B), the building appears to be in rather good condition. The horizontal siding appears to be in good condition, with areas simply in need of cleaning to address algae growth. However, its front and back stairs are in poor condition as is the roofing, which all need replacement. Also deterioration is noted in the fascia, gutters and soffits. The windows are not original but are in good condition.

Development Policy Context

The property is zoned for Single Detached Dwellings (RS-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 such as stratified units, du-quadruplexes or row/townhouses. These higher forms could be achieved through a rezoning or similar application (i.e. a Heritage Revitalization Agreement). As such, the potential for incentivizing retention through increased development is high.

Site Context

The subject site is located in the Sapperton neighbourhood, on the south side of Cedar Street between Buchanan Ave and East Columbia Streets. There is also a lane on the west side of this property connecting Cedar and Ward Streets, which makes the property effectively a corner lot. A site location map is included as Appendix A.

This side of the block is dominated by a grouping of single family homes constructed in mostly between 1930’s and 1950’s. Though, to the east of the subject site and across the street are multifamily buildings. The properties facing East Columbia Street are zoned for commercial use. 340 Cedar Street is one of the oldest houses in this area, although it is not the oldest, with two houses surviving from 1901 and one from 1911.

DISCUSSION

Heritage Value

The subject house was built in 1913, in the Pioneer Tent style, and is one of the oldest houses on the street, being from the pre-World War I era. However, as one of only a handful of surviving detached houses along the street, the house is set within a context of a mix of new and old houses and multi-family buildings.

340 Cedar Street has been evaluated to have some heritage value for its age and original design, and it retains some of its characteristic elements including:

- front gable,
- minimal ornamentation and,
- near full-width front porch with square columns

The range of working-class former residents of 340 Cedar Street connects to Sapperton’s historical and social value as an early working-class residential neighbourhood.

There also have been some alterations carried out on the house over time, such as the replacement of all of the original windows, changing the front porch roof from hipped to flat as well as changes to the front gable siding. As for its condition, there are some visible concerns, particularly in relation to its roofing and staircases. A heritage assessment with further details is available in Appendix B. The assessment scores the house as low-medium value.

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 340 Cedar 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) and if warranted forward the application to Council consider a temporary protection order for the house at 340 Cedar Street; or
- 3) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Heritage Assessment

APPROVALS

This report was prepared by:

Nazanin Esmaeili, Planning Assistant

This report was reviewed by:

Britney Dack, Senior Heritage Planner

Appendix A:
Site Context Map



Appendix B:

Heritage Assessment

Heritage Assessment and Evaluation

340 Cedar Street, New Westminister BC

October 18, 2021

Background Information

Neighbourhood: Sapperton

Address: 340 Cedar Street

Folio: 03652000

PID: 012-010-588

Postal Code: V3L 3P1

Legal Description: Lot 15; New West District; Plan NWP2620; Suburban Block 3, of Lots 13

Zoning: Single Detached/RS-1

Date of completion: 1913 (according to the water connection record and CityViews; 1925 according to BC Assessment)

Water connector: A.W. Jolly

Introduction

This report is a heritage assessment and evaluation of the two storey wood-frame construction, located at 340 Cedar Street (Fig. 1) in the Sapperton neighbourhood of New Westminister. This report is based on the available information obtained from the BC Archives, City of Vancouver Archives, New Westminister Archives, New Westminister City Hall, and the Vancouver Public Library. Please note an in-person site visit was unable to be conducted; photographs were provided by the client in lieu.



Fig. 1: Map of the area surrounding 340 Cedar Street, which is highlighted in blue. (Source: City of New Westminister Map Viewer, CityViews 3.0, 2021)

Overview

The structure at 340 Cedar Street was built in 1913 and is an example of a Gabled Vernacular style of house (Fig. 2), sometimes also referred to as “Pioneer Tent Style.” As is typical of the style, it has a front-gabled roof with an almost full-width front porch, featuring square posts, with its front door set to the side in line with the front stairs (VHF). It has minimal decorative detailing, beyond its simple eave brackets. It has a shed dormer on the east side of the structure and has horizontal siding throughout. It was included in the third volume of the New Westminster Heritage Resource Inventory (Fig. 3) (Seto and Pelletier 1986, p. 25).



Fig. 2: Front and eastern side view of 340 Cedar Street, New Westminster, BC, 2021. (Source: Kaur)

**340 Cedar Street
circa 1911
Pioneer Tent Style -- Late Victorian
Period**

This Pioneer Tent style house features a moderately pitched gabled roof, and a partial-width front porch with a hipped cover supported by paired plain columns. The roof line is broken by a side wall dormer with a shed roof, and a perpendicular bay window.



Fig. 3: Heritage inventory description and associated image for 340 Cedar Street. (Source: Seto and Pelletier 1986, p. 25)

Historical Context

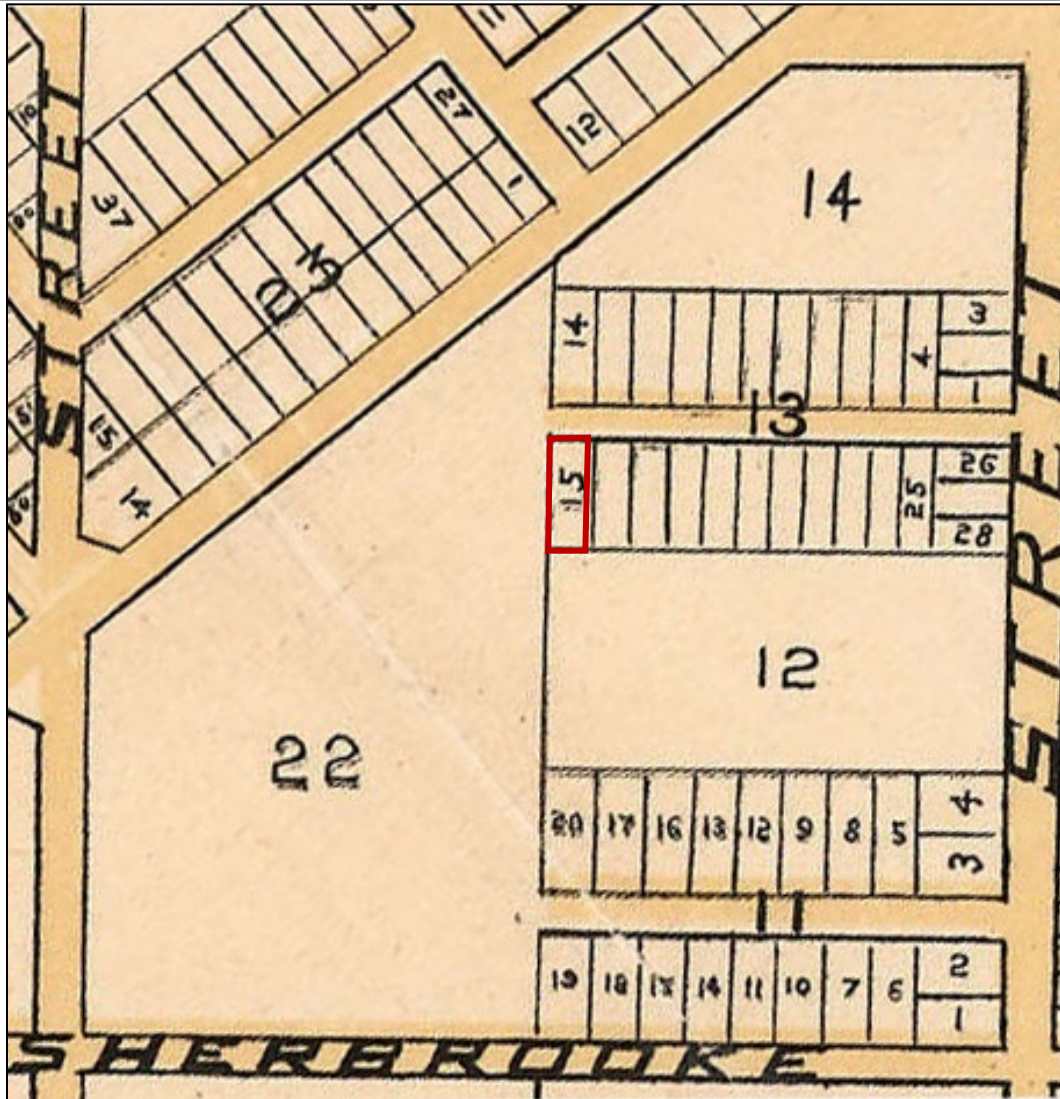
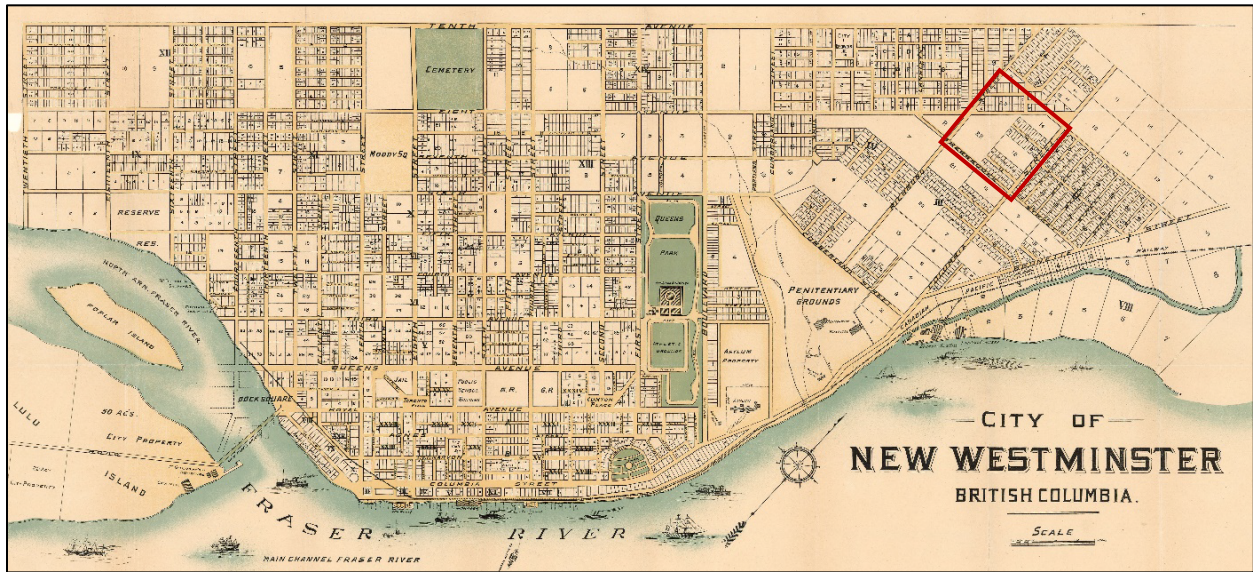
Although situated on the land of the Qayqayt First Nation and the Coast Salish people, the colonial history of New Westminster dates back to 1859, when the British Royal Engineers surveyed the area that was to be the new colonial capital of the crown colony of British Columbia (Hainsworth and Freund-Hainsworth 2005, pp. 18-19). The city then began to develop in earnest with the extension of the Canadian Pacific Railway (CPR) line in the 1880s (Miller and Francis 1997, p. 136). This development resulted in a substantial building boom that transformed New Westminster from a small town into a major city (Mather and McDonald 1958). In addition to the commercial development that took place along and around Columbia Street, numerous residential neighbourhoods began to develop as well, such as Queen's Park or the more working-class Sapperton neighbourhood. "New Westminster became known as the City of Homes because of the grandeur of houses gracing its hillside" (Miller and Francis 1997, p. 136).

As outlined in the Historical Context Statement for the study site's neighbourhood: "Sapperton is valued for its singularity as a neighbourhood of New Westminster derived from its age, location, working-class roots, association with the Royal Engineers, geography, culturally diverse history and significant industrial history... Sapperton has historical value for being the place where New Westminster began, due to the presence of the Royal Engineers, their barracks and other buildings associated with their survey and military work... Sapperton has high cultural and social value through its origins as a working class neighbourhood and through having its own character as a distinct entity" (DCD *et al.* 2016, p. 4).

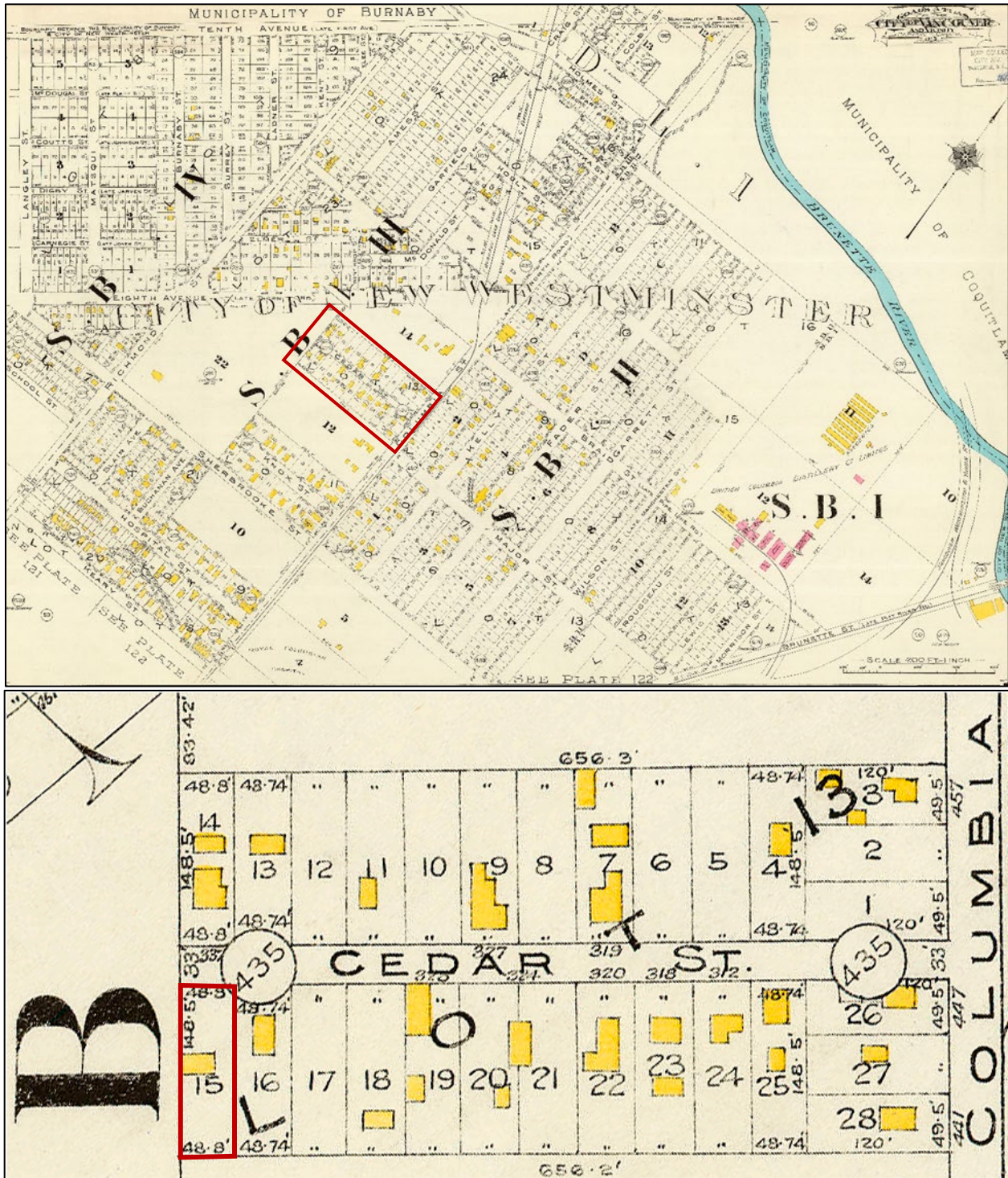
"Sapperton experienced booms in the 1890s and early 1900s, spurring the construction of needed housing and today's significant collection of early heritage buildings. Its history of local industry created a working class settlement whose origins in the area have remained to the present day" (*Ibid.*, p. 12). 340 Cedar Street directly connects to this early 1900s building boom, when the Sapperton neighbourhood was in its early stages of being developed, and when this style of house was a dominant style on the street (Figs. 4). This initial stage of development is discernible in comparing an 1892 larger context map of the City of New Westminster (Figs. 5a and 5b) to a 1913 Fire Insurance Map of the study area (Figs. 6a and 6b), as well as one from 1957 as a further point of comparison (Fig. 7), to highlight the growth and development of the neighbourhood over time. (Please note, for ease of viewing, Figs. 5b and 6b have been rotated so that they are not angled).



Fig. 4: View of Lower Keary Street in the Sapperton neighbourhood, 1910. Note the similar look and style of these houses to 340 Cedar Street. (Source: New Westminster Archives, Item No. IHP1266, Record ID 18911)



Figs. 5a and 5b: Fig. 5a (above) shows the City of New Westminster, 1892, with the surrounding neighbourhood of 340 Cedar Street outlined in red. In Fig. 5b (below), its eventual lot is also outlined in red. (Source: City of Vancouver Archives, AM1594-MAP 617)



Figs. 6a and 6b: Fig. 6a (above) shows a Fire Insurance Map of New Westminster, 1913, with the neighbourhood of 340 Cedar Street outlined in red. In Fig. 6b (below), its lot (Lot 15) is also outlined. Please note the increase in development in Sapperton at this point in time compared to the 1892 map (Fig 5a & b). Also note that Lot 15 is the back corner lot of Cedar St because Buchanan Ave. does not continue to Eighth Ave at this point in time. (Source: City of Vancouver Archives, 1972-472.05, Plate 118)

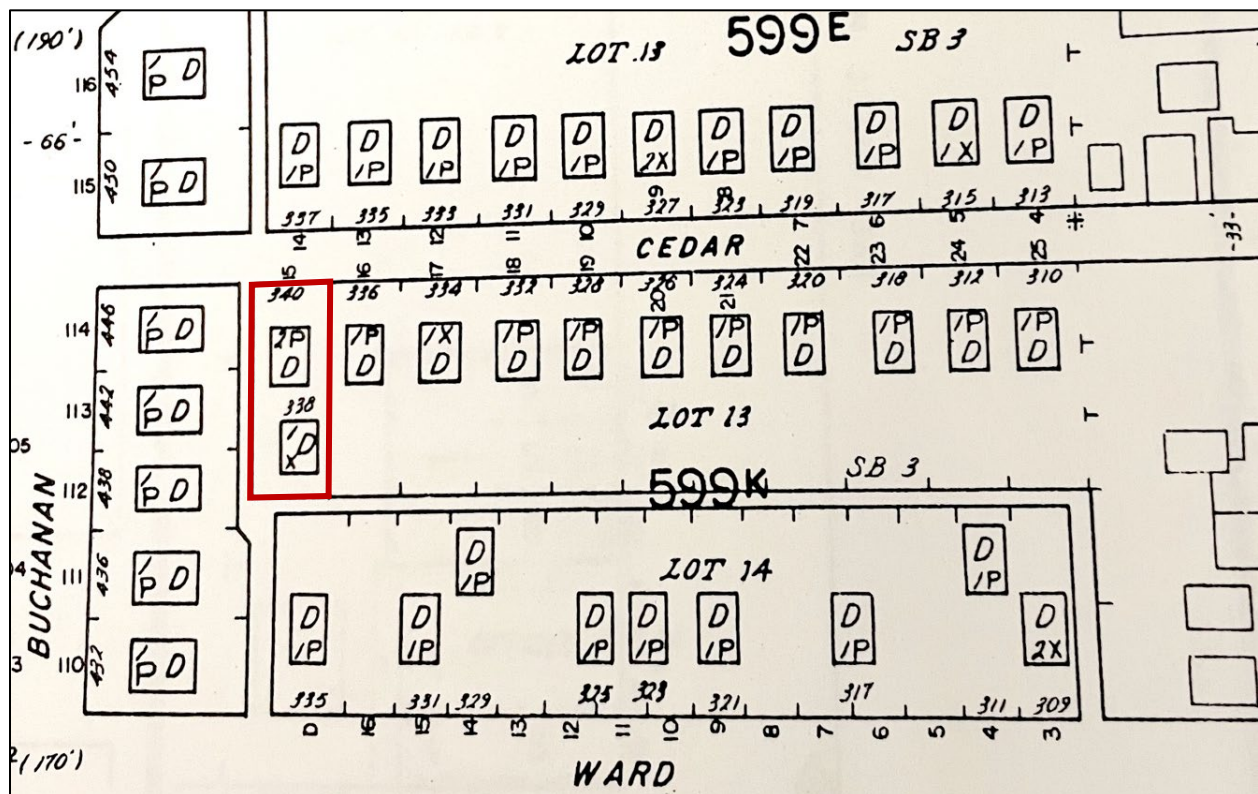


Fig. 7: Fire Insurance Map of part of the Sapperton neighbourhood, 1957. The property 340 Cedar Street, Lot 15, is outlined in red. Note that by 1957 Buchanan Avenue did extend up to Eighth Ave. The result is a lengthened Cedar St. where Lot 15 is no longer the corner lot. The additional lots also led to the creation of the lane that is now adjacent to 340 Cedar St. It is interesting to note that, at this point in time, there was another structure on the lot, labelled 338 Cedar Street. This was the original house built on the lot in 1911 (also by A.W. Jolly) and was demolished in 1992 (CNW BPH24765 1992). (Source: New Westminster Archives 1957)

As visible in Fig. 7 above, it is interesting to note that, historically, this lot had two single family dwellings built on it. The first house was built by A.W. Jolly in 1911 (demolished in 1992) (CNW BPH24765 1992) and the second was built by A.W. Jolly in 1913 (not shown on the Fire Insurance Map (Fig. 6b) as it was permitted for late in the year) (CNW BPH01528 1913).

Ownership and Occupant History

The following Table summarises the residents of the house, as catalogued in the various available directories (Table 1).

Table 1: Consolidated list of the occupants of 340 Cedar Street from the available city directories (Source: Vancouver Public Library and New Westminster Archives)

Year(s)	Name(s)	Occupation (if listed)
1913	Jolly, A. W.	Unknown
1912 to 1924	No Data Available	
1925 to 1927	McKenzie, David M.	Carpenter, Brunette Labor
1930 to 1933	Heath, George H.	Laborer, Laminated Materials
1935 to 1937	McMeekin, James H.; Jane A.	Mechanic, Canada West Cord
1940	Cahill, John; Christina; James	Cooper, BC Distillery
1943	Knoke, Arnold; Marjorie	Welder, Blair Iron Works
1945 to 1947	Pook, Walter; Margaret, M. M.	Active Service
1950	Emery, Eugene; Margaret	Proprietor, Hilltop Coffee Bar

Table 1 (continued):

Year(s)	Name(s)	Occupation (if listed)
1953 to 1955	Murvold, John; Marna B.	Shipwright, Nelson Brothers Fisheries
1970 to 1979	Rackel, Raymond	Unknown
1991 to 1992	Harvey, Raymond	Unknown
1998	Harris, Patrick M.	Unknown

The various individuals associated with this residence appear to be predominantly of working-class backgrounds, connecting to the character of the Sapperton neighbourhood. They are not associated with any one particular industry, but rather a cross-section of several: a carpenter, cooper, mechanic, shipwright, welder, and a small business owner all lived at 340 Cedar Street in its first fifty years. Beyond this diversity, none of the individuals are of great heritage significance; at least as discernible in the available records.

Surrounding Neighbourhood

The surrounding neighbourhood of 340 Cedar Street is illustrative of the area's historical development. Some houses survive along the street from the aforementioned building boom that took place in the early 1900s, notably 340, 336 and 319 Cedar Street. The other houses from that era are visible on the 1913 and 1957 Fire Insurance Maps (above), but they have since been demolished and replaced by apartment buildings from the 1970s and 1980s on both sides of the street (Figs. 8 and 9).

As outlined in the Sapperton Historical Context Statement: "Aesthetic value is found in its many houses, both larger homes and smaller working class dwellings, of all types, scales and ages, the significant treed streetscapes and views of the Fraser River" (DCD *et al.* 2016, p. 4). A range of ages, styles and sizes is discernible in the surrounding structures of 340 Cedar Street, as illustrated in two aerial photographs, a map and summary table provided below (Figs. 8 to 10 and Table 2).

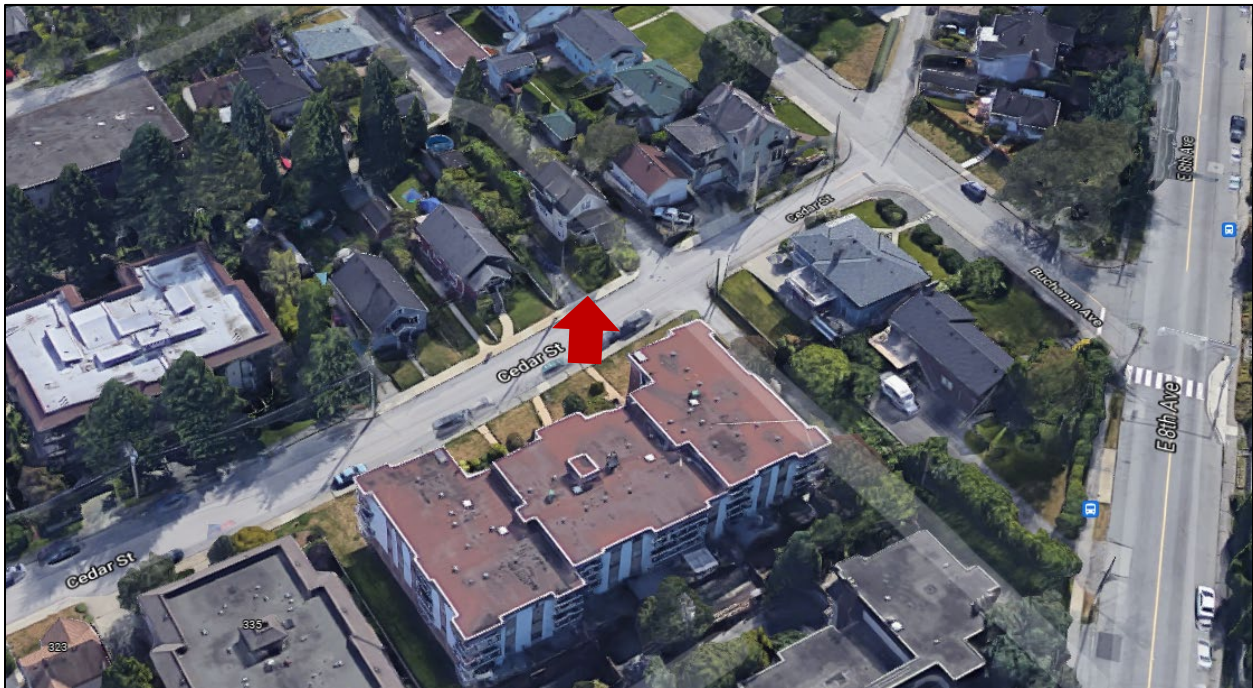


Fig. 8: Angled aerial view of the surrounding neighbourhood of 340 Cedar Street, pinpointed with a red arrow. Note the range of sizes and styles to the street, including the numerous large-scale apartment buildings on both sides of the street. (Source: Google Maps, 2021)



Fig. 9: Aerial view of the surrounding neighbourhood of 340 Cedar Street, outlined in red. Note the range of sizes and styles to the street, including the numerous large-scale apartment buildings on both sides of the street and the significantly smaller scale of 340 Cedar Street compared to the others. (Source: Google Maps, 2021)

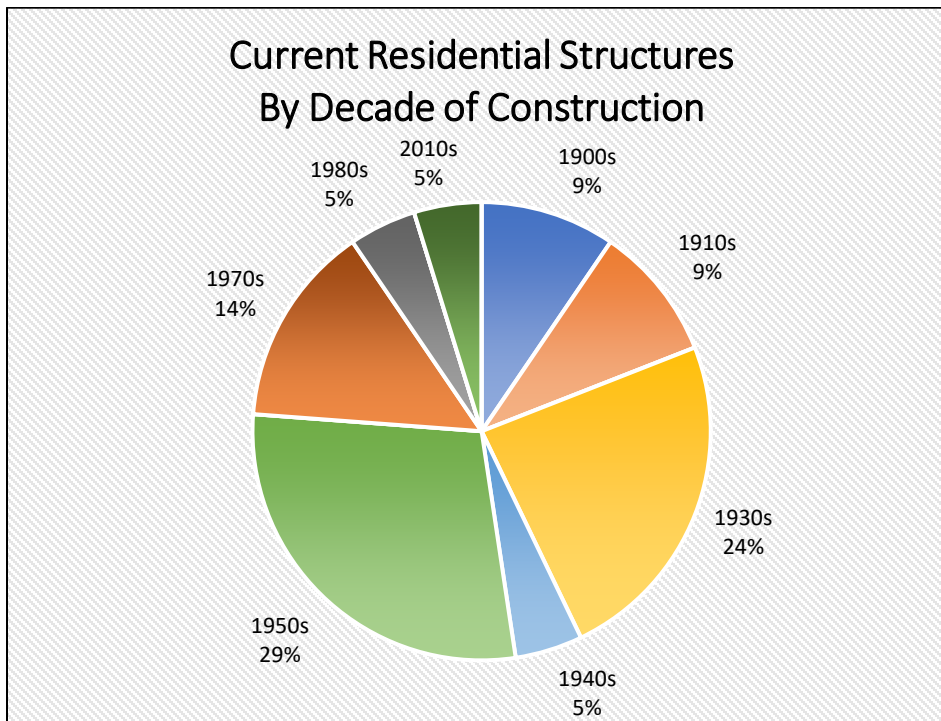


Fig. 10: Map of the area surrounding 340 Cedar Street, outlined in red, with the construction years listed for the buildings in the immediate vicinity of the study site. Note the apartment structures on the larger, consolidated lots that have dominated most of the street since the mid-1970s. (Source: BC Assessment)

Table 2: Consolidated list of the construction dates for the houses surrounding 340 Cedar Street (bolded and in italics below), New Westminster, BC. (Source: BC Assessment)

Address	Year Built	Configuration
315 Cedar St.	1933	2 Bedrooms, 1 Bath
316 Cedar St.	1976	2 Bedrooms, 1 Bath
317 Cedar St.	1939	6 Bedrooms, 2 Baths
319 Cedar St.	1901	2 Bedrooms, 3 Baths
323 Cedar St.	1937	4 Bedrooms, 1 Bath
330 Cedar St.	1976	Apartment Building
334 Cedar St.	1937	2 Bedrooms, 1 Bath
335 Cedar St.	1982	Apartment Building
336 Cedar St.	1911	5 Bedrooms, 3 Baths
340 Cedar St.	1913	1 Bedroom, 1 Bath (BC Assess.) 3 bedrooms, 2 Baths (in reality)
345 Cedar St.	1971	Apartment Building
315 Ward St.	2013	Apartment Building
325 Ward St.	1970	Apartment Building
331 Ward St.	1938	4 Bedrooms, 1 Bath
333 Ward St.	1959	4 Bedrooms, 2 Baths
335 Ward St.	1948	2 Bedrooms, 2 Baths
432 Buchanan Ave.	1950	4 Bedrooms, 2 Baths
436 Buchanan Ave.	1953	2 Bedrooms, 1 Bath
438 Buchanan Ave.	1951	4 Bedrooms, 2 Baths
442 Buchanan Ave.	1950	2 Bedrooms, 2 Baths
446 Buchanan Ave.	1901	3 Bedrooms, 2 Baths
450 Buchanan Ave.	1951	2 Bedrooms, 1 Bath

In summary, there are 22 residential structures in the vicinity of 340 Cedar Street. Their time periods breakdown as follows:



Decade	Houses
1900s	2
1910s	2
1920s	0
1930s	5
1940s	1
1950s	6
1960s	0
1970s	4
1980s	1
1990s	0
2000s	0
2010s	1
2020s	0

From the above, it is interesting to note the range of ages, sizes and styles to the structures in this section of the neighbourhood. 340 Cedar Street is one of the oldest houses in this area, although it is not *the* oldest, with two houses surviving from 1901 and one from 1911. There is an interesting concentration of houses from the 1930s and 1950s in this quadrant of the neighbourhood. The 1950s houses connect to the extension of Buchanan Avenue, with the exception of 446 Buchanan Avenue. This 1901 house, at the corner of Buchanan Avenue and Cedar Street, appears to have been possibly moved from another location, considering that Buchanan Avenue did not exist at Cedar Street prior to the 1950s, as discernible in the Fire Insurance Maps above.

Change Over Time and Current Condition

It is difficult to gauge the amount of change to the structure over time since the only available historical photographs of the building are from the 1980s (Fig. 3 above and Fig. 11 below). A few discernible changes from the current and 1980s photographs are:

- 1) It seems most of the windows have been replaced since the 1980s, which appear to be double-hung, horned wood windows in the available photographs;
- 2) The hipped roof over the front porch was changed, as it is now a flat roof; and
- 3) The siding in the front gable is different to the current, which is simply the same horizontal siding as throughout the rest of the structure.



Fig. 11: Front and western side view of 340 Cedar Street, New Westminster, BC, 1982. (Source: New Westminster Archives, Item No. IHP14645, Record ID 66384)

The current condition of the house at 340 Cedar Street is fair overall. From a simple investigation of exterior site photographs, the horizontal siding appears to be in good shape, with areas simply in need of cleaning to address algae growth (Figs. 12, 14 and 15). Its front and back stairs are in poor condition (Figs. 12 and 13). The roofing of the structure is in poor condition and in need of replacement. As discernible from the available photographs, deterioration is noted with its fascia, gutters and soffits (Figs. 12 to 16). Its windows are in good condition as they all appear to be replacements and not original (Figs. 12 to 16).



Figs. 12 and 13: Left (Fig. 12) shows the front view of 340 Cedar Street, New Westminster, BC, 2021. Right (Fig. 13) shows the back view. (Source: Kaur)



Fig. 14: Western side view of 340 Cedar Street, New Westminster, BC, 2021. (Source: Kaur)



Fig. 15: Front and eastern side view of the roof of 340 Cedar Street, New Westminster, BC, 2021. (Source: Kaur)



Fig. 16: Eastern side view of 340 Cedar Street, New Westminster, BC, 2021. (Source: Kaur)

Concluding Remarks

340 Cedar Street is an altered example of a Gabled Vernacular (or Pioneer Tent) style house and is one of only a handful of surviving detached houses along the street, since the construction of apartment buildings in the 1970s and 1980s dramatically reduced the number of detached houses in the area. At 108 years old, 340 Cedar Street is also one of the oldest houses on the street, being from the pre-World War I era. This house is emblematic of the early development of the Sapperton neighbourhood and is representative of the working-class history of the community. Based on the above overview and the data available, the following is the heritage evaluation of 340 Cedar Street. Please note that since New Westminster does not have a city-wide specific set of heritage assessment and evaluation criteria, (beyond its Queen's Park Heritage Conservation Area Evaluation Checklist), another jurisdiction's approach is being used instead, amended for the New Westminster context. The City of Kelowna's criteria was used as a basis. Please refer to the [Kelowna Guide](#), as a reference.

EVALUATION

Address 340 Cedar Street

Local Area Sapperton

Date of Construction: 1913

A. ARCHITECTURAL HISTORY

			E	VG	G	F/P
1	Style/Type	G: A good example of a style or type that is common in New Westminster <i>340 Cedar Street is an example of a Gabled Vernacular style house, featuring many of its characteristic elements such as the front gable, minimal ornamentation and near full-width front porch with square columns.</i>	35	18	12	0
2	Design	F/P: A design of no special significance or quality.	30	15	10	0
3	Construction	F/P: An example of no particular significance.	15	8	5	0
4	Designer/Builder	F/P: An architect, designer, engineer and/or builder, unknown or of no known.	15	8	5	0
(Maximum 40)			12			

B. CULTURAL HISTORY

1	Historical Association	G: Connected with a person, group, institution, event or activity that is of moderate importance. <i>The range of working-class former residents of 340 Cedar Street (a carpenter, cooper, mechanic, shipwright, welder, etc.) connects to Sapperton's historical and social value as an early working-class residential neighbourhood.</i>	35	18	12	0
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2	Historical Pattern	G: A building that provides strong evidence of an historical pattern of local area importance. <i>340 Cedar Street connects to the growth and development of early 20th century New Westminster, specifically in the Sapperton neighbourhood, including its street pattern and its range of house ages and styles.</i>	30	15	10	0
			(Maximum 35)	22		
C. CONTEXT						
1	Landscape/Site	G: An altered but recognizable historical relationship between a building's site and its immediate urban environment or related geographic features. <i>340 Cedar Street is part of the early development of the Sapperton streetscape, particularly as one of the two original corner properties of the street, prior to its extension in the 1950s. The original structure on the lot, from 1911, was demolished in 1992.</i>	15	8	5	0
2	Neighbourhood	G: A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use. <i>Although, for the most part, different in age, scale and style to many of its surrounding buildings, 340 Cedar Street is in an area of compatible use being amongst other residential dwellings. It has also maintained its original function.</i>	20	10	6	0
3	Visual/Symbolic	F/P: A building of no landmark or symbolic significance.	25	13	8	0
			(Maximum 25)	11		
			Subtotal	45		

D. INTEGRITY & CONDITION

G: A building with a major alteration and/or a combination of several minor alterations, the effect of which detracts from the style, design, construction or character. 0 -5 -8 -15

There appear to have been some alterations carried out on the house over time, such as the replacement of all of the original windows, changing the front porch roof from hipped to flat as well as changes to the front gable siding. As for its condition, there are some visible concerns, particularly in relation to its roofing and staircases.

		TOTAL	37
Evaluation Date	October 18, 2021	Classification Group	C

As outlined in the evaluation criteria:

Building Type	Range of Scores	Group	Heritage Register?
Houses and Apartments	60-100	A	Yes
	40-59	B	Maybe
	20-39	C	No

In summary, based on the above, it is this professional's assessment that the house located at 340 Cedar Street is a borderline case of **low to moderate** heritage significance.

Signed by:



Katie Cummer, PhD CAHP
Principal, Cummer Heritage Consulting (CHC)

October 18, 2021

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REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** January 5, 2022

From: Nazanin Esmaeili,
Planning Assistant **File:** HER00850

Item #: [Report Number]

Subject: Heritage Review (Demolition): 729 Third Ave

PURPOSE

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

SUMMARY

The house at 729 Third Ave, in the Uptown neighbourhood, is a wartime bungalow built in 1941. The building is not legally protected by bylaw, and is not listed on the City's Heritage Register or Heritage Resource Inventory. However, as a result of the building's age 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

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 are automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.

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. This can include properties that are not listed on the Heritage Register. 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

Property Description

The house at 729 Third Ave was built in 1941 and is approximately 277 sq. m. (2,986 sq. ft.). It is one and half stories with a basement with a density of about 0.48 floor space ratio (FSR). This house borrows features from past revivalist styles, reflected in its exposed rafter tails, gabled dormer, and tapered chimney; embraces Modernist elements, exhibited by its Streamline Moderne windows; and its wide front elevation is reminiscent of emerging Modern Bungalows and Ranch-style type dwellings. Its style reflects an important, transitional period in domestic architecture. This corner lot also features its original retaining wall, constructed of concrete and river rocks. Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and heritage assessment (Appendix B), the building at 729 Third Ave appears to be in rather good condition. The exterior of the house maintains a good degree of its historical fabric and integrity. The bottle dash stucco, which has been visibly repaired in the past, appears to be in good condition, as do the original wood windows and roof elements. The only possible alteration noted is the construction of a partial enclosure around the rear entrance on the northwest elevation.

Development Policy Context

The property is zoned Single Detached Districts (RS-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. The owners are permitted increase 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 such as du-quadruplexes or row/townhouses. These higher forms could only be achieved through a rezoning or similar application (i.e. a Heritage Revitalization Agreement).

Site Context

The subject site is located in the Uptown neighbourhood, on a corner lot along Third Avenue and Eighth Street. While the property's 50-foot frontage is along Eighth Street, the dwelling is oriented so that its front elevation faces Third Avenue. This block was subdivided into 14 lots in 1935 which were marketed as "Mayfair Place". All the Mayfair Place homes were developed between 1936 and 1942, and remained extant. Currently, the subdivision and its houses remain as a pocket of detached dwellings in the Uptown neighbourhood, which is generally dominated by low- and high-rise multi-family buildings on the intersection of Third Avenue and Eighth Street. A site location map is included as Appendix A.

DISCUSSION

Heritage Value

The house at 729 Third Ave is a tangible contribution to the development of the 14-lot Mayfair Place subdivision, of which all original dwellings remain extant. The subject house was built in 1941, in the a traditional bungalow style featuring bottle dash stucco cladding, an external brick chimney, wood sash windows, and wood rafter tails, the residence maintains an excellent degree of integrity with respect to its historical fabric. The exterior of the house maintains an excellent degree of its historical fabric and integrity and is in good condition.

This house also has an important connection to Noel G. Morrow (née Oxenbury) who resided here for nearly two decades. She was an accomplished and well-known local athlete and dedicated her time to training and mentoring generations of future swimmers. 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 Development Services issue a Demolition Permit for the house at 729 Third Ave 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) and if warranted forward the application to

Council consider a temporary protection order for the house at 340 Cedar Street;
or

- 3) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map
Appendix B: Heritage Assessment

APPROVALS

This report was prepared by:

Nazanin Esmaeili, Planning Assistant

This report was reviewed by:

Britney Dack, Senior Heritage Planner

Appendix A:
Site Context Map



Appendix B:
Heritage Assessment

HERITAGE ASSESSMENT

NAME OF BUILDING	Morrow Residence
ADDRESS	729 Third Avenue
MUNICIPALITY	City of New Westminster
LEGAL DESCRIPTION	Lot 7, Block 6, Plan NWP5722
PARCEL IDENTIFIER (PID)	011-162-724
YEAR BUILT	1941
ORIGINAL OWNER	James W. and Noel G. Morrow
BUILDER	Unknown
ARCHITECT/DESIGNER	Unknown

CONTEMPORARY PHOTO



RESEARCH SUMMARY

Community and Property Development

Constructed in 1941, the Morrow Residence is one and one-half storey, side-gabled residence, with a projecting half-width front gable, situated on a corner lot along Third Avenue and Eighth Street in New Westminster's Uptown neighbourhood. Featuring bottle dash stucco cladding, an external brick chimney, wood sash windows, and wood rafter tails, the residence maintains an excellent degree of integrity with respect to its historical fabric. Due to the slope of the parcel, a concrete and large river rock retaining wall provides for a level grade on which the house resides. While the property's 50-foot frontage is along Eighth Street, the dwelling is oriented so that its front elevation faces Third Avenue.

The Uptown neighbourhood, along with the city's original townsite, was initially subdivided by the Columbia Detachment of the Royal Engineers in the early 1860s. At this time, the areas north of Royal Avenue primarily consisted of large individual blocks and parcels, each several acres in size. Throughout the 19th century and into the Edwardian era, immediately preceding the First World War, these extensive tracts of land were further subdivided in response to continued settlement of the community and coinciding demand for residential and commercial lots, along with real estate speculation. By the early 1910s, residential development had fanned out from downtown New Westminster, spreading primarily between Twelfth and Second Streets, northwest toward Tenth Avenue. Remnants of the large acreages remained on the urbanizing and densifying landscape into the Interwar era, many owned and occupied by affluent members of the city. The south-half of this block was one such property and, during the early 20th century, was owned by James (1834-1925) and Mary A. (née Woodman; 1841-1930) Cunningham who had a large dwelling constructed here. James was a local merchant, and served as Mayor of New Westminster, and was subsequently elected as the local Member of Parliament and Member of the Legislative Assembly. The prominent couple resided on this block beginning in circa 1899 until their respective deaths.

The Cunningham estate retained ownership of this property until its purchase by Peter F. Morkin of Vancouver in 1935. With the worst of the Great Depression over, and economic conditions gradually improving, Morkin subdivided the former Cunningham property into 14 lots and marketed the new residential development as "Mayfair Place." Morkin also partnered with Frederick Kalley of Vancouver, a drafter, and incorporated Morkin-Kalley Ltd., a residential design-build firm, and presumably offered their services to prospective property buyers in the Mayfair Place subdivision. However, there is no evidence to suggest that Morkin-Kalley Ltd. designed or built the extant Morrow Residence.

All original homes of the Mayfair Place subdivision developed between 1936 and 1942, remain extant, as shown in the chart below.

DEVELOPMENT OF THE MAYFAIR PLACE SUBDIVISION					
Address	Year Built	Owner	Address	Year Built	Owner
319 Eighth Street	1936	W.J. Irwin	320 Ash Street	1939	Morkin-Kalley Ltd.
317 Eighth Street	1940	J. Young	318 Ash Street	1939	Mrs. McLeod
315 Eighth Street	1942	G.H. Sigsworth	316 Ash Street	1937	R. & H. Lofthouse
313 Eighth Street	1940	A.H. Hudson	314 Ash Street	1938	Percival Weaver
311 Eighth Street	1942	H. Lancaster	312 Ash Street	1937	Fred Kalley
309 Eighth Street	1942	E. Abrams	310 Ash Street	1938	H. Hargreaves
729 Third Avenue	1941	James W. Morrow	308 Ash Street	1940	Ray Henderson



The Morrow-Oxenbury Family

The original owners and residents of the Morrow Residence were James W. Morrow (1911-1999) and Noel G. Oxenbury (1918-2012). Both were born and raised in New Westminster. James attended the University of British Columbia, and in the 1930s he began a 40-year career with the New Westminster School District, teaching at both the Duke of Connaught and New Westminster Secondary Schools. Noel was an acclaimed and renowned swimmer and swimming instructor, participating in a variety of national and international sporting events.

Highlights of Noel's professional career include her attendance at the 1934 and 1938 British Empire (Commonwealth) Games, hosted in London, England and Sydney, Australia, respectively. Noel won gold with her team in the 4x110-yard freestyle relay swimming event at the 1938 Games. Her participation in the 1934 British Empire Games was in doubt as subsidies were not available for her to travel to London, but after fundraising efforts by local businesses and other athletes, she was able to attend. In 1936, she was part of the Canadian contingent to the Summer Olympics in Berlin, Germany, though was unable to progress to any final stages.

Throughout the 1930s and 1940s, Noel set and held several Canadian swimming records for many years, including the 50-, 100-, and 200-yard backstroke categories. Continuing to compete provincially and nationally, she gradually began to devote more of her time to training young swimmers at the Crescent Beach Swimming Club in South Surrey where she herself had learned to swim at the age of 8.

During the Second World War, James Morrow joined the Royal Canadian Air Force. In 1941, prior to deployment, he and Noel became engaged. Less than two weeks before their marriage on July 19 of that year, they obtained a building permit to construct this new home. Timing of construction coincided with the Morrows honeymoon in Ontario and eastern Canada. While James remained in Ontario to begin his training, Noel returned to New Westminster to reside in her new home. James served with the RCAF in the Middle East during the war, reaching the rank of Squadron Leader, and upon his return to civilian life afterwards, he resumed his teaching activities.

James and Noel's daughter, Carol A. (1946-2021) followed in her mother's footsteps and became involved in water sports, eventually competing in the 1964 Summer Olympics in Tokyo, Japan, in both the platform and springboard diving events. In circa 1960, the Morrow family moved to Ocean Park, allowing Noel to be closer to Crescent Beach. James continued to teach with the New Westminster School District until his retirement in 1976. Noel's passion for swimming never ceased, and several years after being inducted into Swim B.C.'s Hall of Fame in 2003, she competed at the 2009 World Masters Games, again in Sydney, Australia, where she won gold in the 100-metre backstroke event in the Women's 90-94 age range category.

After the Morrows vacated this residence, it was purchased by retired couple Floyd and Maisie Quigley. By 1970, long time owners and occupants, John D. and Mary A. Wallace began residing here.



HERITAGE ASSESSMENT FORM

ASSESSMENT CRITERIA	YES	NO	EXPLANATION
1. Architecture <ul style="list-style-type: none"> Is the site architecturally significant? Is the site a significant expression of a particular style (i.e. Arts & Crafts, Modern, etc.)? Does the site feature unique design details or features? Is the site a rare or unique or representative example of a particular style/type? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This Minimal Traditional bungalow borrows features from past revivalist styles, reflected in its exposed raftertails, gabled dormer, and tapered chimney; embraces Modernist elements, exhibited by its Streamline Moderne windows; and its wide front elevation is reminiscent of emerging Modern Bungalows and Ranch-style type dwellings. Its style reflects an important, transitional period in domestic architecture.
2. Context: Neighbourhood/Landscape <ul style="list-style-type: none"> Is the site historically significant in the development of the particular neighbourhood? Does the site reflect a significant pattern of development in New Westminster? Is the site a landmark in New Westminster or neighbourhood? Does the landscape or natural environment of the site hold significance for the neighbourhood/New Westminster? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The residence is a tangible contribution to the development of the 14-lot Mayfair Place subdivision, of which all original dwellings remain extant. The subdivision and its houses remain as a pocket of detached dwellings in the Uptown neighbourhood, which is generally dominated by low- and high-rise multi-family buildings. This corner lot also features its original retaining wall, constructed of concrete and river rocks.
3. Person/Event <ul style="list-style-type: none"> Is the site significant for its association with a particular person or group of people? Is the architect/builder significant? Is the site significant for its association with a particular event? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This house has an important connection to Noel G. Morrow (née Oxenbury) who resided here for nearly two decades. She was an accomplished and well-known local athlete and dedicated her time to training and mentoring generations of future swimmers.
4. Contemporary Compatibility/Usability <ul style="list-style-type: none"> Does the site maintain its original context? Is the site compatible with its current context? Is the space relevant within the contemporary context and surrounding environment? Is there potential for the current use of the site to continue or for a compatible future use? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	While maintaining its original context, its current land use designation under the City's Official Community Plan (RGO Residential – Ground Oriented Infill Housing), along with the small size of its lot, may prevent the full developable potential of this property allowable through its current designation.
5. Additions/Alterations/Condition <ul style="list-style-type: none"> Does the site maintain a high degree of its original integrity (does it maintain many of its original features)? If site has been altered, are the alterations compatible with and distinguishable from the original building/site? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The exterior of the house maintains an excellent degree of its historical fabric and integrity. The bottle dash stucco, which has been visibly repaired in the past, appears to be in good condition, as do the original wood windows and roof elements. The only possible alteration noted is the construction



<ul style="list-style-type: none"> Is the site in fair structural condition? 			of a partial enclosure around the rear entrance on the northwest elevation.
<p>Does the site merit further heritage consideration by the City of New Westminster, based on the above criteria?</p> <p style="text-align: center;"> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO </p> <p><i>Heritage Assessment Summary:</i></p> <p>729 Third Avenue is noteworthy primarily due its association with Noel G. Oxenbury and its exceptional degree of integrity in regard to its exterior historical fabric. The condition of the residence is a testament to the quality of the original workmanship, and maintenance by past and current owners and residents. Personal financing and construction of the Morrow Residence during the early years of the Second World War, at a time of materials and labour shortage due to mobilization, and without assistance from the federal Wartime Housing program, would have been quite an individual accomplishment for a young couple.</p> <p>Its eclectic architectural style sets it apart from the other dwellings constructed as part of the Mayfair Place subdivision, as most other residences adhere to more traditional, revivalist styles. While built during a time of many uncertainties, and with a growing trend of placing emphasis on functionality while restraining ornamentation in residential design, the owners, designer(s), and builders of the Morrow Residence chose not to be frugal, and tastefully embellished the house with a fusion of traditional and modernist features.</p> <p>While it is recommended that further consideration be given to the conservation of the Morrow Residence in conjunction with any proposed redevelopment of the lot, if the property is entirely redeveloped and the extant dwelling demolished, the following processes could be undertaken:</p> <ul style="list-style-type: none"> Professional architectural photographic documentation of the exterior and interior with archival-quality prints provided to the New Westminster Museum & Archives; Deconstruction, which can provide for the salvage and/or recycling of architectural elements, lumber, and other materials; and Public interpretation and commemoration of the building as part of any new development on this site. 			



CONTEMPORARY IMAGES



View of the Morrow Residence from Third Avenue, Sept. 7, 2021.
Donald Luxton & Associates





View of the Morrow Residence from Third Avenue, Sept. 7, 2021.
Donald Luxton & Associates





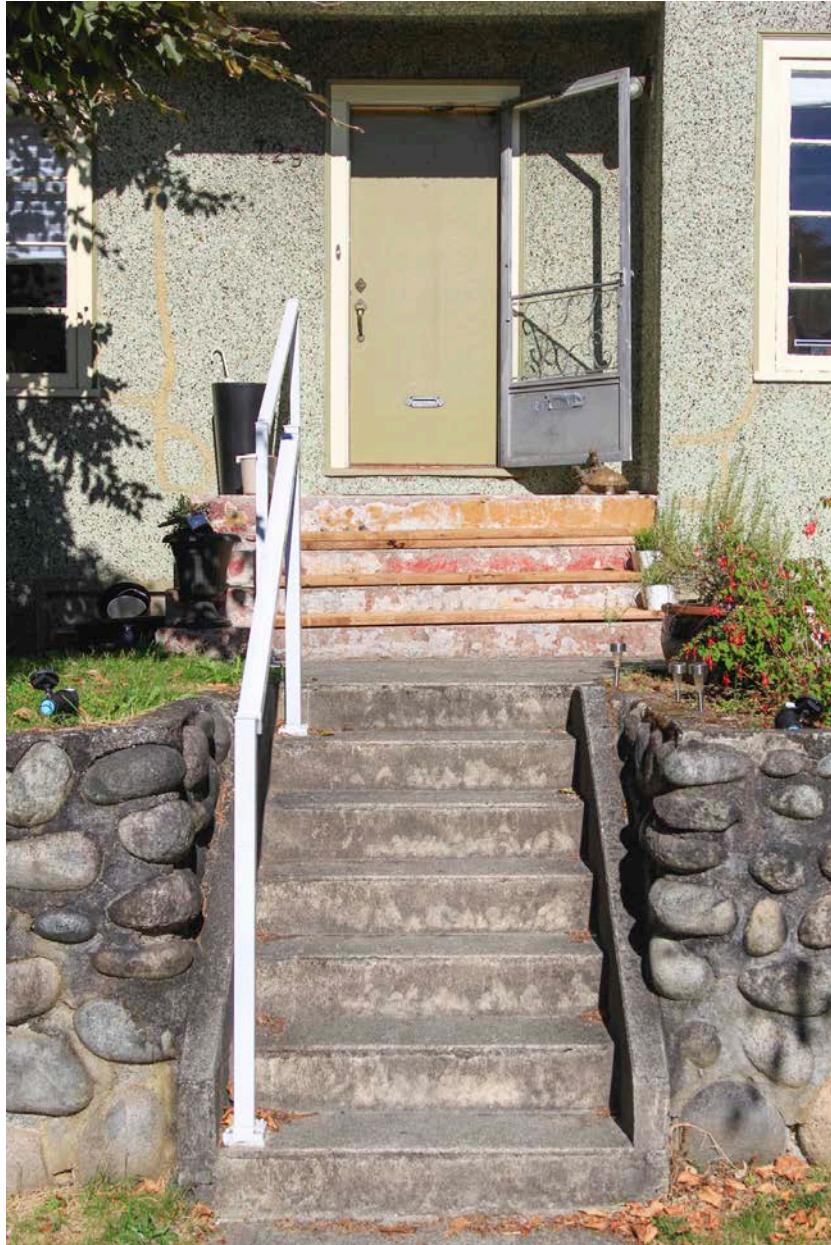
View of the front elevation of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of concrete and river rock retaining wall along Third Avenue, Sept. 7, 2021.
Donald Luxton & Associates





View of the retaining wall and staircases leading up to the front entrance of the Morrow Residence along Third Avenue, Sept. 7, 2021.

Donald Luxton & Associates





Detail of the front entrance of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of stuccoed soffit immediately above the recessed front entrance of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





Detail of an original tripartite wood window assembly on the front elevation of the Morrow Residence, Sept. 7, 2021. All wood windows, with exception of the basement windows, feature horizontal muntins only.

Donald Luxton & Associates





Detail of the front elevation gable showing the very small sprockets installed used to flare the bargeboard ends, Sept. 7, 2021. These sprockets are installed on the end of all bargeboards on the Morrow Residence.

Donald Luxton & Associates

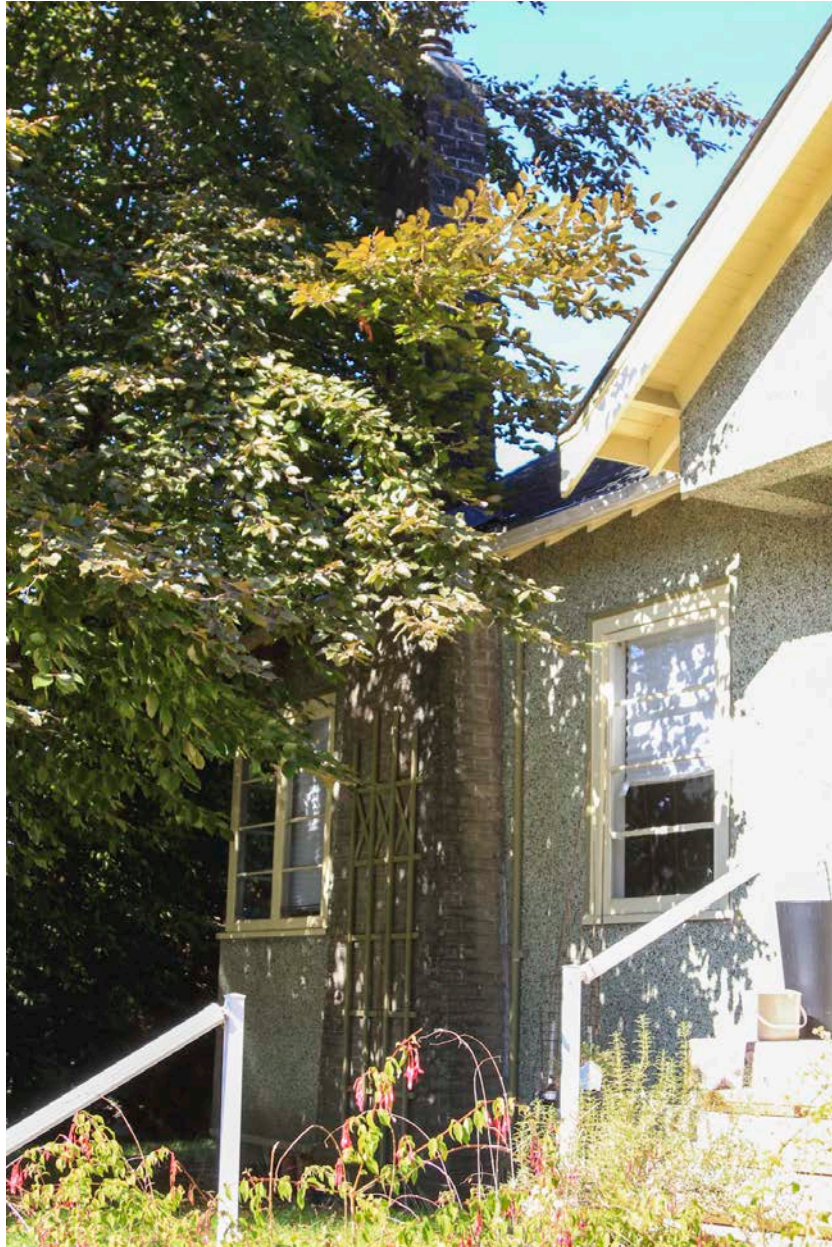




Detail of the base of the grey brick external tapered chimney on the front elevation of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





Partially obscured view of the grey brick external tapered chimney on the front elevation of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





View of the Morrow Residence from the corner of Third Avenue and Eighth Street, Sept. 7, 2021.
Donald Luxton & Associates





View of the Morrow Residence property showing its Eighth Street frontage, Sept. 7, 2021.
Donald Luxton & Associates





Detail of a multi-assembly corner wood sash window on the south corner of the Morrow Residence,
Sept. 7, 2021.

Donald Luxton & Associates





Detail of a canted oriel window on the southwest (Eighth Street) elevation of the Morrow Residence,
Sept. 7, 2021.

Donald Luxton & Associates





Partial view of the northwest (rear) elevation of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of the gable dormer on the northwest elevation of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





Detail of a 1-over-1 wood sash window on the northwest elevation of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





View of the north corner of the Morrow Residence showing its rear entrance and corner window, Sept. 7, 2021.

Donald Luxton & Associates





Detail of the rear entrance on the northwest elevation of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of an internal grey brick chimney on the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





View of the northeast (laneway) elevation of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of an exterior basement entrance on the northeast elevation of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





View of the Morrow Residence (left) from the laneway showing its present detached garage, Sept. 7, 2021.

Donald Luxton & Associates

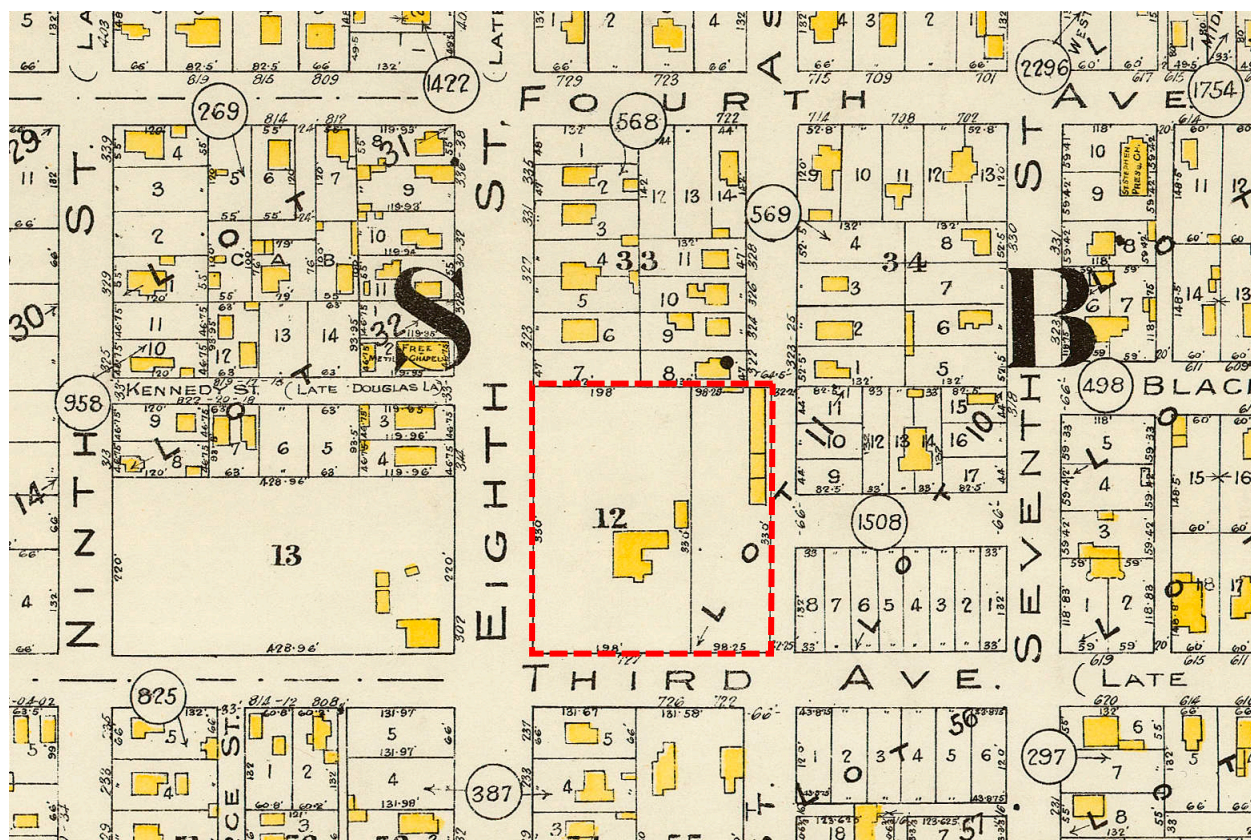




Detail of the original bottle dash stucco applied to the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates



ARCHIVAL IMAGES

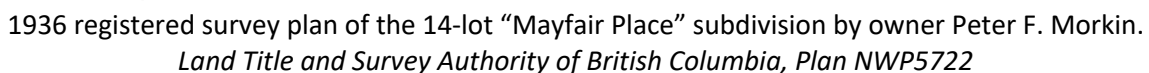


1913 fire insurance plan with the Cunningham property outlined in red.

Goad's Atlas of the City of New Westminster. Canada: Chas. E. Goad Co., 1913, Plate 120

City of Vancouver Archives MAP 342C 1972-472.07







Aerial view from the 1950s with the Morrow Residence indicated.
New Westminster Museum and Archives, HP6936-089





Display of Noel Oxenbury's trophies and awards in a display window of the McLeod Block (50 Sixth Street), presumably from 1934 as part of the local fundraising campaign to have Noel participate in the British Empire Games that year.

New Westminster Museum and Archives, IHP9478





Noel Oxenbury in 1934.
Campbell Studios
New Westminster Museum and Archives, IHP9466



Noel Oxenbury in 1936.
Black and White Studios
New Westminster Museum and Archives, IHP9468



Noel Oxenbury diving, unknown location.
New Westminster Museum and Archives, IHP9486





Noel Oxenbury, standing third from right, with her fellow Canadian swimming athletes at the Olympiapark Schwimmstadion Berlin at the 1936 Summer Olympics in Germany.
W. Rehor. New Westminster Museum and Archives, IHP9469





Noel Morrow with her students at the Crescent Beach Swimming Club, 1940s.
Peregrine Photo-Arts. New Westminster Museum and Archives, IHP9477





Carol and Noel Morrow, presumably outside of 729 Third Avenue.

"Pupils Replace Medals Now for Former Swimming Star Housewife." [Unknown Publication], Sep. 18, 1951.

Noel Oxenbury fonds, New Westminster Museum and Archives





Carol A. Morrow receiving the Columbian newspaper's New Westminster Athlete of the Year trophy in 1964.
New Westminster Museum and Archives, IHP7490



Photo of James W. Morrow from the 1970s.
New Westminster Museum and Archives, IHP10000-2200



RESEARCH SOURCES

Newspaper Articles

"\$60,000 Building Project Planned." *Vancouver News-Herald* (Vancouver, BC), Feb. 10, 1936, pg.2.

"90 year-old B.C. swimmer goes for the gold in Sydney." *CBC News*, Jun. 26, 2009, <https://www.cbc.ca/news/canada/british-columbia/90-year-old-b-c-swimmer-goes-for-the-gold-in-sydney-1.811894> (accessed August 24, 2021).

"Aged Pioneer of B.C. Dies." *Vancouver Daily Province* (Vancouver, BC), May 4, 1925, pg.1.

"Engagement." *Surrey Leader* (Surrey, BC), Jul. 16, 1941, pg.1.

"Famed Swimmer Weds UBC Grad at Evening Ceremony." *Vancouver Sun* (Vancouver, BC), Jul. 23, 1941, pg.9.

Long, Wendy. "Here today, Victoria for Morrow." *Vancouver Sun* (Vancouver, BC), Aug. 6, 1994, pg.H1.

"'Many Happy Returns' to Him." *Vancouver Sun* (Vancouver, BC), Aug. 1, 1923, pg.2.

"Morrow. [Obituary]" *Province* (Vancouver, BC), Aug. 25, 1999, pg.C2.

"Noel Oxenbury Sets New Mark For Backstroke." [Unknown Publication], 1930s (New Westminster Museum and Archives, Noel Oxenbury fonds, IH 1994.76).

"Onward to the Olympics!." [Unknown Publication], 1934 (New Westminster Museum and Archives, Noel Oxenbury fonds, IH 1994.76).

"Pioneer Dies." *Vancouver Daily Province* (Vancouver, BC), Jan. 23, 1930, pg.9.

"Pupils Replace Medals Now for Former Swimming Star Housewife." [Unknown Publication], Sep. 18, 1951 (New Westminster Museum and Archives, Noel Oxenbury fonds, IH 1994.76).

"Summer Ushers Many Bridal Couples to Altar in B.C.." *Vancouver Daily Province* (Vancouver, BC), Jul. 21, 1941, pg.8.

"Swim Record Shattered By Noel Oxenbury." [Unknown Publication], 1930s (New Westminster Museum and Archives, Noel Oxenbury fonds, IH 1994.76).

"To Develop Mayfair Place, New Home Site." *Vancouver News-Herald* (Vancouver, BC), Dec. 10, 1935, pg.8.

"Wedding Bells." *British Columbian* (New Westminster, BC), Jul. 21, 1941, pg.8.



Publications

Denise Cook Design, Birmingham & Wood, and Elana Zysblat Consulting. *New Westminster Neighbourhoods Historical Context Statements: Uptown*. New Westminster, BC: City of New Westminster, 2016.

Archives and Libraries

New Westminster Museum and Archives

- 1935 Tax Assessment Roll (500.1.13-1)
- 1936 Tax Assessment Roll (500.1.13-2)
- 1937 Tax Assessment Roll (500.1.13-3)
- Noel Oxenbury fonds (IH 1994.76)

New Westminster Public Library

- Historical Directories

Vancouver Public Library

- Historical Directories

