

**COMMUNITY HERITAGE COMMISSION
AGENDA**

Wednesday, May 4, 2022, 6:00 p.m.
Meeting Held 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.

	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. April 6, 2022	3
4. <u>REPORTS AND PRESENTATIONS</u> Staff and guest reports and presentations for information, discussion, and/or action	
4.1. Museums and Heritage Services - Orientation	
4.2. 909-915 Twelfth Street – Interpretive Panel	9
4.3. Pre-Application Review: 319 Governors Court (B.C. Pen Gatehouse)	57
5. <u>NEW BUSINESS</u> Items added to the agenda at the beginning of the meeting.	
6. <u>END OF MEETING</u>	
7. <u>UPCOMING MEETINGS</u> Remaining scheduled meetings, which take place at 6:00 p.m. unless otherwise noted:	
• June 1	

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



COMMUNITY HERITAGE COMMISSION
MINUTES

Wednesday, April 6, 2022

Open to public attendance in Council Chamber, City Hall

Committee members may attend electronically

PRESENT:

Councillor Jaimie McEvoy
Samuel Boisvert
Jill Davy
Bozana Djuric
Lindsay Macintosh
Virginia McMahon

Chair*
Community Member*
NWHPS Representative*
Community Member*
Community Member*
Community Member*

ABSENT:

John Davies

Alternate Chair/Community Member

GUESTS:

Prabjot Hans
Bernie Decosse

Developer, 1121 Eighth Avenue*
Applicant, 203 Pembina Street*

STAFF PRESENT:

Rob McCullough

Manager, Museums and Heritage Services, Office of the
CAO*

Britney Dack

Senior Heritage Planner, Climate Action, Planning and
Development

Hardev Gill

Planning Technician, Climate Action, Planning and
Development

Nazanin Esmaeili

Planning Assistant, Climate Action, Planning and
Development*

Milo Friesen

Environmental Technician, Aboriculture*

Carilyn Cook

Committee Clerk, Legislative Services

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

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

2. CHANGES TO THE AGENDA

None.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 March 2, 2022

MOVED and SECONDED

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

Carried.

All Commission members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 Heritage Review (Demolition): 373 Hospital Street

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

Discussion ensued and Commission members provided the following comments:

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

MOVED and SECONDED

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

Carried.

All Commission members present voted in favour of the motion.

4.2 Heritage Review (Demolition): 1121 Eighth Avenue

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

Discussion ensued and Commission members provided the following comments:

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

MOVED and SECONDED

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

Carried.

All Commission members present voted in favour of the motion.

MOVED and SECONDED

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

Carried.

All Commission members present voted in favour of the motion.

4.3 Preliminary Application Review: 203 Pembina Street

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

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

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

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

Discussion ensued and Commission members provided the following comments:

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

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

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

MOVED and SECONDED

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

Carried.

Virginia McMahon voted in opposition to the Motion.

5. STANDING REPORTS AND UPDATES

5.1 Heritage Review Policy Update: Buildings on the Heritage Inventory

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

6. NEW BUSINESS

None.

7. CORRESPONDENCE

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

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

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

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

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

8. END OF MEETING

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

9. UPCOMING MEETINGS

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

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

Certified correct,

Original Signed
Councillor Jaimie McEvoy

Original Signed
Carilyn Cook, Committee Clerk

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** May 4, 2022
From: Dilys Huang, Development Planner **File:** REZ00196
Item #: 2022-312
Subject: 909-915 Twelfth Street – Interpretive Panel

PURPOSE

To provide feedback on the interpretive panel proposed for a new multi-unit residential development on a site with intangible heritage.

SUMMARY

In October 2021, the Community Heritage Commission (CHC) reviewed the demolition of a group of buildings on which a new development is proposed. In their review, the CHC recommended incorporating an interpretive element, to reflect the site's intangible history as the once home of Croton Studio. The applicant for the development has worked with a heritage professional to develop an interpretive panel (a collage of photographs) to be installed on the new building. As it was requested by the CHC, the design for the panel is returning to the Commission for feedback and endorsement.

BACKGROUND INFORMATION

Previous Committee Direction

A redevelopment application for a five storey multi-unit residential building at 909-915 Twelfth Street includes the proposed demolition of a 1911 house along with three mid-century commercial buildings. In October 2021, the Community Heritage Commission (CHC) reviewed and supported the demolition of the existing buildings. Through the review, the CHC also recommended that the development consider incorporating an interpretive element at the corner of London Street and Twelfth Street regarding the history of the site.

At the October 6, 2021 Community Heritage Commission (CHC) meeting, the following motions were passed:

THAT the Community Heritage Commission recommend that the Director of Development Services issue demolition permits for all existing buildings at 909-915 Twelfth Street; and;

THAT the applicant consider incorporating an interpretive element at the corner of London Street and Twelfth Street regarding the history of the site.

A copy of the October 6, 2021 CHC report (with further details on the development) and meeting minutes are included as Attachments 1 and 2.

PROPOSAL

Overview

The development project's heritage professional conducted further research into the site's history. Their analysis indicates the story of Croton Studio can be divided into five categories: the Studio, the clients, events, the community, and merchandise. Archival photographs in each of these categories were sourced from the New Westminster Museum and Archives for inclusion in an interpretive panel, as a collage. Each category's photographs are framed with some introductory text. Each photograph is also briefly described including the IHP reference number.

The panel's proposed graphic layout is provided in Attachment 3. Its proposed placement is shown in the Figure 1 renderings below and on the Attachment 4 site plan.



Figure 1. Renderings showing the interpretive panel at the main entrance.

Materiality and Location

The panel collage of photographs is proposed to be mounted as a mural onto an exterior wall on the new building. The panel is proposed to be located on the right side wall of the building's main entrance. This chosen location would provide clear visibility to the public. It is proposed to be made of silkscreened aluminum, which is a generally durable material, regularly used for exterior interpretive panels.

Diversity and Inclusion

The applicant notes that the photographs have been selected as being representative of Croton Studio's work in New Westminster in the 1950s. These include iconic images or events that are representative of New Westminster, some of which are events and traditions that carry on to the present day. However, as this was the 1950s, there are very few photographs showing the diversity of New Westminster's population. Every attempt has been made to find photographs that are inclusive, and a few have been found. The photographs being suggested for the mural have been chosen with care with the goal of being as inclusive as possible and of avoiding any images that might have or could one day have negative associations.

FEEDBACK FROM THE COMMISSION

The Community Heritage Commission is being asked to provide feedback in relation to the interpretive panel for the development. The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission support the proposed interpretive panel regarding the history of Croton Studio; or
- 2) That the Community Heritage Commission provide an alternative recommendation, stemming from elements identified in their discussion.

ATTACHMENTS

Attachment 1: October 6, 2021 CHC Report
Attachment 2: October 6, 2021 CHC Meeting Minutes
Attachment 3: Graphic Layout of Interpretive Panel
Attachment 4: Location of Interpretive Panel

APPROVALS

This report was prepared by:
Dilys Huang, Development Planner

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

Attachment 1
October 6, 2021 CHC Report

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** October 6, 2021

From: Athena von Hausen,
Development Planner **File:** OCP00033
REZ00916

Item #: [Report Number]

Subject: Heritage Review (Demolition): 909-915 Twelfth Street

PURPOSE

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

SUMMARY

A redevelopment application for a five-storey residential building at 909-915 Twelfth Street would result in the demolition of a 1911 house along with three mid-century commercial buildings. The proposed development is consistent with the Official Community Plan and therefore can be considered by Council. However, the house is over 100 years old, and as such it is being reviewed for heritage value by staff and the Community Heritage Commission as part of the redevelopment process. Also as part of the process, it was identified that Croton Studios was located on this site which could be considered intangible heritage.

GUIDING POLICY AND REGULATIONS

Development Policy

Official Community Plan (OCP) Land Use Designation

The Official Community Plan (OCP) is a document that sets out the City's anticipated future land uses to guide development. The subject properties are designated for Residential Multiple Unit Buildings (RM) in the OCP. This designation is intended to provide for a mix of small to moderately sized medium density multi-unit residential buildings with up to six storeys in height. The designation also outlines that the development of multiple unit buildings should be sympathetic to and respectful of

heritage assets. The proposed building is consistent with the land use designation, which means the development application can be considered by Council.

Zoning Bylaw and Development Permit Area

The subject properties are zoned Community Commercial Medium Rise (C2-A). The intent of this zone is to “allow mixed use development consisting of pedestrian oriented commercial businesses and three storeys of residential development above”. The site would need to be rezoned to a Comprehensive Development Zone to permit the proposed use as the development is over three storeys in height and does not incorporate a commercial use at grade. A Development Permit would also be required as part of the application, in order to govern form and character of the new building.

Heritage Policy

Heritage Protection

The buildings are not legally protected by bylaw or listed on the City’s Heritage Register or the City’s Heritage Resource Inventory (1986).

50 Years and Older Heritage Review Policy

The City’s heritage review policy is that demolition applications for a building or structure older than 50 years is automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.

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, Demolition Permit applications for buildings that are 100 years and older require a Heritage Assessment (see Attachment A) and review by the Community Heritage Commission.

If a Heritage Assessment identifies a building as having heritage value, legislative tools can be used to encourage the retention, rehabilitation, reuse or restoration of the heritage asset. Through the CHC review process, the Commission can recommend to Council the retention of an asset if the asset is deemed to have heritage value.

BACKGROUND INFORMATION

Site Characteristics and Context

The subject site consists of three lots (909, 911/913, and 915 Twelfth Street) and the adjacent City-owned lane. The site is located on the corner of Twelfth and London Streets at the edge of the Moody Park Neighbourhood. There are four existing buildings

on site: a 1911 house, as well as a two-storey and a one-storey commercial building, both built in 1948, and a small building from 1959. The 1911 house is located at the rear of the site against the lane. The commercial buildings are located on the front portion of the property along Twelfth Street.

To the northeast of the site are single detached dwellings, most of which are Arts and Crafts or Craftsman bungalows, constructed between the 1920s and 1940s. Across from Twelfth Street are several mixed-use commercial retail buildings that were all constructed in the 1980s. A site context map and aerial image is provided in Appendix A.

Within a block of the site there are two houses that were both constructed around the same time period as Arkle House (see below) and included on the Heritage Register. These include 1110 Dublin Street (1911) which was the residence of William and Elizabeth Plows and 829 Twelfth Street (1908) which is recognized as the Arthur Hale House. The Plows residence is a modest example of British Arts and Crafts design and the Hale house is an example of an Edwardian-style house. The Hale house has a commercial addition similar to that of Arkle House, added in 1938 which is indicative of the expansion of small-scale neighbourhood commercial uses during this time period.

Project Description

The proposal would see demolition of all four existing buildings in favour of a new mid-rise building with 40 residential units (see drawings in Appendix C). The proposed development is consistent with the Official Community Plan and therefore can be considered by Council through a rezoning application.

ITEMS FOR DISCUSSION

Heritage Value

Croton Studio

The three mid-century commercial buildings on site (pictured in Appendix D) are not considered to be strong candidates for retention at this time. Per the Heritage Review policy, due to the buildings' ages, they would not otherwise require further assessment or review.

However, one of the 1948 buildings was home to Croton Studio. Croton was the official municipal photography studio for New Westminster. Their clients also included CKNW Radio and the Vancouver Sun. Croton Studio was established on Twelfth Street by brothers Don F. and Roy M. LeBlanc in 1949. Around 1960, the studio moved to Kingsway in Burnaby. Though, it continued operating locally, including in New Westminster, until 1980. Their fonds are now located in the City Archives, with images at the Vancouver and Provincial archives as well. When the City received the fonds, it included more than 4,000 envelopes of negatives.

Could this site be considered to have intangible heritage value?

If so, would it be appropriate for that value to be represented in the proposed new development? Or is the substantial archival record sufficient documentation of the history?

Arkle House

Due to the age of the house, a heritage assessment was requested from the applicant (Appendix B) per the Heritage Review policy for buildings older than 100 years. The assessment outlines that the house was constructed for Christopher Arkle. The house looks to be a basic four-square style common from about 1905 to 1930. However, photographic evidence shows that it was originally an Edwardian style with a steeply pitched front-facing gable roof, a large front porch, exposed rafter ends, and other typical Edwardian design features.

From 1939-1949 the design and massing were heavily altered. The most significant change was the removal of the front porch and upper deck to allow for a commercial building to be constructed at the front. Based on historic photographs, windows have been removed and also added over time on the other three sides of the building.

Currently, the building has a rectangular floor plan with no decorative elements. It is clad in stucco and has a flat roof with a projecting overhang and narrow cornice. The front (west) elevation is close against the commercial building, blocking it from Twelfth Street. Photographs of the house are available in Appendix B.

The heritage assessment provides the following evaluation:

- The house has historic value for its age but has lost all aesthetic value;
- The original owner/builder did not live in the house, nor was the family of particular importance to the development of New Westminster;
- There are no social, cultural, spiritual, or scientific values identified;
- The house can barely be seen from the street and has been substantially altered over time; and
- The character-defining elements for the house could include the two small diamond windows on the front elevation, which may or may not have the original glass.

Does this building have sufficient heritage value to warrant retention or legal protection as part of a redevelopment?

Heritage Inspired Design Elements

The assessment concluded that the 1911 house has minimal heritage value, though some is present due to its age and the two unusual small diamond windows on the front

elevation (which are the only confirmed original windows on the building). The proposed architectural design of the new mid-rise building incorporates diamond-shaped windows at the corner of Twelfth and London Streets, to reflect this historic element. See an image of the draft design in Appendix C.

Should the diamond windows be considered a character defining element for the house?

If so, and given the heritage value discussion above, is it warranted for this character element to be reflected in the design for the new building?

FEEDBACK FROM THE COMMISSION

The Community Heritage Commission is being asked to provide feedback in relation to the heritage value of both the 1911 house and the site's association with Croton Studio. As such, the following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission recommend that Council consider retention of the 1911 Arkle House as part of the proposed redevelopment application at 909-915 Twelfth Street; or
- 2) That the Community Heritage Commission recommend the Director of Development Services issue demolition permits for all existing buildings at 909-915 Twelfth Street; and
- 3) That the Community Heritage Commission recommend the intangible heritage of the site be reflected in the design of the proposed redevelopment at 909-915 Twelfth Street; or
- 4) That the Community Heritage Commission provides an alternative recommendation, based on the elements identified in their discussion.

ATTACHMENTS

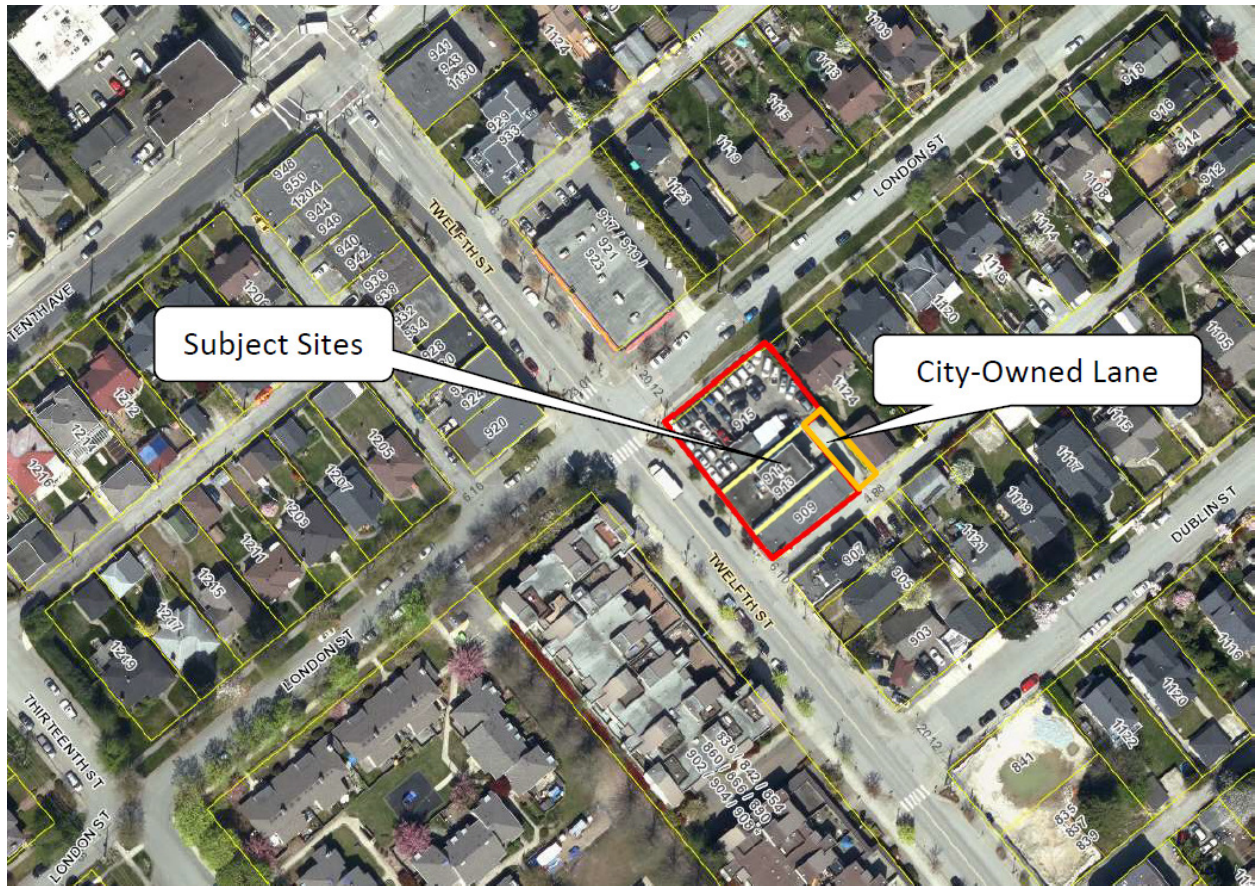
Appendix A: Site Context Map
Appendix B: Heritage Assessment for House
Appendix C: Architectural Drawings
Appendix D: Photographs of the Commercial Buildings

APPROVALS

This report was prepared by:
Athena von Hausen, Development Planner

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

Appendix A
Site Context Map



Appendix B

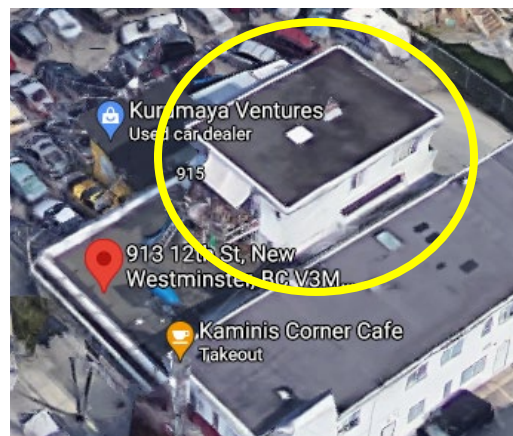
Heritage Assessment for House

May 2021

Introduction

The subject building is located at 913 Twelfth Street in New Westminster, British Columbia and is being evaluated in order to determine if it has heritage value. There are two types of documents that discuss the heritage value of a building: a Heritage Assessment and a Statement of Significance. The purpose of a Heritage Assessment is to determine if a building has heritage value, while a Statement of Significance (SOS) identifies what those heritage values are.

The heritage value of a place is determined by assessing if it has aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations (using the *Standards and Guidelines for the Conservation of Historic Places in Canada*¹). If present, these values would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. This document is an assessment and therefore does not go into the level of detail of an SOS, but it will make general statements regarding heritage value and character-defining elements.



South (Side) Elevation – courtesy of Google Maps

In-person site visits and research at libraries and archives is not possible due to the Pandemic. This assessment is therefore a 'desktop' review, which is acceptable to the City of New Westminster. Every effort has been made to provide thorough on-line research upon which this heritage assessment has been based. Additionally, the New Westminster Museum and Archives has assisted with the research and provided any information it has.

Context

Constructed in 1911, the house is located in the West End (Kelvin) neighbourhood of New Westminster, British Columbia. The property has the following site physical characteristics: **Note that the subject building is on the rear portion of the property and that there is a two-storey commercial building on the front portion of the property.*

Site Area:	315 sqm (3,388 sf)
Frontage:	12.22 m (40.09 ft)
Average Depth:	25.76 m (84.52 ft)
Floor Space Ratio	1.155

¹ *The Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, 2010. p. 5.

The property is zoned Community Commercial District (C-2A), the intent of which is to “allow mixed use development consisting of pedestrian-oriented commercial businesses and three storeys of residential development above”². For more details on the expectations for this zone, please consult with the City’s Planning Division.

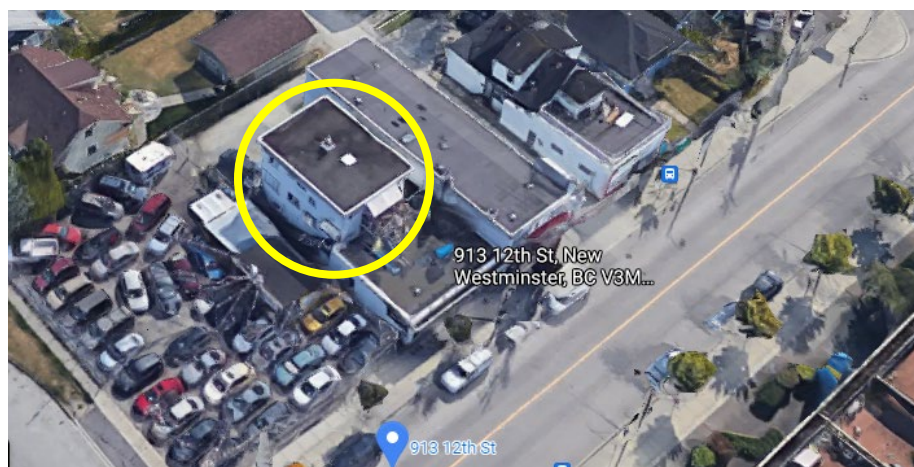
The property is identified in the Official Community Plan as M-RM (Residential – Multiple Unit Buildings), the purpose of which is “to provide a mix of small to moderate sized multiple unit residential buildings”³.

For more details on the expectations for this land use designation, please consult with the City’s Planning Division.

The property is shown on the following maps, outlined in yellow. The property is located along the Twelfth Street commercial area, close to the border with Burnaby. To the north is a car dealership, across the street and to the south are commercial buildings, and behind (to the east) is a single-family residential area.



Map courtesy of Google Maps



Map courtesy of City Views Map, CNW

² City of New Westminster Zoning Bylaw, Section 513.

³ City of New Westminster Official Community Plan – Mainland Use Designations, p. 5.

Photographs of the Subject Building (May 2021)
Courtesy of Vivid Green Architecture



Photos of the front (west) elevation, from the street and from the roof of the commercial building.



Photos of the rear (east) elevation, from the lane.



Photos of the north side elevation, from the next door property and an oblique angle taken from the lane.



Photo of the south side elevation, from the lane.



South (Side) Elevation – courtesy of Google Maps

The Building

The building was constructed in 1911 for Christopher Arkle, as a single-family house. Today it has three residential units. The house looks to be a basic four-square style of house, a style common in North America from about 1905 to 1930.⁴ But, photographic evidence shows that it was originally a beautiful Edwardian house with a steeply pitched front-facing gable roof, a large front porch, exposed rafter ends, and other typical Edwardian design features.

Most of the building is difficult to see today as it has had a two-storey commercial building constructed in front of it and it has very narrow (or zero) side yards. The building has a rectangular floor plan with no decorative elements. It is clad in stucco and currently has a flat roof with a projecting overhang and narrow cornice.



On the rear of the building, there is one triple slider window and one single hung window on the main level, as well as one small single pane window on the ground level. The front (west) elevation is close against the two-storey commercial building in front of it and only appears to have windows on the upper two levels, which consists of a newer sliding glass door and two small diamond windows (which are the only confirmed original windows on the building), a triple slider, a single pane, and a small double pane window. There are six windows evident on the north elevation, including a triple picture frame window and a small single hung window. The remaining windows on

this elevation are double sliders of varying sizes and orientations. The south elevation has what appears to be one double slider and one triple slider on the upper storey, and a large multi-pane window on the main level. All of the windows appear to have newer vinyl inserts placed within either narrow casings or what might be the original casings. Based on historic photographs, windows have been removed and also added over time.

In November 1947, the property owner was issued a Variance by the City of New Westminster to construct a two-storey commercial building and in February 1948 was issued a Building Permit with a note that the intention was to construct “stores”. In July 1962, another Building Permit was issued with a note that it was to repair fire damage, but it is unclear if the fire damage was to the commercial building, the residential building, or both. In March 1978, a storage area of approximately 9.5’ x 28’ was added to the ground floor of the commercial building and in January 1986, the commercial building was altered (no details on what the alteration was).

Two historic photographs - showing the house in 1939 and then again in 1949-54 - provide visual clues of an interesting progression of the massing and design of the house. Note that there are no Building Permits or other documentation to confirm the changes shown in the photographs.

⁴ Virginia Savage McAlester. A Field Guide to American Houses. New York: Alfred Knopf, 2018, p. 146.

The first photograph shown below was taken in 1939 and shows King George VI and Queen Elizabeth with their motorcycle escort as they drove along Twelfth Street. Someone wrote that the house in the background was “Scott’s House” at 911 Twelfth Street. A comparison with the next photograph suggests that “Scott’s House” is the larger house that is directly behind the car. The subject property currently has two addresses assigned to it: 911 and 913, with the house being given the address 913. It is reasonable that it originally had the address 911 when there was only one building on the lot. Note that the diamond windows are evident.



Photograph Courtesy of the New Westminster Museum and Archives 1939 IHP8610

The second photograph, shown below, shows a police officer addressing a group of people with Twelfth Street in the background. Morris Cleaners was at 907 Twelfth Street, so we know that this is the 900 block of Twelfth Street. The subject house can be seen in the background behind the ‘brand new’ commercial building (one storey at this point rather than the allowed and later two storeys). The diamond windows are only just evident. Visible now is the two-storey commercial building next door to

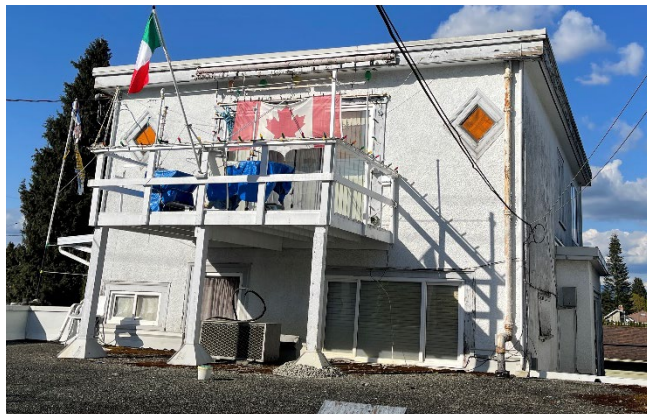


Photograph Courtesy of the New Westminster Museum and Archives 1949-54 IHP9267-0487

the subject property, which is still present today.

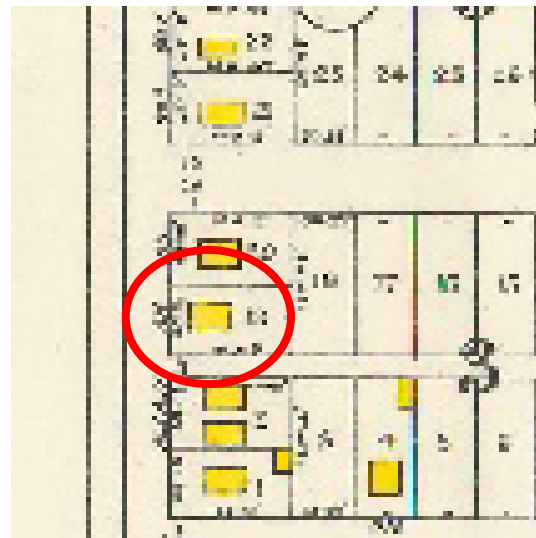


Zooming in on the two historic photographs, it is clear that the house had already undergone some changes between 1939 and 1949. The most significant is that the front porch and the upper deck were removed to allow for the new commercial building to be constructed in front.



Unfortunately, it is no longer possible to take a photograph of the house from the distance and the angle shown in the two historic photographs (in order to do a proper comparison); however, the photograph (shown at left) does show how very different the house is now and how much of its original design is gone.

Also of note is that it is possible that the house was shifted back on the lot when the commercial building was built. The Goad's map from 1913 (a portion of which is shown at right) indicates that the house was forward on the lot at the time the map was created. This is not, however, definitive proof, but it is certainly a possibility.



Goad's Atlas of the City of New Westminster, BC. 1913. Plate 116.

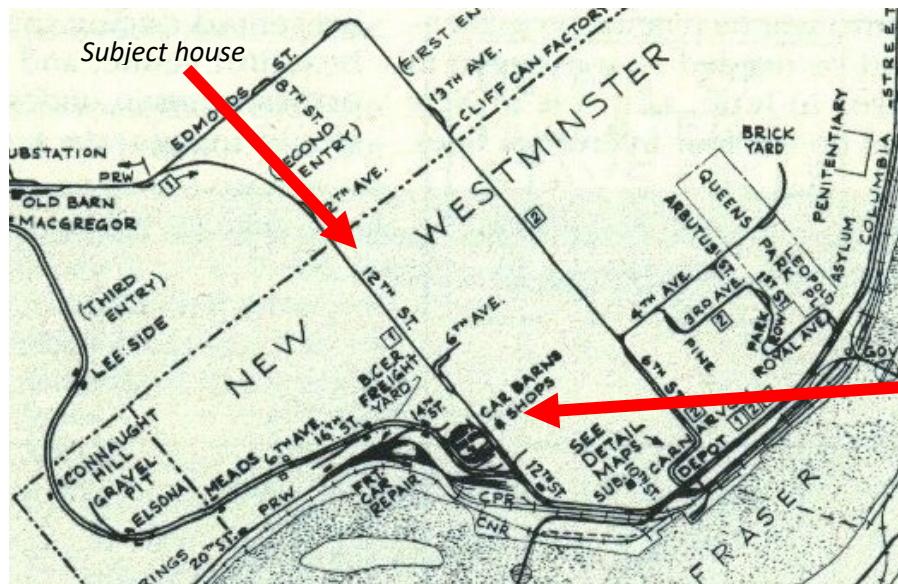
Heritage Value and Evaluation

Heritage Value

First Owner/Developer

The original owner or builder of the building was Christopher Arkle. There are records of a Christopher Arkle (1843-1897), who was married to Esther Dorothy Wilburn (1843 – 1922), but there is very little information on either Christopher or Esther, and it is unclear from research if these are the owners/builders or the parents of the original owner. Given that there is a record for a Christopher Arkle of New Westminster and that he died in 1897 at the age of 54, and that Ethel was born the same year as him, it is unlikely that it was this couple who had the house built and more likely that the building owner/builder was their son, who was named after his father, but for whom no death or marriage records exist.

In the 1911 Directories, a Christopher Arkle (the son?) lives at 710 Queen's Avenue in New Westminster and is a "Lino" operator with the British Columbian. The next year, in 1912, he is listed as a Stoneman with the Columbian Company, but no residential address is given. There is no listing for any Arkles in 1913. In 1914, Mrs. C. Arkle is listed with a residence at 217 Third in New Westminster (no indication if it is Street or Avenue). In 1915, Esther D. Arkle is listed as a widow and living in Vancouver at 22 East 8th Avenue. More in-depth research would be required to confirm the details of the Arkle family.



Map Courtesy of the Website with the article: "A Short History of Inter Urbans in the Lower Mainland"

the Burnaby and Vancouver lines.⁵ Building a house on the doorstep of this new and efficient method for getting to work, etc. was a smart idea.

It is not coincidental that houses would start to be constructed on Twelfth Street during the first decades of the Twentieth Century.

In 1903, the BCER (BC Electric Railway) built a new car barn and factory at the foot of Twelfth Street.

In late 1909, the Eburne-New Westminster BCER line was opened, providing regular service within New Westminster and also providing a connection to

⁵ "A Short History of Inter Urbans in the Lower Mainland"
<https://buzzer.translink.ca/2009/03/a-short-history-of-interurbans-in-the-lower-mainland/>

Heritage Value – Standards and Guidelines for the Conservation of Historic Places in Canada

The heritage value of the subject house has been assessed based on possible aesthetic, historic/cultural, scientific, social and/or spiritual importance or significance for past, present and future generations, as per the “Standards and Guidelines”. *See the definitions of these values in Appendix B.* As noted above, a more detailed listing of values, if present, would form part of a Statement of Significance.

For this Heritage Assessment, the following summary is provided:

The house has historic value for its age but has lost all of its aesthetic value. The original owner/builder did not live in the house, as far as can be determined with the on-line Directories, nor was the family of particular importance to the development of New Westminster. There is no social, cultural or scientific value as the house can barely be seen from the street and has been so substantially altered over time. There is no known spiritual value associated with the house, but to determine if there is spiritual value associated with the house or the land upon which it sits would require consultation with First Nations and other cultural groups.

The character-defining elements for this house would only include the two small diamond windows on the front elevation (which may or may not have the original glass).

Conclusion

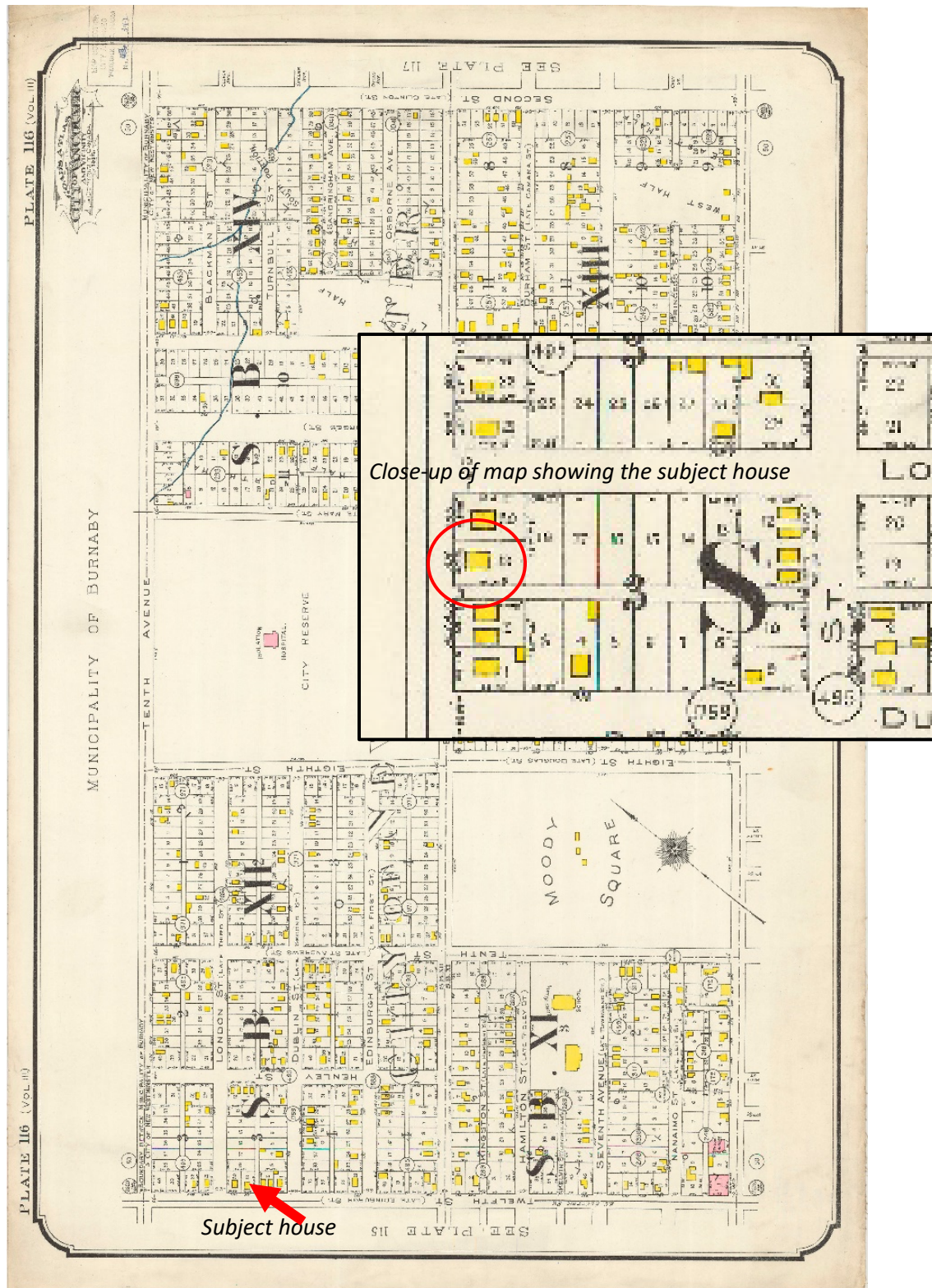
After assessing the heritage value of the building, it is the recommendation of this heritage professional that the property has minimal heritage value for its age and for the two small diamond windows on the front elevation. Given the substantial changes that this building has undergone over time, both in terms of design, material and context, there is no other heritage value associated with this building.

Demolition of the building is acceptable.

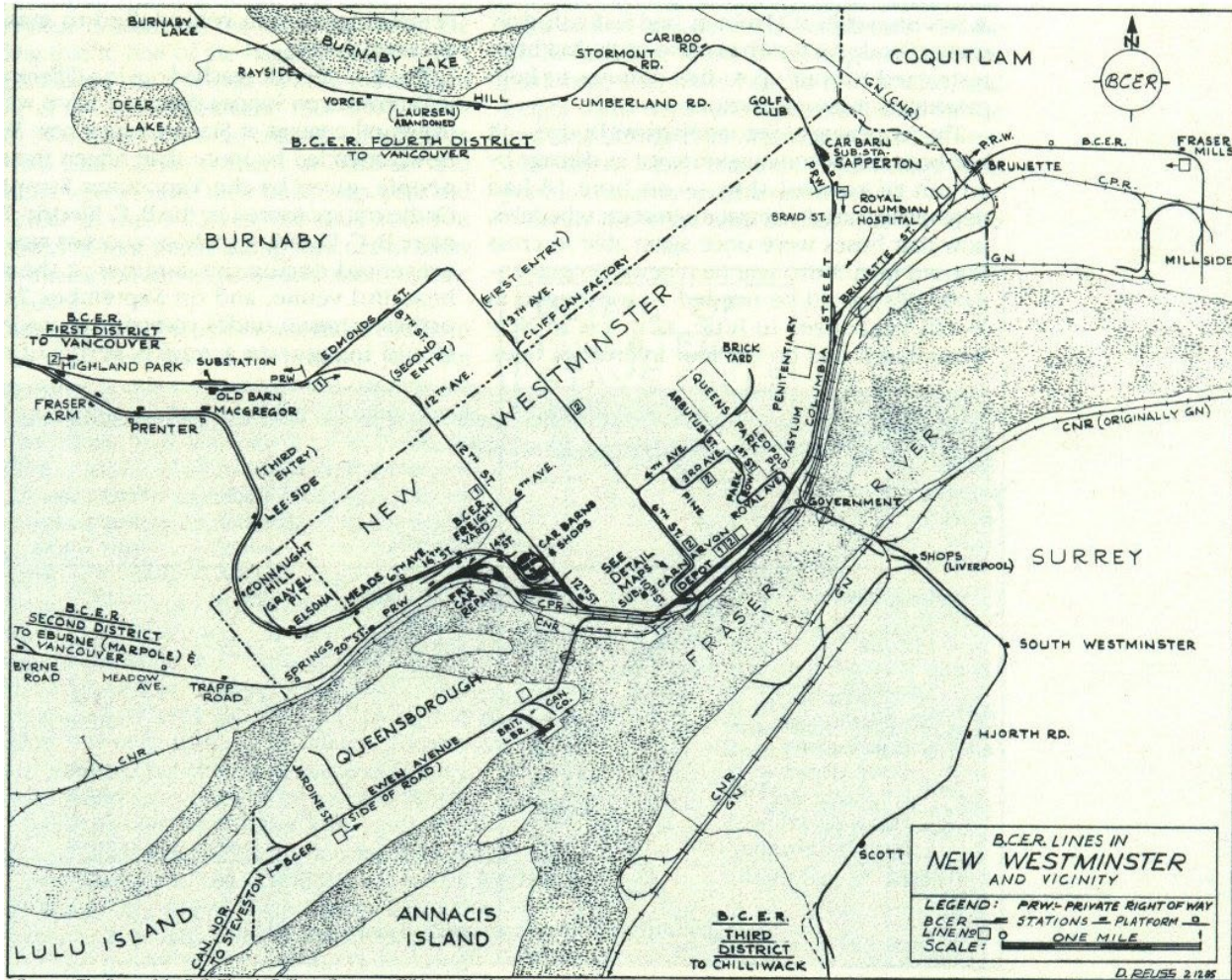
JSchueck

Julie Schueck, Principal
Schueck Heritage Consulting
julie@schueckconsulting.com
778-838-7440

Appendix A: Historic Information



Goad's Atlas of the City of New Westminster, BC. 1913. Plate 116.



Courtesy The Story of the B.C. Electric Railway Company (Whitecap Books)

Map Courtesy of the Website with the article: "A Short History of Inter Urbans in the Lower Mainland"

Royal car on Twelfth Street - Record Detail

Search Results - Record 31 of 112. - Permanent Link

 SHARE 

Royal car on Twelfth Street. - 1939.



Part Of:	Photo Collection [Description]
Description Level	Item
Item No.	IHP8610
Date Range	1939
Title Source	Title based on content of image.
Physical Description	1 photograph : b&w ; 7 x 11 cm
Scope & Content	Photograph shows King George VI and Queen Elizabeth in the open Packard convertible with their motorcycle escort coming up Twelfth Street.
Inscriptions	On recto : 911 12th Street / Scott's house.
Subject(s)	Events - Royal Visits
Geographic Location	New Westminster (B.C.) Twelfth Street
Record ID	45203
Comment on this record	archives@newwestcity.ca

Police officer addressing a group of children - Record Detail

Search Results – Record 45 of 112. – [Permanent Link](#)



Police officer addressing a group of children. – [between 1949 and 1954].



Part Of:	Frank Goodship fonds [Description]
Description Level	Item
Series No.	B
File No.	7
Item No.	IHP9267-0487
Date Range	[between 1949 and 1954]
Title Source	Title based on content of image.
Physical Description	1 photograph : b&w negative ; 6 x 6 cm
Scope & Content	Photograph shows a police officer addressing a group of children from an open structure on the grounds of the Providence Orphanage looking towards Twelfth Street. Morris Cleaners in the background was at 907 Twelfth Street.
Subject(s)	Street Views People – Unidentified Occupations – Police
Geographic Location	New Westminster (B.C.) Twelfth Street 907 Twelfth street
Record ID	48032
Comment on this record	archives@newwestcity.ca

Appendix B: Definitions

The following definitions of heritage value are quoted directly from the “Canadian Register of Historic Places: Writing Statements of Significance” guide:

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Historical and cultural values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community’s sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.⁶

⁶ Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

Appendix D: Bibliography and Sources

"A Short History of Inter Urbans in the Lower Mainland"

<https://buzzer.translink.ca/2009/03/a-short-history-of-interurbans-in-the-lower-mainland/>

City of New Westminster Website

newwestcity.ca

Goad's Atlas of the City of New Westminster, City of Vancouver Archives

<https://searcharchives.vancouver.ca/goads-atlas-of-city-of-new-westminster-b-c>

Google Maps

google.com/maps

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006

McAlester, Virginia Savage. A Field Guide to American Houses. New York: Alfred Knopf, 2018.

Royal BC Museum for Marriage and Death Certificates

<http://search-collections.royalbcmuseum.bc.ca/Genealogy>

Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

Vancouver Heritage Foundation

<https://www.vancouverheritagefoundation.org/house-styles>

Appendix C

Architectural Drawings

LONDON RESIDENCE

909, 911 & 915 12TH STREET,
NEW WESTMINSTER, BC

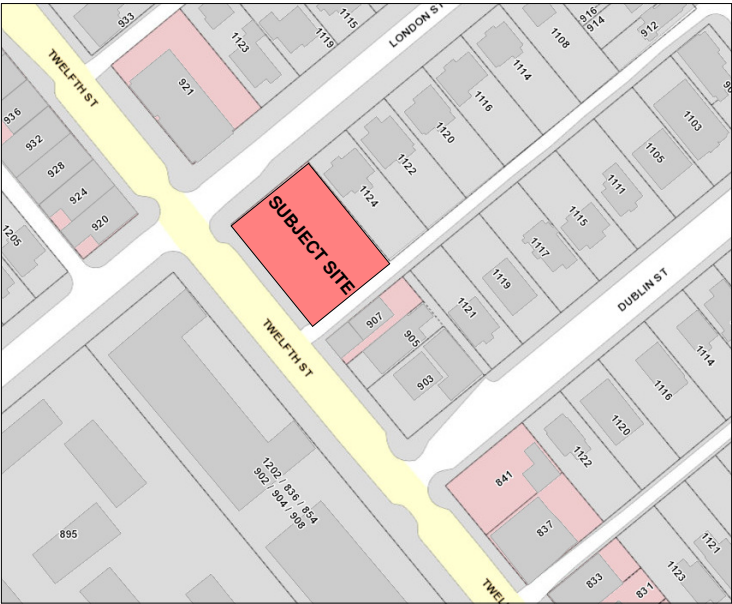
DEVELOPMENT DATA	
CIVIC ADDRESS:	909, 911 & 915- 12TH STREET, NEW WESTMINSTER
LEGAL DESCRIPTION:	LOT 20 OF LOT 3 SUBURBAN BLOCK 12 PLAN 2620. LOT 1 & 2 , NEW WEST DISTRICT, PLAN NWP9798 SUBURBAN BLOCK 12, GROUP 1.
PLANNING AREA(S):	COMMERCIAL & MIXED USE DEVELOPMENT PERMIT AREAS (MAP D1) - UPPER TWELFTH STREET

SITE SIZE:	13,091 SF (1216 SM)
LAND-USES:	MIXED-USE
OCP DESIGNATION:	COMMERCIAL & MIXED USE DEVELOPMENT PERMIT AREAS
ZONING:	COMMUNITY COMMERCIAL DISTRICT (MEDIUM RISE) (C-2A)

	BYLAW / OCP REQUIREMENT	PROPOSED
DENSITY:	90 UNITS PER ACRE=90 X 0.3(39.273) = 27	40 RESIDENTIAL UNITS
FLOOR SPACE RATIO:	-	2.50
LOT COVERAGE:	-	70 % (9,257 SF)
USABLE OPEN SPACE:	10% GROSS RESIDENTIAL SPACE	5,253 SF
HEIGHT:	6 STOREYS	5 STOREYS
GROSS FLOOR AREA:	3.0 X 13,091 SF = 39,273 (3,648 SM)	32,710 SF - 2.499 FAR
HEIGHT	40 F (12.19 M)	50 F (15.24 M)
SETBACK - LONDON STREET (NORTH-WEST)	N/A	8' (2.4 M)
SETBACK - 12TH STREET (SOUTH-WEST)	N/A	9' - 10" (3.0 M)
SETBACK - REAR YARD (NORTH-EAST)	N/A	12' (3.7 M)
SETBACK - LANE (SOUTH EAST)	N/A	4'-10" (1.5 M)
SETBACK - REAR YARD (3RD STOREY)	12' (3.7 M)	21'-10" (6.7 M)
SETBACK - 4TH STOREY AND ABOVE	12' (3.7 M)	31'-8" (9.7 M)
ADAPTABLE UNITS	40% : 0.4X40 = 16	14
VEHICLE PARKING	1.2 PER 1-BEDROOM: 1.2X16=19.2 1.4 PER 2-BEDROOM: 1.4X18=25.2 1.5 PER 3-BEDROOM: 1.5X6=9 0.2 PER VISITOR: 0.2X40=8 TOTAL: 61	#61 (#8 Visitor)
ACCESSIBLE PARKING SPACES:	3 SPACES FOR 70 SPACES	3
SMALL CAR PARKING SPACES:	30% OF TOTAL SPACES (18)	18
LOADING SPACE:	N/A	1
BICYCLE PARKING (LONG TERM)	1.25 PER UNIT: 1.25X40=50	50
BICYCLE PARKING (SHORT TERM)	6 SPACES	6 SPACES



SHEET LIST	
SHEET NO.	SHEET NAME
A0.0	Cover
A1.0	Site Plan
A1.1	Survey Plan
A1.2	Site Location
A2.0	Parkade Level 2
A2.1	Parkade Level 1
A2.2	Level 01
A2.3	Level 02
A2.4	Level 03
A2.5	Level 04
A2.6	Level 05
A2.7	Roof Plan
A2.8	Area Overlays
A2.9	Detail Drawings
A3.0	Elevation (North / South)
A3.1	Elevation (East / West)
A4.0	Sections
A4.1	Sections
A5.0	Shadow Study
A5.1	3D Studies
A5.2	3D Studies
A5.3	3D Studies
A5.4	3D Studies



UNIT TYPE AND COUNT								
UNIT TYPE	1BED	1BED + DEN	2 BED	2 BED + DEN	2 BR TH	3 BR TH	3 BED	
LEVEL	Sq.Ft.	448 - 653	510 - 756	707 - 879	752 - 848	864 - 1056	940 - 1042	699 - 854
LEVEL 1	1	1	1	-	4	2	-	
LEVEL 2	2	1	2	1			-	
LEVEL 3	5	3	2	-	-	-	1	
LEVEL 4	3	-	1	1	-	-	2	
LEVEL 5	3	-	1	1	-		2	
TOTAL	14	5	7	3	4	2	5	
40 UNITS	19		14			7		
100%	47.5%		35%			17.5 %		

UNIT 1141 – 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5
TEL: 778-389-4904
www.VividGreenArchitecture.com

REZONING APPLICATION

3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
LONDON RESIDENCE

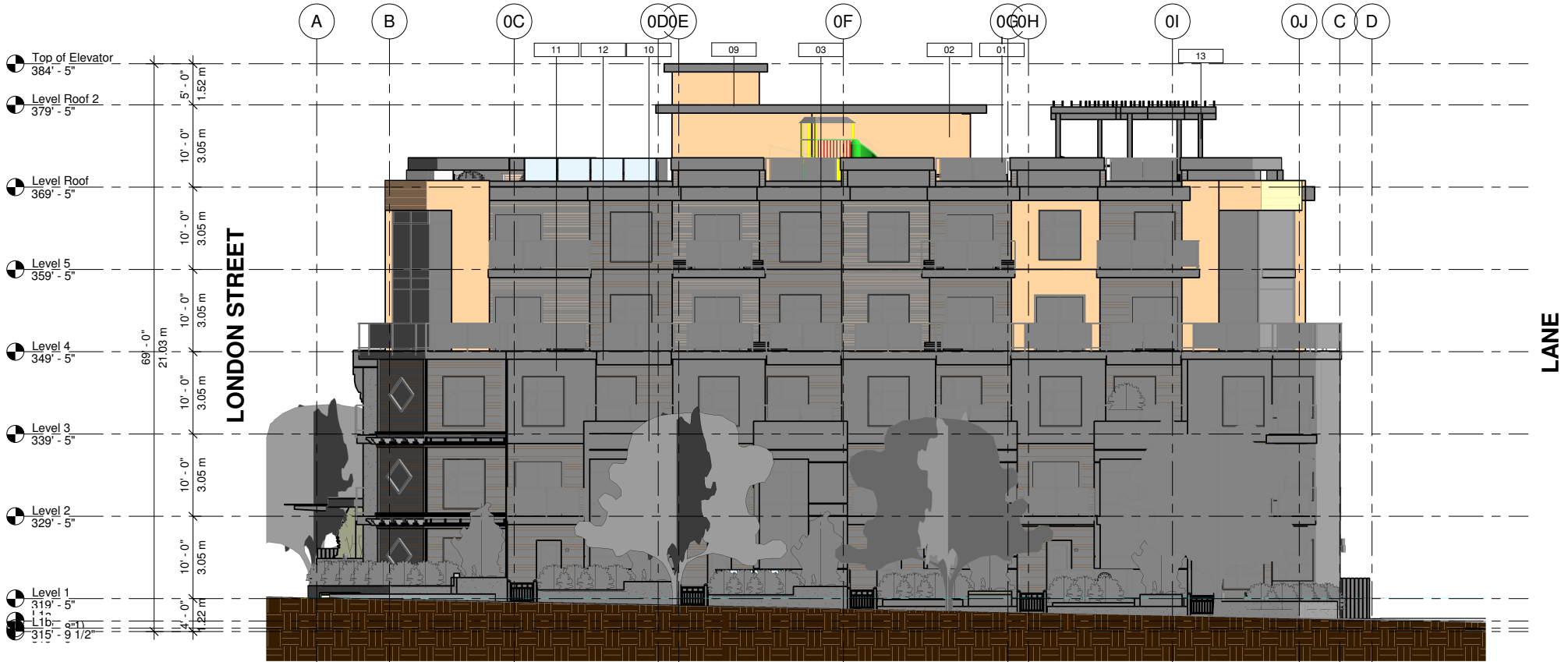
909, 911 & 915 12TH STREET
NEW WESTMINSTER, BC
ARCHITECTURAL
Cover

DESIGNED	RS, BP	SEAL
DRAWN	BP	
SCALE	As indicated	
DATE	06/01/21	

Page 39 of 31

PROJECT NO. 1832	DRAWING NO. A0.0	REV
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2021-08-27 13:13 PM STATION: C:\Users\G...Documents\1832R0N_915 12th Street, New West_210818_Gen1.rvt



SOUTH ELEVATION



NORTH ELEVATION

MATERIALS LEGEND	
Key Value	Keynote Text
01	ALUMINUM RAILINGS WITH GLASS PANELS - DARK GRAY BM DEEP CAVIAR 2130-20
02	METAL CLADDING - HORIZONTAL CORRUGATED - BONE WHITE FINISH
03	METAL CLADDING - HORIZONTAL CORRUGATED - WOODGRAIN FINISH
05	VINYL WINDOW FRAME - DARK GRAY BM DEEP CAVIAR 2130-20
07	CONCRETE WALL
09	METAL CLADDING - HORIZONTAL CORRUGATED - WHITE FINISH
10	PREFINISHED METAL CLADDING - FLAT PROFILE - BM SILVER SPRING
11	METAL CLADDING - HORIZONTAL CORRUGATED - DARK GRAY FINISH
12	FLAT SIDING - WOOD GRAIN FINISH
13	CEDAR - WOOD TRELLIS



VividGreen
architecture inc.
UNIT 1141 - 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5
TEL: 778-389-4904
www.VividGreenArchitecture.com

REZONING APPLICATION

3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

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PROJECT

LONDON RESIDENCE

909, 911 & 915 12TH STREET
NEW WESTMINSTER, BC

ARCHITECTURAL

Elevation (North / South)

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	As indicated	
DATE	06/20/19	

PROJECT NO.

1832

DRAWING NO.

A3.0

REV



2021-08-22 4:17 PM C:\Users\G...Documents\1832R0N_915 12th Street, New West_210818_Gueli.rvt



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND	
Key Value	Keynote Text
01	ALUMINUM RAILINGS WITH GLASS PANELS - DARK GRAY BM DEEP CAVIAR 2130-20
02	METAL CLADDING - HORIZONTAL CORRUGATED - BONE WHITE FINISH
03	METAL CLADDING - HORIZONTAL CORRUGATED - WOODGRAIN FINISH
05	VINYL WINDOW FRAME - DARK GRAY BM DEEP CAVIAR 2130-20
07	CONCRETE WALL
09	METAL CLADDING - HORIZONTAL CORRUGATED - WHITE FINISH
10	PREFINISHED METAL CLADDING - FLAT PROFILE - BM SILVER SPRING
11	METAL CLADDING - HORIZONTAL CORRUGATED - DARK GRAY FINISH
12	FLAT SIDING - WOOD GRAIN FINISH
13	CEDAR - WOOD TRELLIS

REZONING APPLICATION

3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT	
LONDON RESIDENCE	
909, 911 & 915 12TH STREET NEW WESTMINSTER, BC	
ARCHITECTURAL	
Elevation (East / West)	

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	05/31/21	

PROJECT NO.	DRAWING NO.	REV
1832	A3.1	

Appendix D

Photographs of the Commercial Buildings

915 Twelfth Street



Building from London Street looking south



Building from Twelfth Street looking east

911 (Left) & 909 (Right) Twelfth Street



911 Twelfth Street (Crofton Studios) and 909 Twelfth Street looking east



911 Twelfth Street (Crofton Studios) and 909 Twelfth Street looking northeast

Attachment 2
*October 6, 2021 CHC Meeting
Minutes*



COMMUNITY HERITAGE COMMISSION
MINUTES

Wednesday, October 6, 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. Lindsay Macintosh Community Member

Mr. Robert Petrusa Community Member

ABSENT:

Ms. Jill Davy NWHPS Representative

Mr. David Sarraf Community Member

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*

Ms. Samantha Bohmert Planning Assistant 1, Climate Action, Planning and
Development*

Ms. Athena von Hausen Development Planner, Climate Action, Planning and
Development*

Ms. Wendee Lang Planning Analyst, Climate Action, Planning and
Development**

Ms. Nazanin Esmaeili Planning Assistant, Climate Action, Planning and
Development*

Ms. Carilyn Cook

Committee Clerk, Legislative Services

GUESTS:

Ms. Rosanne Hood	Applicant, 323 Regina Street*
Mr. Gary Holisko	Applicant, 323 Regina Street*
Ms. Nancy Dheilly	Design Consultant*
Ms. Susan Medville	Mountain Heritage*
Ms. Eshleen Panatch	Applicant, 102 Seventh Avenue*
Ms. Christa MacArthur	Design Consultant, Lodge Craft*
Ms. Elana Zysblat	Heritage Consultant*
Ms. Guel Climacosa	Vivid Green Architecture*
Ms. Julie Schueck	Schueck Consulting*
Ms. Kirsten Sutton	D3 Design*

*Denotes electronic attendance

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m.

2. INTRODUCTIONS AND ICEBREAKERS

In the interest of time, this was not addressed.

3. CHANGES TO THE AGENDA

The Committee agreed to address items 5.1, 5.2, and 5.6 as the first items of business, and items 5.3, 5.4, and 5.5 after, if time allows

4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

4.1 September 1, 2021

MOVED and SECONDED

THAT the minutes of the September 1, 2021 Community Heritage Commission meeting be adopted.

Carried.

All Commission members present voted in favour of the motion.

5. REPORTS AND PRESENTATIONS

5.1 Heritage Revitalization Agreement Application: 323 Regina Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated October 6, 2021 regarding an application for a Heritage Revitalization Agreement (HRA) to construct an infill rental house at 323 Regina Street, noting that this is a non-protected property in the Queen's Park Heritage Conservation Area.

Gary Holisko, Owner/Applicant of 323 Regina Street, shared that the infill house will be for his son and fiancé to live in and clarified that major restoration of the house prior to applying for a heritage designation was undertaken due to flooding in the basement that required immediate action.

Susan Medville, Principal, Mountain Heritage, provided a PowerPoint presentation which outlined the following:

- The proposal to retain the 1928 house and build a new infill house on the property;
- The heritage values and character defining elements of the property;
- Comparative views of the existing house and outline of heritage conservation that occurred from 2019 to 2020;
- The benefits of heritage recognition; and,
- The lack of impact that a new infill house would have on the existing house.

The Commission provided the following comments:

- Most Commission members expressed general support for the proposal;
- It is refreshing to see restoration done on a house before infill housing is requested;
- If the restoration work was not done, the house may not have met HRA criteria which is a dangerous precedent to set; and,
- Concerns expressed included the use of vinyl windows, the height of the upper floor dormers, the roof over the porches not mirroring the rolled shingles on the main roof eaves, and the large size of the proposed infill house.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 323 Regina Street and its inclusion on the City's Heritage Register.

Carried.

Maureen Arvanitidis voted in opposition of the motion.

5.2 Heritage Revitalization Agreement Application: 102 Seventh Avenue

Wendee Lang, Planning Analyst, summarized the staff report dated October 6, 2021 regarding a Heritage Revitalization Application for 102 Seventh Avenue which proposes retention and protection of the existing 1941 house and subdivision of the property for the construction of an infill duplex.

Christa MacArthur, Lodgecraft, and Elana Zysblat, Heritage Consultant, provided a PowerPoint presentation noting the following:

- Current and proposed changes by elevation;
- The location of the existing house and comparison of it to neighbouring houses
- The design of the new infill house which is modest in design allowing the heritage house's Tudor design to stand out in the neighbourhood;
- Proposal to put a coloured shingle roof on the house which would be more in keeping with the Tudor house style; and,
- The owners are exploring ways to retain the heritage house which is currently not protected.

In response to questions from the Commission, Ms. Zysblat advised that one of the reasons the infill house is proposed to be located in such close proximity to the existing house is to conserve and protect the entire front garden, including the trees and river stone retaining wall, as it is a big part of the English country aesthetic.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 102 Seventh Avenue.

Carried.

All Commission members present voted in favour of the motion.

5.3 Heritage Review (Demolition): 909-915 Twelfth Street

Britney Dack, Senior Heritage Planner, provided a brief overview of the staff report dated October 6, 2021 regarding 909-915 Twelfth Street, noting that several buildings on this site form part of a redevelopment application for the property, which is in keeping with City policies, including the Official Community Plan but would require rezoning.

A Commission member advised that it is interesting that the house is still here, albeit very altered with no integrity of the heritage era left, and that the development

may provide an opportunity at the corner of London Street and Twelfth Street for an interpretive element with respect to the history of the site.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that the Director of Development Services issue demolition permits for all existing buildings at 909-915 Twelfth Street; and;

THAT the applicant consider incorporating an interpretive element at the corner of London Street and Twelfth Street regarding the history of the site.

Carried.

All Commission members present voted in favour of the motion.

5.4 Heritage Review (Demolition): 1212 and 1214 Fifth Avenue

Britney Dack, Senior Heritage Planner, reviewed the staff report dated October 6, 2021 regarding the houses located at 1212 and 1214 Fifth Avenue which are in poor condition and being considered for demolition.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Development Services issue the Demolition Permit for 1212 and 1214 Fifth Avenue and that the applicant consider deconstruction as an alternative to demolition waste.

Carried.

All Commission members present voted in favour of the motion.

5.5 Heritage Review (Demolition): 848 Fifth Street

Britney Dack, Senior Heritage Planner, summarized the staff report dated October 6, 2021, regarding 848 Fifth Street which was constructed in 1912 for possible demolition of the house for redevelopment purposes.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Development Services direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 848 Fifth Street and get clear information on its potential.

Carried.

All Commission members present voted in favour of the motion.

5.6 Heritage Review (Demolition): 1031 Cornwall Street

Nazanin Esmaeili, Planning Assistant, reviewed the staff report dated October 6, 2021 regarding the Demolition Application for the house located at 1031 Cornwall Street, which was built in 1926.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Development Services issue the Demolition Permit for the house at 1031 Cornwall Street, and that the applicant consider deconstruction as an alternative to demolition waste.

Carried.

All Commission members present voted in favour of the motion.

5.7 Heritage Revitalization Agreement Refresh: Timeline and Work Plan

Deferred to the next meeting of the Community Heritage Commission.

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

Deferred to the next meeting of the Community Heritage Commission.

6. STANDING REPORTS AND UPDATES

6.1 General Inquiries from the Commission

There were no comments.

6.2 Demolition Permit Applications Issued from August 26, 2021 to September 24, 2021.

There were no comments.

7. NEW BUSINESS

There were no items.

8. END OF MEETING

The meeting ended at 6:52 p.m.

9. UPCOMING MEETINGS

Wednesday, November 3, 2021

Original Signed
Councillor Jaimie McEvoy
CHAIR

Original Signed
Carilyn Cook
COMMITTEE CLERK

Attachment 3

Graphic Layout of Interpretive Panel



THE CROTON STORY BEGINS

"Croton Studio building, 911 Twelfth St." c. 1951-1954

Croton Studio was established at this location in 1949 by brothers Donald F. (1921-1996) and Roy M. LeBlanc (dates unknown). Their studio was in New Westminster until 1960, when it relocated to 7155 Kingsway in Burnaby. Don and Roy took the majority of photos during this time period. When Don retired in 1972, he sold it to Croton photographer Bob Dibble. The studio closed in 1979, after which, the New Westminster Museum and Archives was given over 4,000 envelopes of Croton negatives. Most envelopes contained multiple negatives, resulting in thousands of photographs. The photographs in this presentation have been selected as being representative of Croton Studio's work in New Westminster in the 1950s. All photographs are courtesy of the New Westminster Museum and Archives.



"Don LeBlanc"



THE CLIENTS

"George Garrett with the CKNW radio news car in front of the City Hall" March 1958

Croton was a commercial photography firm whose biggest clients were the City of New Westminster, CKNW Radio Station and The Vancouver Sun.



"Mayor of Westminster, England (Gordon Pirie) and Mayor of New Westminster (Beth Wood) admire the illuminated lamp standards at City Hall. Two light standards were gifted to the City of New Westminster in honour of the City's Centennial." May 4, 1960



EVENTS

NWMA HP10037-013

Croton studios specialized in capturing interesting and iconic photographs of New Westminster events, some of which continue to this day.

"Two boys at the start line of the Soap Box Trials on First Street, 1960. The Soap Box races took place in New Westminster annually from 1956 to 1962 and were sponsored by the Royal Canadian Legion, Branch No. 2. The top 6 contestants would move on to the Western Canada finals in Mission, and the winner of that would compete in the North American Soap Box Derby championship at Akron, Indiana."



"Bill Mott visits the waterfront. He was the MLA for New Westminster between 1949-1953." 1953



"Jack Kyle (CKNW reporter) interviewing a fisherman during the Herring Sale, November 1957. This was an annual fundraiser for the CKNW Orphans Fund from 1951-2005."



"Opening of the Woodward's in New Westminster" March 1954



"Firing of the Anvil salute in Queen's Park" July 1960



THE COMMUNITY

NWMA HP10040-003

Croton studios created interesting photographs of people in creative ways, often to accompany newspaper stories.

"Men posed behind a large spar of lumber to be loaded on a freighter and sent to England as part of the Mayflower replication project celebrating its 400 year anniversary." February 1956



"Hockey team posed on the ice at the Queens Park Arena" February 10, 1960



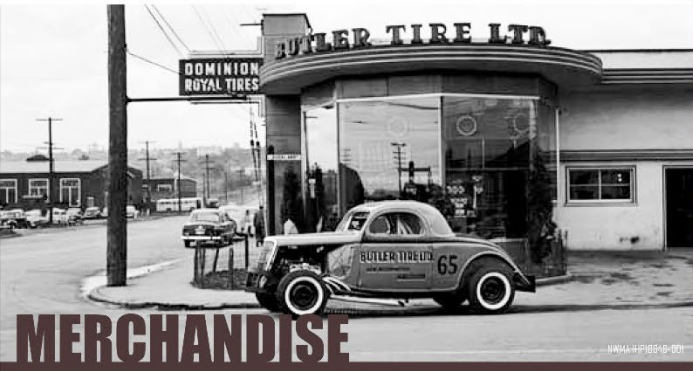
"In-store promotion with the founder of the New Westminster Waffle House, Susie Chew, and two men from ABC Television, July 1957. Ms. Chew started the restaurant in 1954 on Sixth Street where it has operated for many decades."



"Bob Hutton of CKNW talking to three Little League baseball players on opening day at Moody Park" May 1958



"Capping class from Royal Columbian Hospital" January 30, 1958



MERCHANDISE

NWMA HP10346-001

As a commercial photo studio, Croton Studios took numerous photographs of merchandise that would have been used by companies for advertisements in magazines or newspapers, such as the Vancouver Sun. Many of the items were made in New Westminster.

"Butler Tire race car on Auckland St at 131 Twelfth St." 1950



"The exterior of Gray's Apparel, 612 Columbia Street, c1950s"



"Trap Motors car in front of the Patullo Bridge" March 12, 1958



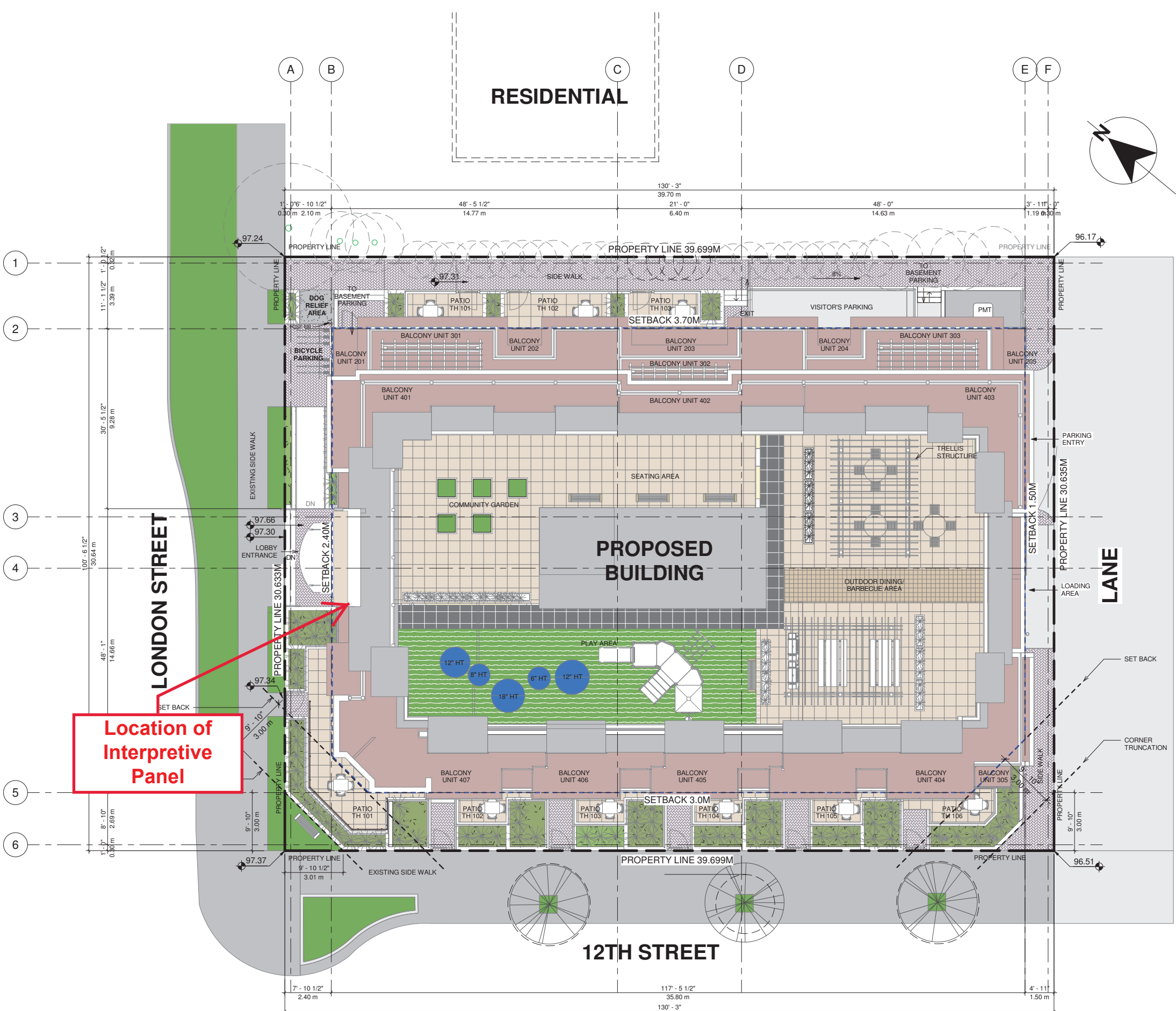
"A Strongheart brand dog and cat food display in a Super-Valu store that is also a promotion for CKNW's Fiesta contest" March 1955



"The Woodward's window display" c. 1950

Attachment 4

Location of Interpretive Panel



1 SITE PLAN
1/8" = 1'-0"

REZONING APPLICATION

3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT
LONDON RESIDENCE

909, 911 & 915 12TH STREET
NEW WESTMINSTER, BC

ARCHITECTURAL

SITE PLAN

DESIGNED	RS, BP	SEAL
DRAWN	BP / LR	
SCALE	1/8" = 1'-0"	
DATE	01/24/22	

PROJECT NO.	DRAWING NO.	REV
1832	A1.0	

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** May 4, 2022

From: Amanda Mackaay, Planner **File:** PAR01428

Item #: [Report Number]

Subject: **Pre-Application Review: 319 Governors Court (B.C. Pen Gatehouse)**

PURPOSE

To review a pre-application inquiry for redevelopment of the B.C. Penitentiary Gatehouse which is a protected heritage property.

SUMMARY

A Pre-Application Review (PAR) inquiry has been received for the site containing the B.C. Penitentiary Gatehouse building, located at 319 Governors Court in the Glenbrooke South neighbourhood. The Gatehouse is protected by a Heritage Designation Bylaw (1993). The redevelopment would introduce a 4-storey addition to the side of the heritage building which would be restored and rehabilitated to facilitate its adaptive re-use as a hotel.

GUIDING POLICY AND REGULATIONS

Official Community Plan (OCP) Land Use Designation

The Official Community Plan (OCP) sets out the City's anticipated land uses for the future, for the purposes of guiding development applications. In the OCP, this property is designated for *Mixed use – Low Rise (ML)*. This designation envisions low rise buildings which include commercial (e.g retail or office) and may include residential units. The proposed application is consistent with the OCP's designation for its site.

Zoning Bylaw

The proposed hotel use is permitted under the site's existing Zoning, and the regulations would allow for an addition to the existing building (had the site not been protected a Heritage Designation Bylaw, see below). At this time, there are insufficient

details in the proposal to determine if a rezoning, Heritage Revitalization Agreement (HRA), or Development Variance Permit (DVP) would also be required to allow the project, or whether the new construction would be approved through a Heritage Alteration Permit (HAP).

Heritage Designation Bylaw

The Gatehouse building is protected under City of New Westminster Heritage Designation Bylaw No. 6132, 1993. This Bylaw is a regulation that places long-term legal protection on the land title of a property. Any changes to the exterior of a protected heritage property must first receive approval from City Council (or its delegate, the Director of Climate Action, Planning and Development). Development on this site is not entitled to the owner, but could be permitted by Council, should it appropriately respect the heritage of the site.

Every property protected by a heritage bylaw has a Statement of Significance (SoS) which is a formal document detailing the property's description, its character defining elements, and heritage values. The Gatehouse's SoS is Appendix C. Photographs of the building in its current condition are also in Appendix C.

Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage projects within the city. These are national guidelines for best practice in heritage conservation and design.

All proposals for changes to heritage sites are carefully evaluated using this document. The guidelines recommend that character defining elements of a protected site (as listed in the SoS) be retained and restored. Additionally, the design of the adjacent new buildings are reviewed against the principles and guidelines in this document. The guidelines recommend that new additions be:

- respectful of,
 - compatible with,
 - subordinate to, and
 - distinguishable from
- the historic elements of the site.

BACKGROUND INFORMATION

Site Characteristics and Context

The subject property is approximately 4,460 sq.m. (48,015 sq. ft.) in size and is located at 319 Governors Court in the Glenbrooke South neighborhood. The property is surrounded by three and five-storey apartment buildings on the north side of Governors Court and two storey row house developments to the east and west. The primary access is at the rear of the heritage building, located off Governors Court (a

roundabout). This also provides access to the parking lot. At the front of the heritage building is a set of stairs that provide a pedestrian connection down a steep slope to East Columbia Street. A site context map aerial image is provided in Appendix A.

Heritage Value

As this building is protected heritage property by bylaw, its history and heritage value has been recognized, and is described through a SoS (Appendix C). The building is currently 466 sq.m. (5,018 sq.ft.) in size and two-storeys in height, and has housed a number of commercial uses.

The SoS indicates that the original penitentiary was built in 1878; designed by the Canadian Department of Justice. The Gatehouse building was subsequently constructed between 1924 and 1929, symbolizing the growth of the penitentiary during this time period. After the closure of the penitentiary in 1980, many of the buildings were demolished and redeveloped; the Gatehouse is one of the last remaining prison structures preserved on the site.

The gatehouse is noted as having cultural significance due to its contribution to our understanding of the infrastructure and logical operation of Canada's penal system. It has been evaluated as having aesthetic value for its late Gothic Revival architectural influence, featuring battlements, turrets and towers. The building is also representative of the historic use of monolithic cast-in place concrete construction and cladding. More detailed information on the heritage value evaluation is available in Appendix C.

Project Description

The proposed redevelopment of the site would connect a new, 4-storey addition to the east side of the existing heritage building. The heritage building would not be moved or relocated to accommodate the new addition, which is planned to the side, on a portion of the current parking lot. The new addition is planned to be approximately 650 sq.m. (7,005 sq ft.) and therefore larger than the heritage building. The buildings would be connected and the east façade of the heritage building would be visible in an interior atrium.

In the historic part of the development, the proposal contemplates the inclusion of offices, restaurants, and meeting rooms that would be complimentary to the hotel, while approximately 60 hotel rooms would be located in the new wing; the basement is intended to be used for services and "back of house" operations. A preliminary site plan and rendering of the proposal is included as Appendix B.

ITEMS FOR DISCUSSION

Heritage Conservation Work

As part of the rehabilitation of the site and integration of a new development, the applicant is proposing to conserve the heritage building as outlined in a Preliminary Conservation Strategy (Appendix C). A summary of the proposed conservation strategy for each character defining element is provide below in Table 1:

#	Character-Defining Element	Conservation Strategy
1	Prominent elevated location on a sloping site, overlooking the Fraser River, on axis with the Wharf Warehouse.	Preserve
2	Institutional form, scale, and massing as expressed by its two-storey height and regular, rectangular plan.	Preserve
3	Reinforced, cast-in-place concrete construction and cladding.	Preserve or rehabilitate
4	Gothic Revival style battlemented exterior elements such as bartizans, turrets and towers.	Preserve
5	Symmetrical fenestration including lancet windows and segmental arched windows.	Preserve or rehabilitate
6	Associated landscape features including: <ul style="list-style-type: none"> • A ceremonial staircase leading to the front entry; • A retaining wall / ironwork fence with center steps; and • A concrete fence featuring decorative ironwork and concrete gateposts at steps to main door. 	Preserve

Table 1 - Summary of Proposed Conservation Strategy

Is the conservation work proposed appropriate for this project?

Are there character-defining elements not addressed which could or should be?

Is the Heritage Conservation Strategy sufficiently comprehensive and detailed?

Design Relationship of New Addition

The City's policies, including the Standards and Guidelines, strongly encourage developments which include a historic building to be respectful of the existing heritage assets. Respectful development does not necessarily mean that the site should not be developed, rather that the site or new building's design should consider the heritage building, and allow the heritage building to be the focus of the development. The guidelines identify that new building should not be overwhelming, or detracting from historic features.

The addition is envisioned to have a contemporary feel through the use of simple, rectangular massing intended to reflect the scale and form of the historic Gatehouse building. Glass cladding is proposed for the entirety of the new addition's exterior. The intent of the material choice is to allow for the visibility of the Gatehouse's heritage

characteristics which would ensure the heritage building remains as the primary focus of the development. The proposed design plans including a site plan, elevations, and renderings are provided in Appendix B.

Are the massing, and siting elements of the proposed hotel building compatible with and respectful of the Gatehouse Building?

Does the site plan or the design of the hotel overwhelm the Gatehouse Building?

FEEDBACK FROM THE COMMISSION

The Community Heritage Commission is being asked to review the application in relation to the appropriateness and level of the planned heritage conservation work, and the compatibility of the proposed addition with the heritage building. The Commission is also being asked to make a recommendation on the Pre-application Review inquiry to Council's Land Use and Planning Committee (LUPC). The following options are available for consideration by the Commission for that recommendation:

- 1) That the Community Heritage Commission support the preliminary proposal for the B.C. Penitentiary Gatehouse site; or
- 2) That the Community Heritage Commission does not support the preliminary proposal for the B.C. Penitentiary Gatehouse site; or
- 3) The Community Heritage Commission provide alternative feedback, based on their discussion.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Preliminary Drawings

Appendix C: Preliminary Conservation Strategy and Statement of Significance

This report was prepared by:

Amanda Mackaay,
Development Planner

This report was reviewed by:

Britney Dack, Senior Heritage Planner

Appendix A:
Site Context Map



1:1,000



0.1 0 0.03 0.1 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

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

Appendix B:
Preliminary Drawings

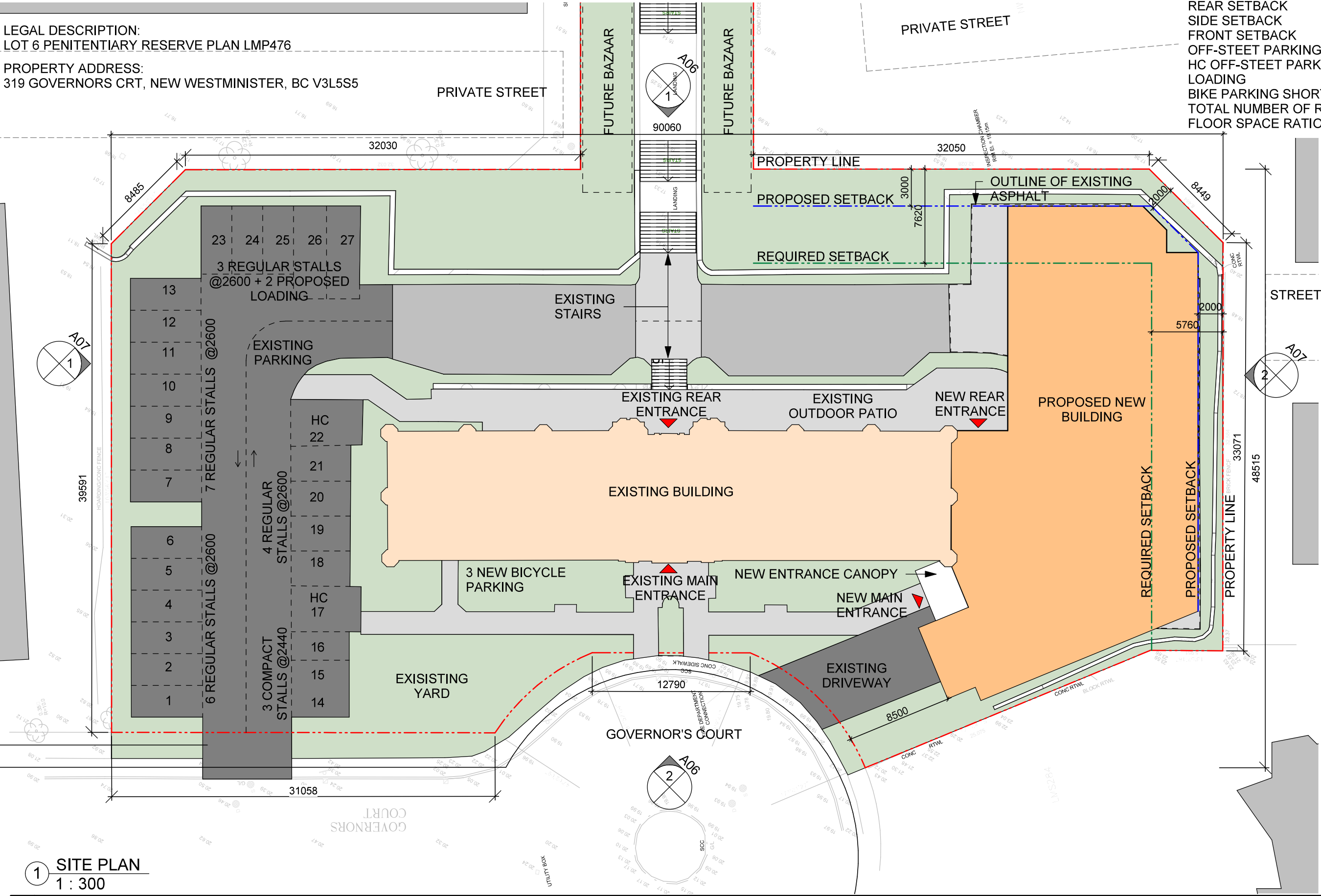
LEGAL DESCRIPTION:
LOT 6 PENITENTIARY RESERVE PLAN LMP476

PROPERTY ADDRESS:
319 GOVERNORS CRT, NEW WESTMINSTER, BC V3L5S5

	REQUIRED	PROPOSED
HEIGHT	12.19m	14.4m
REAR SETBACK	7.62m	3m
SIDE SETBACK	5.6m	2m
FRONT SETBACK	0	8.5m
OFF-STREET PARKING	50	23
HC OFF-STREET PARKING	1	2
LOADING	3	2
BIKE PARKING SHORT TERM	3	3
TOTAL NUMBER OF ROOMS	-	62
FLOOR SPACE RATIO	-	47.6%

CLACULATIONS	
FLOOR SPACE RATIO	GROUND = 615.2sqm OTHER FLOORS = 503x3 = 1,509sqm TOTAL = 2,124.2sqm $2,124.2 / 4,460.7 = 0.476$
	FSP = 47.6%
TOTAL ROOM COUNT	GROUND FLOOR = 14 FIRST FLOOR = 16 SECOND FLOOR = 16 THIRD FLOOR = 16
	TOTAL = 62 Room

FLOOR PLAN LEGEND	
	EXISTING BUILDING
	PROPOSED NEW BUILDING
	EXISTING ASPHALT
	SIDE WALK
	EXISTING GREEN SPACE



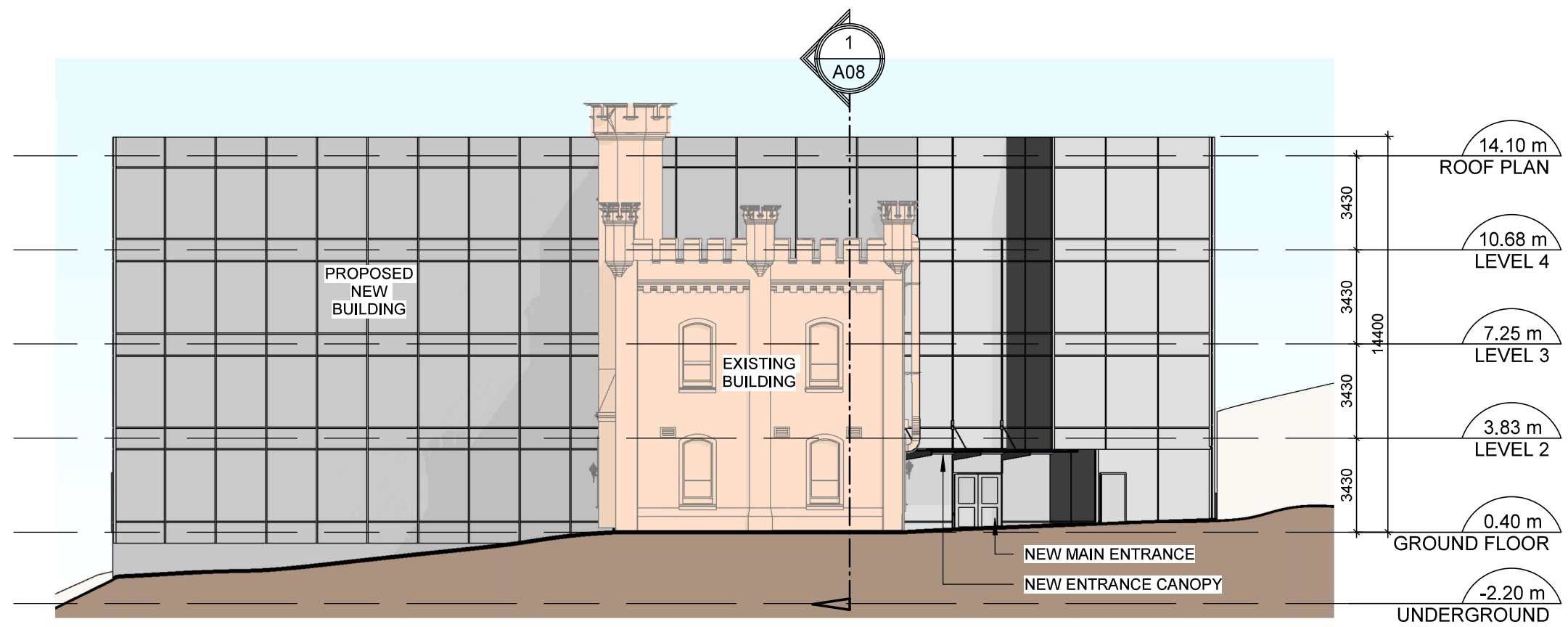
1 SITE PLAN
1 : 300



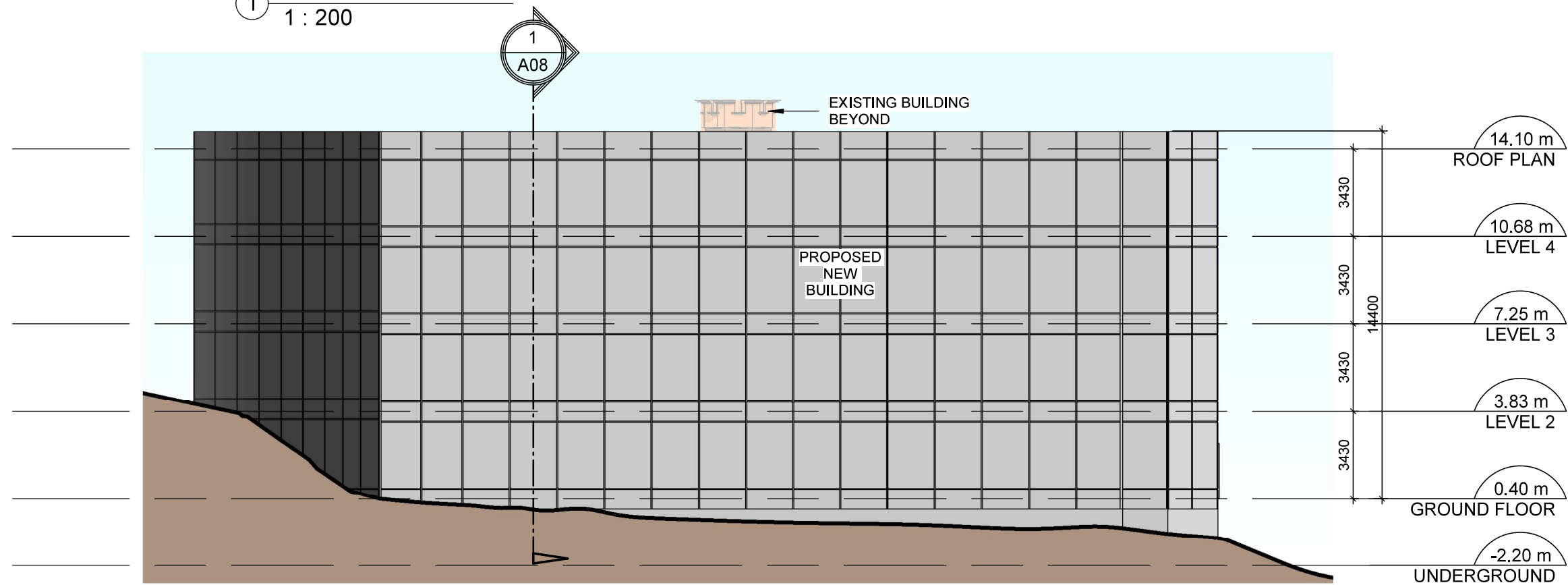
① NORTH ELEVATION
1 : 200



② SOUTH ELEVATION
1 : 200



① WEST ELEVATION
1 : 200



② EAST ELEVATION
1 : 200

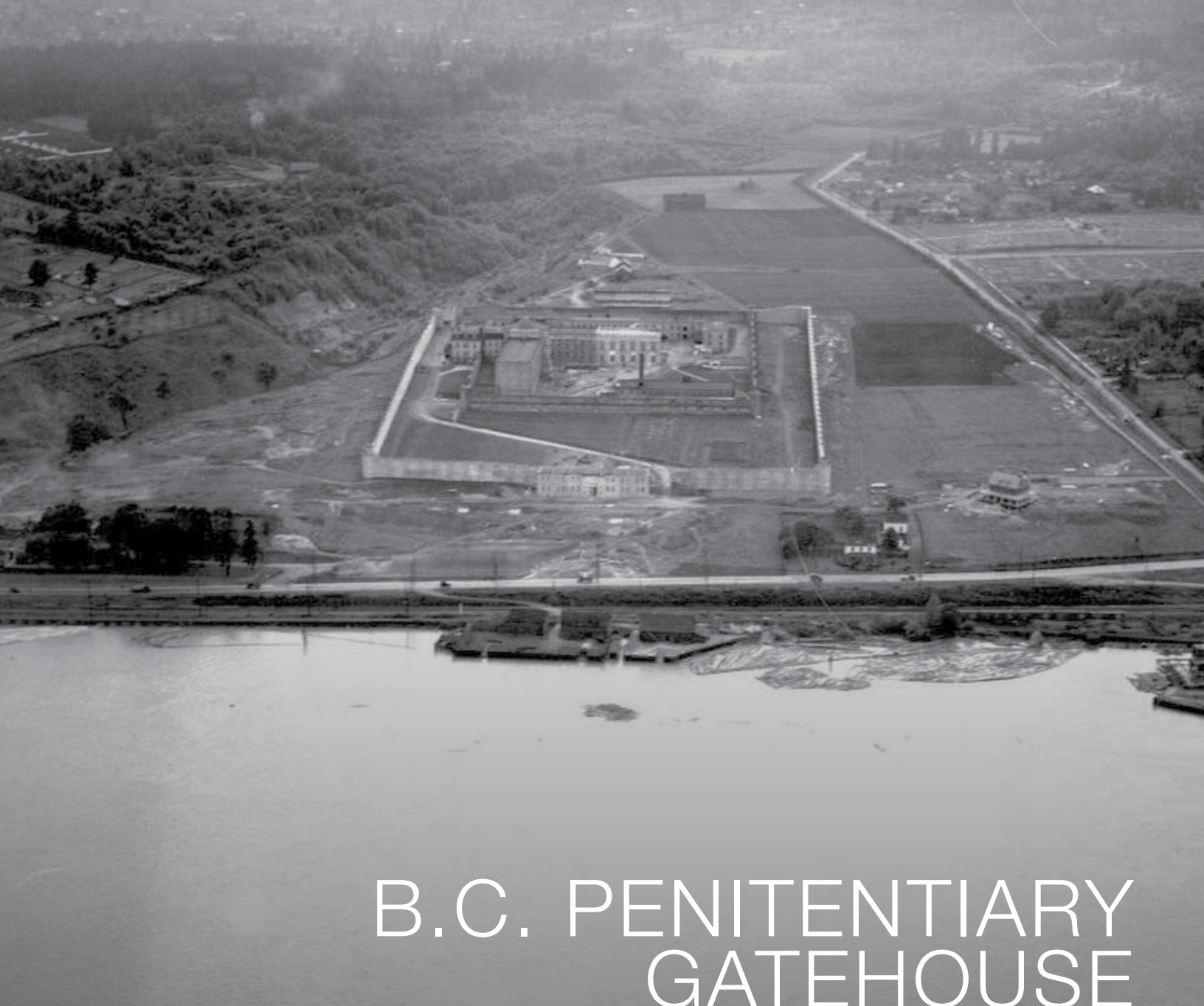


HERITAGE HOTEL - NEW WESTMINSTER

A09 EXTERIOR 3D VIEW

Appendix C:

*Preliminary Conservation Strategy and
Statement of Significance*



B.C. PENITENTIARY GATEHOUSE

319 GOVERNOR'S COURT, NEW WESTMINSTER, BC

HERITAGE REPORT AND PRELIMINARY CONSERVATION STRATEGY

FEBRUARY 2022



319 GOVERNOR'S COURT, NEW WESTMINSTER

B.C. Penitentiary Gatehouse: Heritage Report and Preliminary Conservation Strategy

Historic Name: Administration Building and Gateway

Original Owner: Crown Federal

Architect: Canadian Department of Justice

Date of Construction: 1924-1929

Heritage Status:

- New Westminster Community Heritage Register
- City of New Westminster Heritage Designation Bylaw: #6132

The British Columbia Penitentiary, commonly referred to as the BC Pen, was a maximum-security prison in New Westminster, on a site overlooking the Fraser River. Opened in 1878, it was home to prisoners serving sentences longer than two years, and was the first federal penal institution west of Manitoba. The prison was closed on May 10, 1980.

The need for a federal prison in western Canada became apparent after British Columbia joined confederation in 1871. The population was expanding, and until the transcontinental railroad was completed, it was costly and difficult to transport prisoners long distances east to other federal institutions. New Westminster was chosen as the location in 1874, adjacent to the provincial asylum. The original complex opened in 1878 with twenty-three inmates. The large cell blocks, which housed most of the inmates, were constructed between 1904 and 1914. The site was initially fenced by a wooden fence, which was soon upgraded to 30-foot rock walls, and finally 40-foot concrete walls, with guard towers located on each corner. The BC Penitentiary contained the standard features of a maximum security prison of its era, including cell blocks, offices, hospital, kitchen, work and school facilities, and two chapels (one Catholic, one Protestant).

Most of the buildings on the former BC Pen site have been demolished and replaced by residential housing and parkland. Only four parts of the original prison still remain: the Gatehouse, the Coal House, the original Centre Block (which has been converted to offices), and the cemetery. The Call-In Bell is located in a glazed pavilion on a private property.

For many years, the Gatehouse was the public entry to the site, and was often featured in news stories about the prison, especially during times of unrest. The adjacent walls have been demolished, leaving the Gatehouse isolated, but it retains its ceremonial staircase leading to the front entry. The Gatehouse is listed on the City's Heritage Register and is a designated municipal heritage resource.



Current Condition





Penitentiary Grounds and Asylum, City of New Westminster, 1892 [Detail. R.J. Williams CVA MAP 617]



New Westminster Mental Hospital and Penitentiary, circa 1870s. [BCA A-03360]

Dominion of Canada, Department of Justice, *Annual Report of the Superintendent of Penitentiaries*, for the Fiscal Year ended March 31, 1928, page 30 [British Columbia]:

- On February 28, 1928, work on the new administration building had progressed only to the height of the top of the windows of the lower storey. By March 31, 1928, the concrete of the main gateway had been poured, and the walls carried to the total height of the building in line with the roof, this leaving only the parapets and towers to be erected. The pouring of the balance could not be proceeded with until the arrival of the necessary construction steel,

Dominion of Canada, *Annual Departmental Reports, 1928-29*, Vol. III, Report of the Superintendent of Penitentiaries, pages 25-26 [British Columbia]:

- Administration Building. – The reinforced concrete on the walls of this building has been completely poured and the towers completed. The concrete floors and roof slab are also completely poured. The main gateway has been finished. The large exterior doors at the entrance of the gateway were completely manufactured in the institution. These are constructed of boiler plate with two thicknesses of oak – which is panelled – and one thickness of fir. Same are hung on ball-bearing hinges, and although each door weighs over eighteen hundred pounds it can be opened and closed with the greatest of ease. The interior entrance to the gateway is protected by a roller steel curtain. This curtain can either be operated by hand or electrically controlled. The partitions in the Administration building are poured and placing the hollow tile on the inside of the exterior walls has been started. At the rate of progress being made this building should be ready for occupation by the Administrative staff on or about the 1st of August.
- Ornamental Grounds.-Concrete driveway around the historical cairn. Excavation has been completed and concrete poured with the sidewalk leading from the main stairway to Columbia street. An ornamental wall, approximately 10 feet back from the sidewalk has been erected with concrete posts about 2 feet square, similar to those bordering the driveway. This wall, which joins up with the retaining wall at the warden's grounds, has been completed around the cairn driveway and up the ornamental stairway to new Administration building. On every fourth post in this wall there is erected a pebbled concrete light standard. The wiring has been completed and connected up, the whole making a very effective lighting system at night.

Dominion of Canada, Department of Justice, *Annual Report of the Superintendent of Penitentiaries*, for the Fiscal Year ended March 31, 1930, page 30 [British Columbia]:

- New Construction. New Administration Building. – New Administration Building. – Water, steam and electric light connected and fixtures installed. New offices occupied on October 2, 1929.

STATEMENT OF SIGNIFICANCE

DESCRIPTION

The British Columbia Penitentiary Gatehouse is a two-storey battlemented structure with distinctive bartizans, turrets and a crenellated parapet, with octagonal towers flanking the main entrance. The building faces the Fraser River and is approached from East Columbia Street by a long flight of stairs that constituted the main public entry to the former penitentiary site. The penitentiary lands have now been redeveloped as a residential neighbourhood, and the Gatehouse is one of the few prison structures that have been preserved on the site.

HERITAGE VALUE

The British Columbia Penitentiary Gatehouse is of heritage value for its contribution to our understanding of the infrastructure and logistical operation of Canada's penal system. The penitentiary was begun in 1874, shortly after Confederation and British Columbia's entry into the Dominion, as part of the federal government's program to revamp the country's prison system. After the original penitentiary building was completed in 1878, the prison continued to grow as numerous buildings were constructed to house the burgeoning number of inmates, the staff that worked at the site and the industries conducted there to help it achieve self-sufficiency. The Gatehouse is a symbol of the massive growth of the penitentiary during the 1920s and 1930s, when new structures were required to meet the needs of the complex and its inmates. After the penitentiary closed in 1980, the site was redeveloped for housing, and most of the prison structures were demolished. The British Columbia Penitentiary Gatehouse is of architectural significance for its imposing presence and unique style, influenced by late Gothic Revival architecture. Built in 1924-1929 as part of the construction of nine metre-high walls encircling the penitentiary, this gatehouse became the main entrance to the 31-hectare closed penitentiary community, and also housed the prison's administrative offices. The fortress-like appearance was for many years the grim public face of the institution. The battlements, turrets, and towers, with the formal stairs approaching it, make this structure a landmark on East Columbia Street and a potent reminder of the site's long historical occupant. Furthermore, it is a significant example of the use of monolithic cast-in-place concrete, where the material is used structurally and was also exposed as cladding. Additionally, the British Columbia Penitentiary Gatehouse is significant for its surviving landscape features, which provided a ceremonial entrance and a forecourt to the prison. The monumental staircase, on axis with the entry, provided a formal sense of entry to the site. The railing's iron work, which displays a high quality craftsmanship and artistry, was manufactured by the Westminster Iron Works Company Ltd., a firm established in New Westminster by John Reid (1852-1949) in 1874. The ornamental iron work department of the firm was largely developed and supervised during the company's early years by master ironworker, James Auld Blair (1877-1957).

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the British Columbia Penitentiary Gatehouse include its:

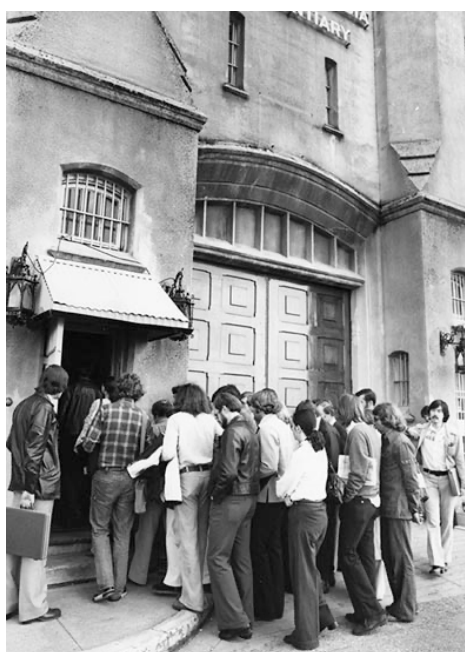
- prominent elevated location on a sloping site, overlooking the Fraser River, on axis with the Wharf Warehouse;
- institutional form, scale, and massing as expressed by its two-storey height and regular, rectangular plan;
- reinforced, cast-in-place concrete construction and cladding, now obscured by recent stucco cladding;
- Gothic Revival style battlemented exterior elements such as bartizans, turrets and towers; corbel tables at the cornice; highly articulated frontispiece flanked by octagonal towers and containing a cased segmental arch doorway with stylized portcullis;
- symmetrical fenestration including lancet windows in the towers and frontispiece, and deeply inset, segmental arched windows with simple surrounds and sloping sills; and
- associated landscape features including: a straight flight of stairs, aligned with the front entrance and connecting the building to East Columbia Street, comprised of square, panelled concrete posts with caps, and rough-dressed concrete block sides with concrete coping and iron work railing; retaining wall / ironwork fence with centre steps comprised of square, panelled concrete posts, separating the driveway from the front entrance of the building; concrete fence surrounding the building, with decorative ironwork and regularly spaced concrete fence posts, and concrete gateposts at steps to main door.



Entry to the BC Pen, 1976 [New Westminster Museum & Archives IHP10001-1963]



British Columbia Penitentiary Staff, May 1932. [New Westminster Museum & Archives IHP6700]



Left: Entry to the BC Penitentiary, 1976.
[New Westminster Museum & Archives IHP10001-1886]



Closing of the BC Pen, 1980 [New Westminster Museum & Archives IHP10001-2118]



Closing of the BC Pen, 1980 [New Westminster Museum & Archives IHP9391]

PRELIMINARY CONSERVATION STRATEGY

CURRENT CONDITION

The building was altered from its original appearance at the time of its conversion to commercial uses. This included the application of an EIFS system that covered the original concrete walls, and the replacement of the original windows and doors with metal frames.

PROPOSED HERITAGE RATIONALE

The proposed redevelopment of the site proposes a hotel use, with the existing heritage building adaptively re-used through rehabilitation, with additions to each side as framing elements.

PRELIMINARY CONSERVATION STRATEGY

The intent is to ensure that the heritage building is appropriately integrated into a new development, that recalls its original framing as part of a larger context. The overall intent is to:

- preserve the existing building in situ;
- rehabilitate and integrate the heritage building as part of a new hotel development; and
- improve the heritage character of the building through appropriate conservation measures.



THE CHARACTER-DEFINING ELEMENTS WOULD BE CONSERVED AS FOLLOWS:

- **CDE #1:** Prominent elevated location on a sloping site, overlooking the Fraser River, on axis with the Wharf Warehouse.
Conservation Strategy: Preserve existing location and rehabilitate for new use.
- **CDE #2:** Institutional form, scale, and massing as expressed by its two-storey height and regular, rectangular plan.
Conservation Strategy: Preserve existing form, scale and massing.
- **CDE #3:** Reinforced, cast-in-place concrete construction and cladding, now obscured by recent stucco cladding.
Conservation Strategy: Preserve and rehabilitate, through investigation of current condition and conservation options.
- **CDE #4:** Gothic Revival style battlemented exterior elements such as bartizans, turrets and towers; corbel tables at the cornice; highly articulated frontispiece flanked by octagonal towers and containing a cased segmental arch doorway with stylized portcullis.
Conservation Strategy: Preserve and rehabilitate.
- **CDE #5:** Symmetrical fenestration including lancet windows in the towers and frontispiece, and deeply inset, segmental arched windows with simple surrounds and sloping sills.
Conservation Strategy: Preserve and rehabilitate, through investigation of conservation options.
- **CDE #6:** associated landscape features including: a straight flight of stairs, aligned with the front entrance and connecting the building to East Columbia Street, comprised of square, panelled concrete posts with caps, and rough-dressed concrete block sides with concrete coping and iron work railing; retaining wall / ironwork fence with centre steps comprised of square, panelled concrete posts, separating the driveway from the front entrance of the building; concrete fence surrounding the building, with decorative ironwork and regularly spaced concrete fence posts, and concrete gateposts at steps to main door.
Conservation Strategy: Preserve and rehabilitate landscape elements.

RESEARCH SOURCES

BRITISH COLUMBIA PENITENTIARY GATEHOUSE

319 GOVERNOR'S COURT

Historic Name: Administration Building and Gateway

Original Owner: Crown Federal

Architect: Canadian Department of Justice

Date of Construction: 1924-1929

Heritage Status:

- New Westminster Community Heritage Register.
- City of New Westminster Heritage Designation Bylaw: #6132.

SOURCES

- Donald Luxton, *Building the West: The Early Architects of British Columbia*, Page 70: "Though DPW architects claimed the credit for their authorship, the plans for the original sections of the British Columbia Penitentiary at New Westminster were prepared by Justice Department staff members, Thomas Painter and James Adams of Kingston Penitentiary. After DPW handed over the completed prison building in 1877, further design work at the site was carried out by Justice Department staff architects. Starting in the 1880s, they planned residences for the warden and the accountant, separate quarters for married and single staff, and a new wharf and combined bakery and laundry. The first major expansion of the institution came in 1904, when inmates began construction of two Justice-designed projects: a long narrow fireproof shops building, 1904-09, and a much-needed north wing, with 116 cells, 1904-05. To these were added the east cellblock, 1911-15; a combined kitchen, chapel and hospital, 1916-19; a laundry, 1922-24; a new administration building and gatehouse, 1924-29; a boiler house, 1930-31; and the west cellblock, 1932-38. The enclosing walls with corner towers were started in 1908 and completed in 1928."
- Dates taken from the annual reports of the Department of Justice. The date of completion is based on the Warden's statement of activities during the fiscal year. Plans were prepared by the Canadian Department of Justice.
- Federal Heritage Buildings Review Office: Building Report 83-17 (Former British Columbia Penitentiary, New Westminster, British Columbia). By Edward Mills.
- J.D. Scott, *Once in the Royal City*, pages 26-27

HISTORIC PHOTOGRAPHS

- British Columbia Archives I-51853, Aerial View, circa 1930
- NWPL #1590 - Aerial view, 1968
- NWPL #1591 - Construction in front of entrance in 1932
- NWPL #1600 - 1941
- NWPL #2215 - 1984
- NWPL and NVMA - numerous photos of the BC Pen site available online