

R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To: Community Heritage Commission Date: April 7, 2021

From: Athena von Hausen,
Development Planner File: HER00710

Subject: 82 First Street & 112 Royal Avenue: Heritage Revitalization Agreement
Application

SUMMARY

An application for a Heritage Revitalization Agreement (HRA) has been received for 74 and 82 First Street and 108, 112, 114, and 118 Royal Avenue. Two of the houses on the site are proposed for retention including 82 First Street and 112 Royal Avenue, which were built in 1890 and 1930 respectively. The proposed project would relocate, restore and legally protect the 1890 house on the southeast corner of the site, and relocate the 1930 house offsite, providing it for another third-party HRA. The remainder of the site would be redeveloped to include two mid-rise residential buildings.

PURPOSE OF REVIEW

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

- The heritage value of the 1890 and 1930 buildings;
- The prepared Statement of Significance for the 1890 building;
- The appropriateness and level of the planned heritage conservation work on the 1890 building;
- The appropriateness of the location and siting design in relation to the overall redevelopment; and
- The appropriateness of the design of the basement addition.

The Community Heritage Commission is also being asked to provide a recommendation to Council on this application.

GUIDING POLICY AND REGULATIONS

Interim Development Application Review Process

In April 2020, Council directed staff to implement an Interim Development Application Review Process (Interim Process) in response to the COVID-19 Pandemic. The Interim Process is intended to support continued public engagement on development projects, while also meeting physical distancing requirements. Under this process, development applications with a heritage component will be brought forward to the Commission virtually for comment and endorsement. However, the focus of the review will be on the Statement of Significance (SoS), Heritage Conservation Plan (HCP), and heritage-related elements of the project, as will be outlined in staff reports moving forward.

Official Community Plan (OCP) Land Use Designation

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding rezonings and other development applications. In the OCP, this property is designated "Residential - Low-Rise Apartment" and "Residential – Mid-Rise Apartment". These designations envision a mix of low to mid-rise apartments, townhouses, stacked townhouses, and row houses with complementary uses including community amenities and small scale local commercial uses. The proposed application is consistent with this policy.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset on the site is appropriately incorporated into a development. Through this type of agreement, the OCP land use designation indicates the development may be eligible for regulatory incentives such as an increase in density, reduced parking, or smaller setbacks, as appropriate.

Zoning Bylaw and Heritage Revitalization Agreement

The subject properties are currently zoned Single Detached Residential District (RS-2). The proposed project would not be permissible under the current zoning. As such, the Heritage Revitalization Agreement (HRA) is proposed. An HRA is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations may be considered (as noted above). In this case, the HRA is being used both for relaxations related to incentivization of the heritage elements, and also like a rezoning, to permit a different building form.

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 conservation projects within the city.

These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. All HRA applications are evaluated against these guidelines.

Heritage Designation

In New Westminster, a heritage property which is the subject of an HRA is also protected by a Heritage Designation Bylaw. A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate, the Director of Development Services) through a Heritage Alteration Permit (HAP). Designated buildings are also added to the City's Heritage Register.

BACKGROUND INFORMATION

Site Characteristics and Context

The subject sites are heavily sloped and located within the Albert Crescent Precinct of Downtown. The site is surrounded by Royal Avenue to the north, First Street to the east, Cunningham Street to the South, and Qayqayt Elementary School to the west. Across Royal Avenue are townhomes and some older three to four-storey apartments, and across First Street are older two to three-storey apartments. To the south of the site, along First Street, are single detached dwellings or duplexes, several of which are protected heritage properties. To the south of the property across Cunningham Street are three-storey apartment buildings. A site context map and aerial image is provided in Appendix A.

Proposal/Project Description

The applications propose the development of 168 residential units in two phases with a total floor space ratio (FSR) of 3.3. As part of the project, the HRA would facilitate retention, on-site relocation, restoration, and protection of the Woods House (1890) at 82 First Street, as well as retention and off-site relocation of the Henderson House (1930) from 112 Royal Avenue.

The project would be completed over two phases with 77 units developed in the first phase and 91 units developed in the second phase. Of these, 166 are proposed to be within the six storey (from Royal Avenue) to eight storey (from Cunningham Street) wood frame apartment building. The remaining two units would be within the renovated heritage house from 82 First Street, which would be relocated on-site, restored, and legally protected with a Heritage Designation Bylaw. The apartment building would front Royal Avenue and the heritage house would front First Street. The project's design drawings are provided in Appendix B.

Previous Direction from the Community Heritage Commission

Per the City's *Policy on the Use of HRAs*, and the Heritage Review for demolition, the existing buildings on this site were evaluated for heritage value. On April 6, 2016 the Community Heritage Commission discussed the heritage value potential of the properties which make up the site. The Commission reviewed the historic significance of each of the three older houses, and gave the opinion that the 1890 Inventory house located at 82 First Street was most valuable, and should be retained as part of any future development. However, another house at 112 Royal Avenue was also listed on the Inventory, and has since been evaluated as having historic and aesthetic significance, as described below. The remaining houses on site were not evaluated to have heritage potential and are proposed to be demolished.

Henderson House

Heritage Value of the Henderson House

Henderson House was originally constructed in 1930 and is listed in the City's heritage Inventory. The house is an intact example of an English cottage revival style and is considered to have aesthetic and historic value. Its notable features include a stucco exterior, front offset gable, chamfered side gabled roof, rear shed dormer and extensive exterior ornamentation. The home is a rare example of the interwar building period, specifically during the Great Depression.

The Henderson House now forms part of an HRA at 709 Cumberland Street, which was adopted by Council in December, 2020. The heritage value of the house was reviewed and confirmed by the Community Heritage Commission in July 2020, through their review of that application.

Proposed Relocation

The 1930 Henderson House is proposed to be relocated to a new site (on Cumberland Street) with a \$30,000.00 contribution towards the dwelling's transfer, provided by the applicant of this project on Royal Avenue. Though retention of houses in-situ is best practice, relocation to another site is acceptable under the City's Heritage Review policy. The provision of additional moving costs is considered an amenity in support of the City's heritage program, and further justifies the use of the HRA tool.

ITEMS FOR DISCUSSION

Heritage Value of the Woods House

82 First Street (the Woods House) was recognized for its potential heritage value by its inclusion on the City's heritage Inventory. At over 130 years old (built in 1890), the house is the oldest surviving building on this block of Royal Avenue. The house was constructed in the most exclusive area of early New Westminster, and was commissioned by Edward Montague Nelson Woods who engaged architects Samuel Maclure and Charles Chow.

Reflecting the house's prominence and location, and the style of the times, the house is designed as an English Victorian. This style was an elite architectural trend during the mid-1800s and is associated with the development boom in the region. Other similar examples on Royal Avenue are Irving House (1865) at 302 and Hunter House (1883) at 835.

The most notable architectural features are the complex intersecting gabled roof design with hip dormers, projecting front porch with columns and brackets, decorative bargeboards, and the corbeled brick chimney with decorative Victorian brickwork. Photographs of the building are available in Appendix C (pages 8-11) along with the Statement of Significance.

Is the heritage value sufficient to warrant long term legal protection and heritage status?

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

Heritage Conservation Work

The application proposes that the building undergo rehabilitation and restoration work. Details are available in the Heritage Conservation Plan which is included in full in this report as Appendix C. A summary is provided below:

The house would be moved from its current location on the corner of Royal Avenue and First Street, approximately 20 metres south on First Street. This would create a cluster of historic and protected houses at the southern half of the block, and provide a transition from the mid-rise building to the existing neighbourhood.

Major conservation and restoration work proposed is:

1. Remove the 1958 addition (back porch and southern flat-roofed addition);
2. Remove the later stucco, and restore to original wood drop siding;
3. Preserve and repair the existing wooden window trim, soffits, gable finials, fascia boards, half-timbering, and railing caps;
4. Restore the wooden gable boards, altered window and door trims, front porch columns, porch brackets, and trim boards;
5. Restore the roof to traditional cedar shake;
6. Restore original front door and hardware to a Victorian style entry set;
7. Replace non-original window sashes and window openings with vertically oriented replica wood casement windows;
8. Restore back door on north elevation to a Victorian style back door with an upper-glazed portion; and
9. Restore the original colour scheme.

Is the conservation work proposed appropriate and sufficiently comprehensive?

New Building Elements

The house is proposed to be raised, relocated and given a new basement level on a concrete foundation. The basement would be integrated into the larger site's foundation and would include a second dwelling unit.

The new level would be primarily sited behind landscaping so that the historic portion of the house is the most visible portion of the building from the street (see drawings in Appendix B). A contemporary (concrete finish) is proposed for the cladding of this lower level, with window and door openings that mimic the historic ones in size and shape, but provide a more narrow trim detail, marking them as contemporary interventions. The heritage conservation plan proposes that the basement addition would be compatible with, subordinate to and distinguishable from the historic place, as required in the Standards & Guidelines for additions.

Is the new basement addition appropriate to the building's design and respectful to its heritage elements? Does it sufficiently conform to the Standards and Guidelines?

Site Design and Integration

The Standards and Guidelines, the Development Permit Area guidelines which apply to this site, and the OCP, all encourage new developments to design projects that are respectful of existing heritage assets. The major focus should be the fabric of the building, but also in its design and relationship to the historic building on the site. The guidelines identify that new buildings should not be overwhelming, or detracting from the historic features of the heritage asset. Find below a description of the relationship between the heritage house and new mid-rise buildings, for discussion.

Massing and Siting Relationships

The Woods House would be relocated to the south, to sit adjacent to other Registered and Designated houses on the southern half of First Street, creating both a cluster of similar houses, and also providing a transitional buffer to the mid-rise massing of the apartments. This could be seen to create respectful placement of the house in a relatively prominent location, which is also more reflective of its historic setting (in a single-detached neighbourhood). The new building is also designed in an "L" shape around the heritage house while providing a two-level massing, similar to the heritage house, at the transition between them. There are also two steps in building massing along the south façade, to transition to the house and the neighbourhood beyond. See Figure 1 below for the First Street streetscape:

Figure 1: East Facade and Incorporation of Heritage Home along First Street

There is limited distance between the west side of the heritage house and the residential building: approximately 4 feet (1.2 m). The north side of the heritage house is located 17.5 feet (5.3m) away from the two-story podium level of the mid-rise building, which potentially limits the amount of privacy for the house and their related outdoor space. See the site plan in Figure 2 below.

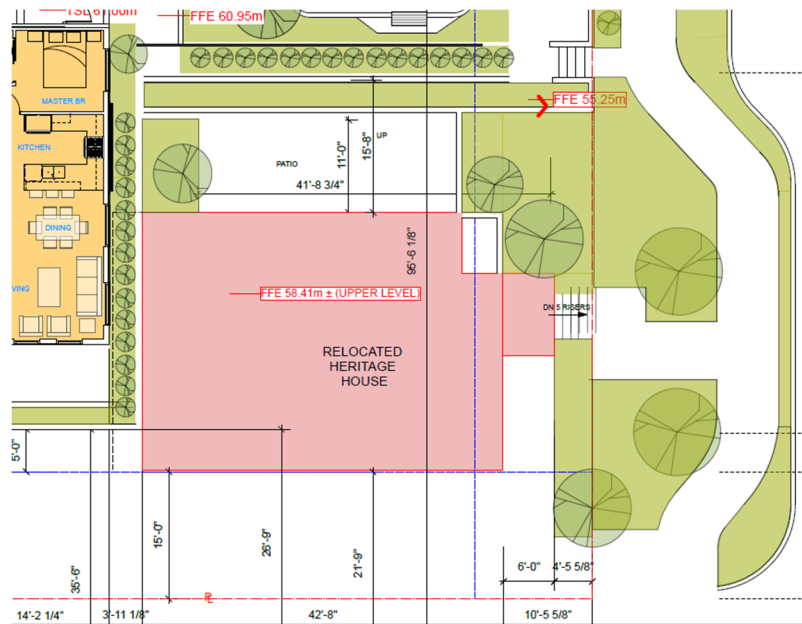


Figure 2: Heritage House Siting in plan view

Does the current design provide an appropriate buffer and massing transition between the heritage house and the residential mid-rise building?

Does the current design highlight and respect the heritage building?

Design and Material Relationships

The design of the mid-rise building also addresses the heritage house in the following ways:

- Townhouses incorporated into the design along the rear, to provide a similar ground-orientation;
- Brick finishes around the first two levels of the building in keeping with the brick chimney and sympathetic to the massing of the heritage house;
- Muntin patterns on the windows of the first two levels of the east façade, to harmonize with the window treatment of the heritage house;
- Consistent vertical window openings along the east façade;
- Mid-rise building steps away from the heritage house; and
- The podium level of the mid-rise building provides a similar height to the heritage house.

The proposed envelope materials for the mid-rise building include:

- Brick veneer wrapping the podium along the first two levels (noted above);
- Exposed architectural concrete along the south façade for the first two levels, to match the basement level of the heritage house;
- Stone veneer wrapping levels 3-5 along the rear of the building;
- White and grey fibre cement cladding paneled along levels 6-8;
- Prefinished metal and glass deck/guardrails; and
- Charcoal grey window frames and prefinished metal cladding trim.

Are the design elements (character) of the new mid-rise building compatible with and respectful of the heritage house's character? Do they sufficiently conform to the Standards and Guidelines?

FEEDBACK FROM THE COMMISSION

Under the Interim Development Review Process, the Community Heritage Commission is being asked to provide a recommendation on the project to Council, based on its heritage merits, and provide feedback in relation to the following elements of the proposal:

- The heritage value of the 1890 and 1930 buildings (photos in Appendix C);
- The prepared Statement of Significance for the 1890 house; (Appendix C)
- The appropriateness and level of the planned heritage conservation work (as detailed in the Heritage Conservation Plan, Appendix C) and the new building elements; and
- The appropriateness of the location, siting, materiality, and design proposed for the new mid-rise building (design plans in Appendix B).

The following options are available for consideration by the Commission:

- 1) That the Community Heritage Commission recommend that Council support the overall Heritage Revitalization Agreement, and the Heritage Designation of 82 First Street and its inclusion on the City's Heritage Register; or
- 2) That the Community Heritage Commission recommend that Council does not support the overall Heritage Revitalization Agreement, and the Heritage Designation of 82 First Street or its inclusion on the City's Heritage Register; or
- 3) The Community Heritage Commission could also provide an alternative recommendation, stemming from elements identified in their discussion.

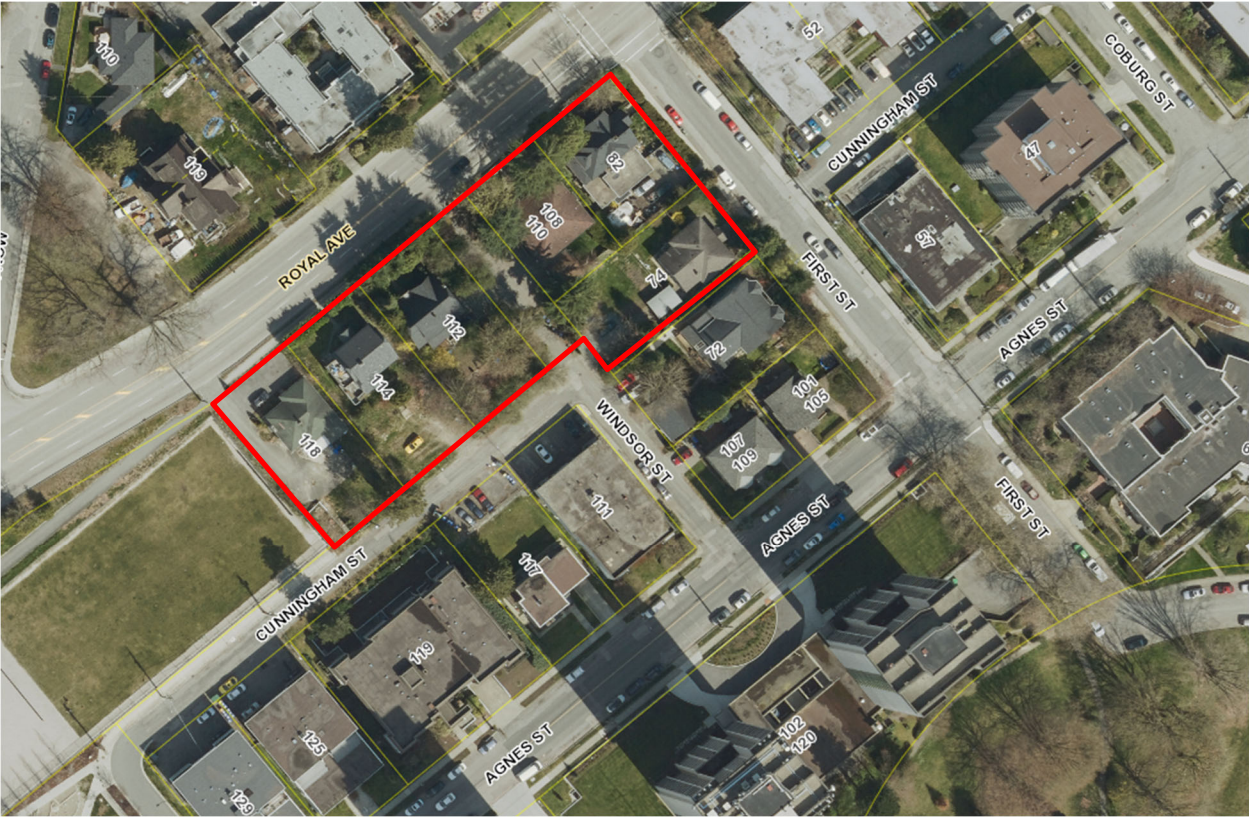
APPENDICES

Appendix A: Site Context Map

Appendix B: Proposed Design Plans

Appendix C: Heritage Conservation Plans including Statements of Significance

Appendix A
Site Context Map



Appendix B

Proposed Design Plans

- PROJECT MANAGER
HAMIDREZA AHMADIAN, REDIC DEVELOPMENT

- HERITAGE BUILDING RE-DESIGN
GAETAN ROYER, CITYSTATE
778-355-5399

- HERITAGE CONSULTANT
ELANA ZYSBLAT
604-722-3074

- ARCHITECTURE
PETER HILDEBRAND, IREDALE ARCHITECTURE
604-736-5581

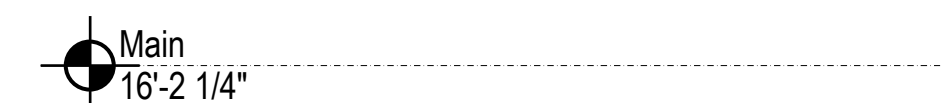
A
001 PARTIAL SITE PLAN
1:96(1/8"=1'-0")



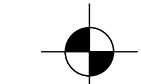
DRAWING SYMBOLS



BUILDING SECTION



ELEVATION



GROUND ELEVATION

DRAWING LIST

- A01- SITE PLAN
- A02- MAIN FLOOR PLAN
- A03- SECOND FLOOR PLAN
- A04- BASEMENT FLOOR PLAN
- A05- ELEVATIONS EAST & WEST
- A06- ELEVATION SOUTH
- A07- ELEVATION NORTH

Drawings show the design intent for the landscaping.
For details refer to the Landscape drawings.



Gaëtan Royer – CityState Consulting Services
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2
gaetan@citystate.ca

Project:
82 FIRST STREET NEW WEST

Sheet:
A01

Description:
SITE PLAN

Scale:
1:96
(1/8"=1'-0")

Date: 13/12/2018
Revised: 17/12/2018
Revised: 20/12/2018
Revised: 07/01/2019
Revised: 24/01/2019

Revised: 8 AUG 2019
Revised: 15 SEP 2019
Revised: 11 OCT 2019
Revised:

SCOPE OF WORK

- OPEN ARCHWAYS (KITCHEN / DINING & LIVING)
- NEW PARTITIONS ON BOTH FLOORS.
- IMPROVE INSULATION IN NON- HERITAGE AREAS
- REWIRE / REPLUMB PER DESIGNER'S INSTRUCTIONS
- INSTALL NEW SPRINKLERS, ALARMS TO BCBC 2018
- INSTALL SHEAR WALL AND SEISMIC REINFORCEMENTS PER STRUCTURAL ENGINEER SPECS.
- INSTALL NEW DRYWALL, TAPE, SAND & PAINT

NEW ARCHWAYS CONECTING KITCHEN, DINING & LIVING ROOM



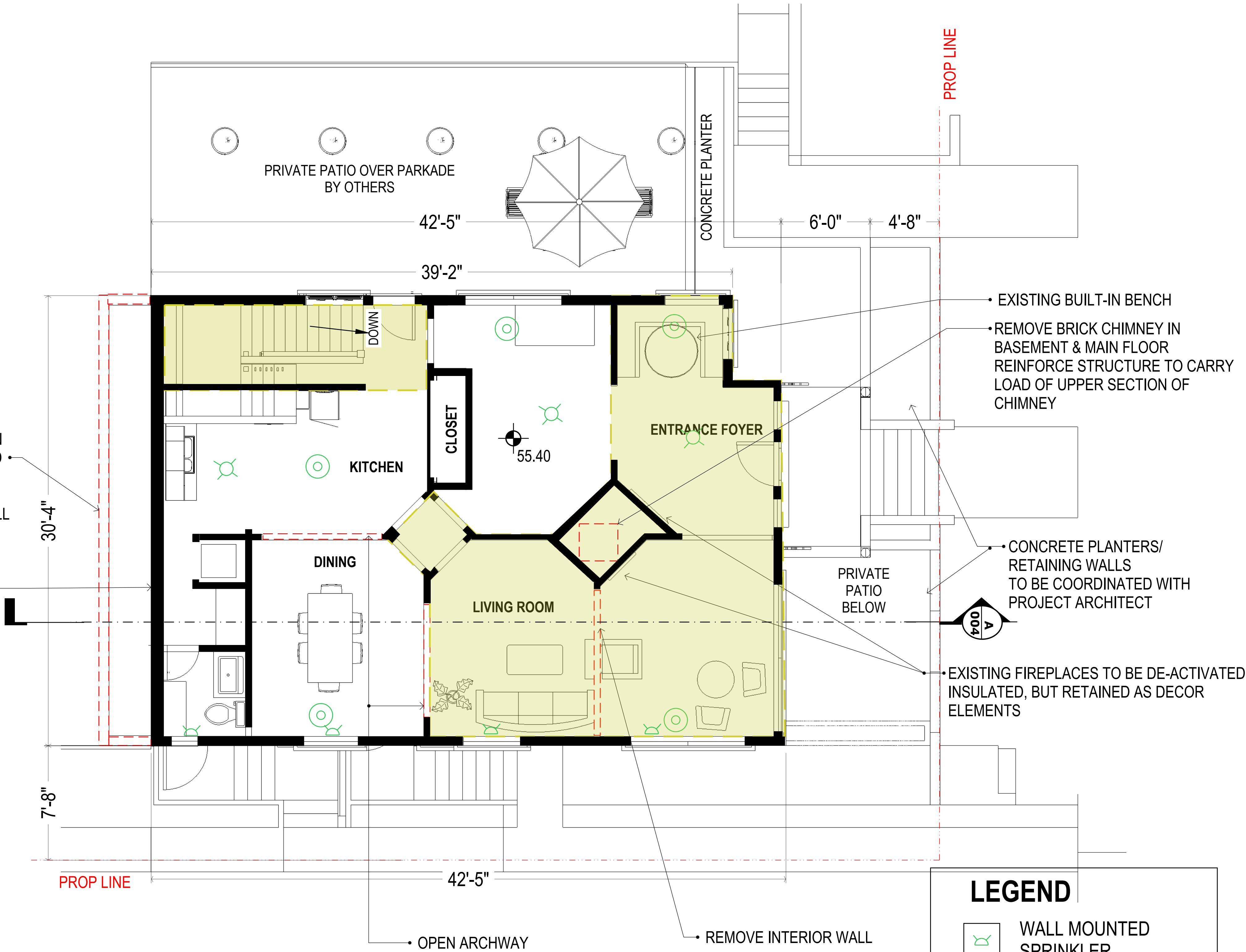
	Gross Floor Area	# of Bedrooms
Basement Unit	1,128 Sq.Ft.	2
Main Unit	2,538 Sq.Ft.	3
Total	3,666 Sq.Ft.	5

Unprotected Opening Exposure	(Unprotected Opening Total m² x100)/Exposed Building face m²	Unprotected Opening Exposure %	Distance From Lot Line (m)	Allowed UPO %
North	7.4 m² x 100 /78.7m²	9.40%	38.7m	N/A
South	15.1m²x100/110.8m²	13.60%	2.2m	N/A
East	12.0m²x100/73.79m²	16.30%	24m	N/A
West	1.99m²x 100/23.4m²	8.50%	3.65m	N/A

A
002

MAIN FLOOR PLAN

SCALE 1:48(1/4"=1'-0")



AREA OF SIGNIFICANT HERITAGE VALUE

- MAINTAIN / RESTORE COFFERED CEILINGS WAINSCOTTING, CROWN MOULDINGS, DOOR TRIMS AND ALL EXISTING WOOD SURFACES. PROTECT ALL SURFACES DURING CONSTRUCTION
- DO NOT ADD ANY SURFACE WIRING / EXPOSED DUCTWORK, PIPES OR CONSTRUCTION ELEMENTS THAT MAY DETRACT.

LEGEND

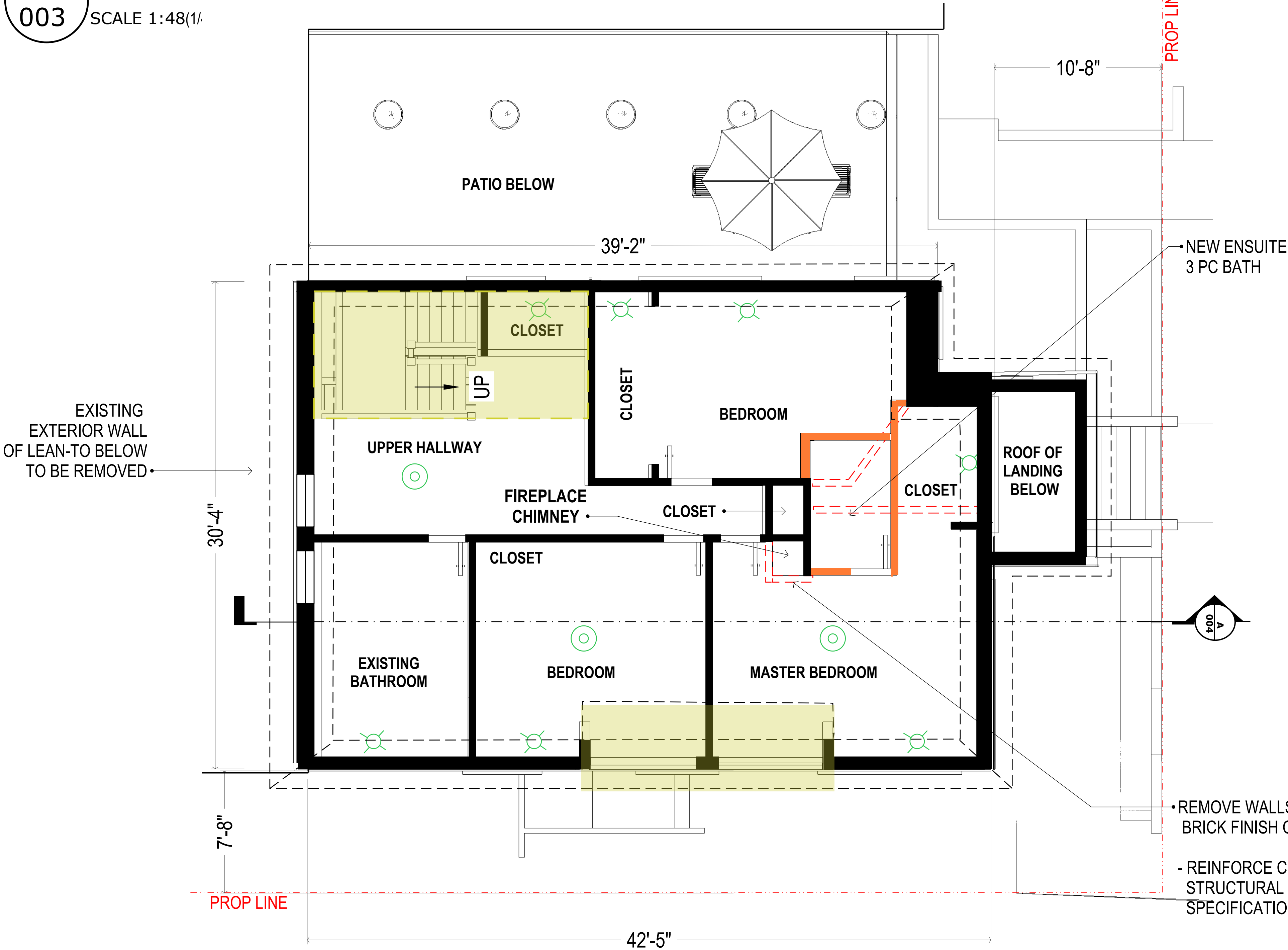
- WALL MOUNTED SPRINKLER
- SPRINKLER
- SMOKE ALARM
- DEMO ORIGINAL WALLS
- NEW CONSTRUCTION OF WALLS

A

003

SECOND FLOOR PLAN

SCALE 1:48(1/4"=1'-0")



PRIOR TO RELOCATION

- EXPOSE BRICK CHIMNEY
- ANCHOR TO EXISTING & NEW / REINFORCED FLOOR JOISTS
- BRACE & CONVEY LOAD TO SUB-FLOOR / FUTURE BASEMENT PER STRUCTURAL ENGINEER'S INSTRUCTION

B

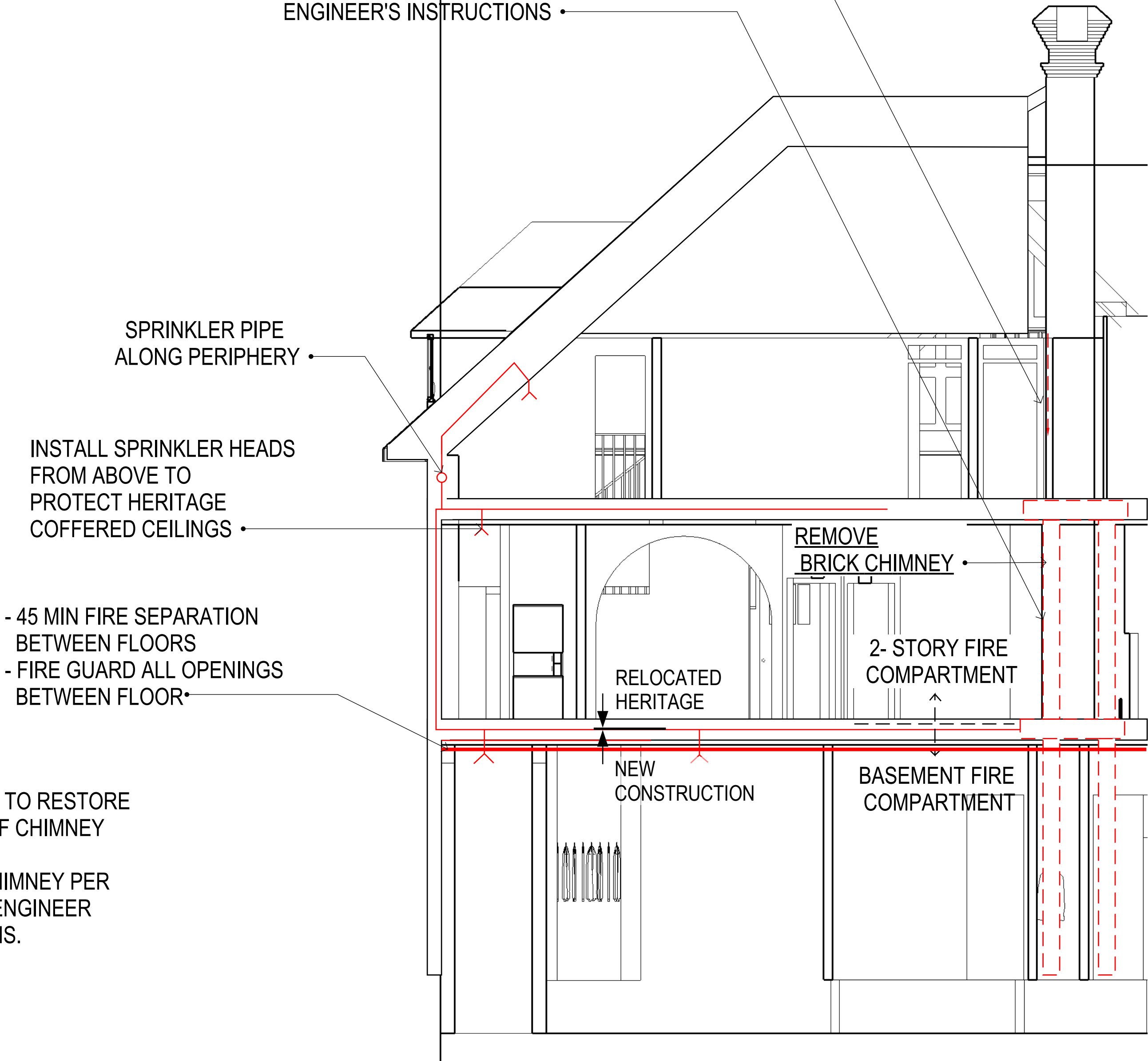
003

SECTION A

SCALE 1:48(1/4"=1'-0")

AFTER RELOCATION

CONVEY CHIMNEY WEIGHT TO FOUNDATION AS PER STRUCTURAL ENGINEER'S INSTRUCTIONS



	Gross Floor Area	# of Bedrooms
Basement Unit	1,128 Sq.Ft.	2
Main Unit	2,538 Sq.Ft.	3
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West	1.99m²x 100/23.4m²	8.50%	3.65m	N/A

LEGEND

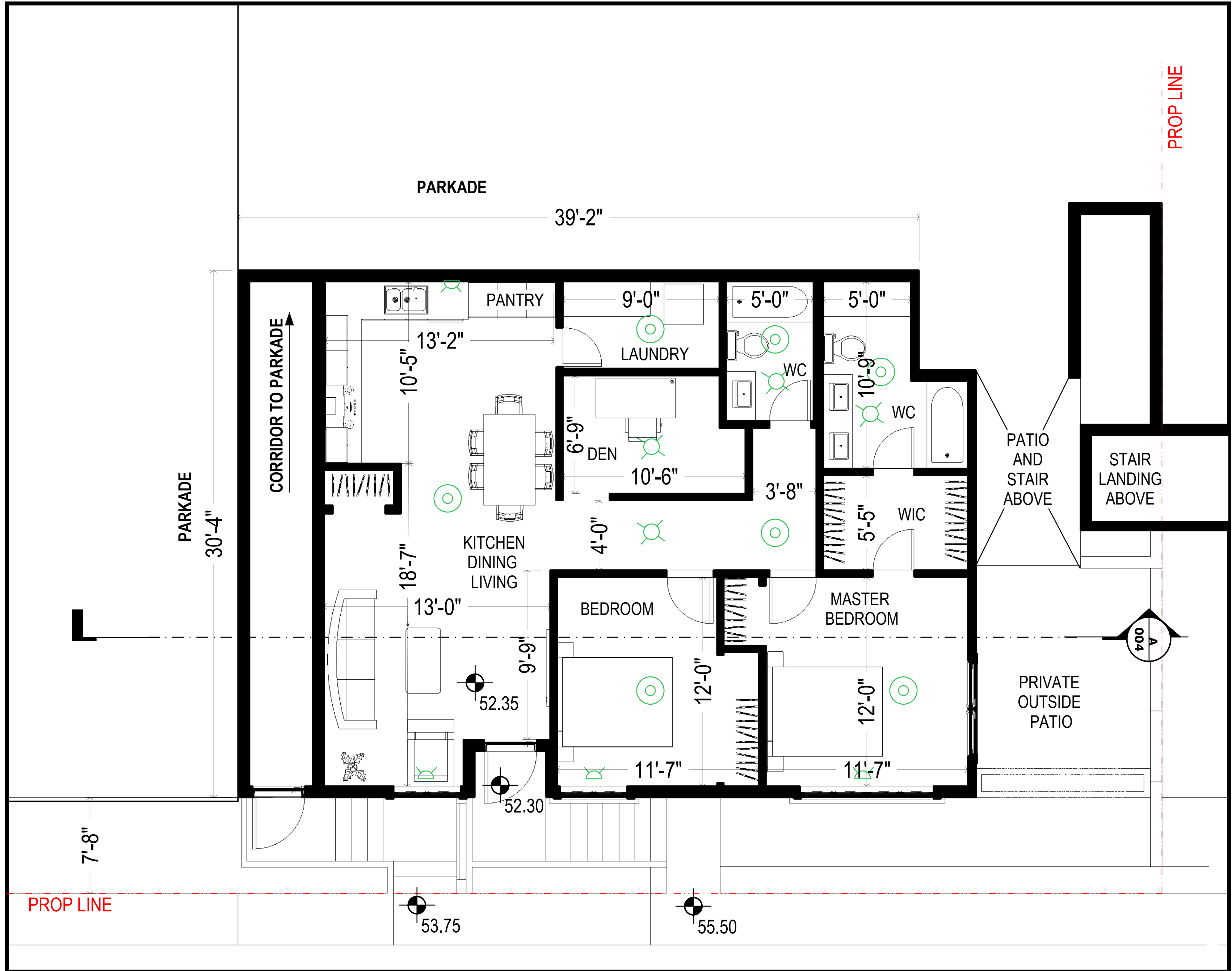
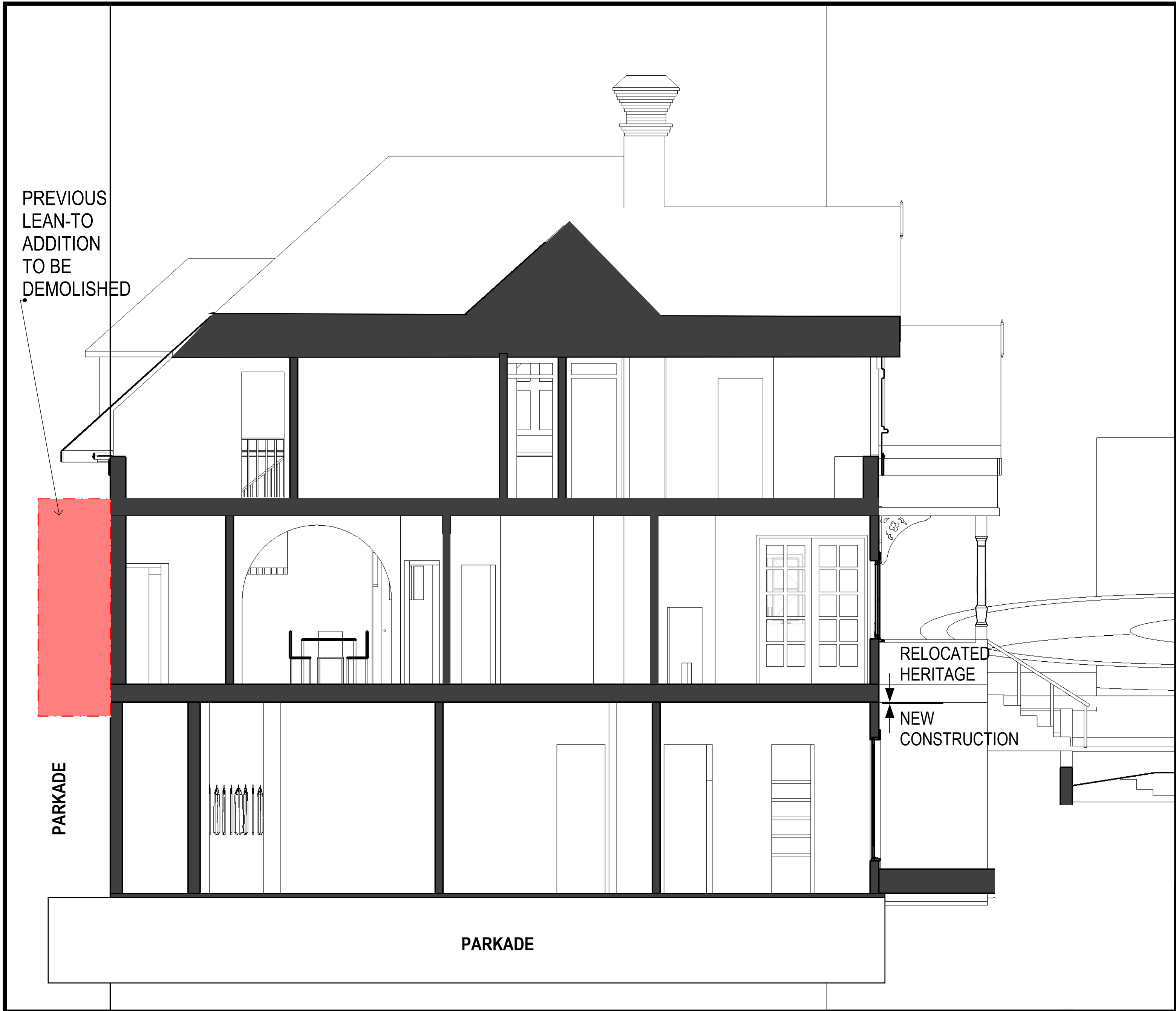
- WALL MOUNTED SPRINKLER
- SPRINKLER
- SMOKE ALARM
- ORIGINAL WALLS
- NEW CONSTRUCTION OF WALLS

AREA OF SIGNIFICANT HERITAGE VALUE

- MAINTAIN / RESTORE ANGLED CEILING, WAINSCOTTING, CROWN MOULDINGS, DOOR TRIMS AND ALL EXISTING WOOD SURFACES. PROTECT ALL SURFACES DURING CONSTRUCTION
- DO NOT ADD ANY SURFACE WIRING / EXPOSED DUCTWORK, PIPES OR CONSTRUCTION ELEMENTS THAT MAY DETRACT.

NOTES

- ALL SMOKE DETECTORS & SPRINKLER SYSTEM TO BE ALARMED WITH MAIN BUILDING ANNUNCIATOR PANEL
- SPRINKLER SYSTEM TO BE DESIGNED & INSTALLED BY CERTIFIED PROFESSIONALS; LOCATIONS ARE INDICATIVE ONLY TO ASSIST IN SCHEDULING ROUGH-INS



	Gross Floor Area	# of Bedrooms
Basement Unit	1,128 Sq.Ft.	2
Main Unit	2,538 Sq.Ft.	3
Total	3,666 Sq.Ft.	5

Unprotected Opening Exposure	(Unprotected Opening Total m² x100)/Exposed Building face m²	Unprotected Opening Exposure %	Distance From Lot Line (m)	Allowed UPO %
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West	1.99m²x 100/23.4m²	8.50%	3.65m	N/A

NOTES

- ALL SMOKE DETECTORS & SPRINKLER SYSTEM TO BE ALARMED WITH MAIN BUILDING ANNUNCIATOR PANEL
- SPRINKLER SYSTEM TO BE DESIGNED & INSTALLED BY CERTIFIED PROFESSIONALS AND INTEGRATED IN MAIN ANNUNCIATOR PANEL
- BASEMENT UNIT WILL SERVE AS FOUNDATION FOR THE RELOCATED HERITAGE HOME ABOVE
COORDINATE WALL OPENINGS FOR PLACEMENT OF TEMPORARY BEAMS WITH HOUSE MOVING COMPANY
- COORDINATE BASEMENT UNIT CONSTRUCTION WITH STRUCTURAL ENGINEER FOR HERITAGE HOME

LEGEND

- WALL MOUNTED SPRINKLER
- SPRINKLER
- SMOKE ALARM
- ORIGINAL WALLS
- NEW CONSTRUCTION OF WALLS

A
005

EAST ELEVATION

1:32(3/8"=1'-0")



SEE MATERIALS / COLORS LEGEND NEXT PAGE

B
005

WEST ELEVATION

1:32(3/8"=1'-0")



Drawings show the design intent for the landscaping.
For details refer to the Landscape drawings.



Gaëtan Royer – CityState Consulting Services
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2
gaetan@citystate.ca

Project:
82 FIRST STREET NEW WEST

Sheet:
A05

Description:
EAST & WEST ELEVATIONS

Scale:
1:32
(3/8"=1'-0")

Date: 13/12/2018
Revised: 17/12/2018
Revised: 20/12/2018
Revised: 07/01/2019
Revised: 24/01/2019

Revised: 8 AUG 2019
Revised: 15 SEP 2019
Revised: 11 OCT 2019
Revised:
Revised:

Colour Scheme - all Benjamin Moore colours

1

all trim boards including window and door trim, fascia, brackets, columns and finials
Salamander 2050-10 (matched to original paint colour found on building)
semi-gloss finish

2

body wood siding
Edwardian Pewter VC-23
low luster finish

3

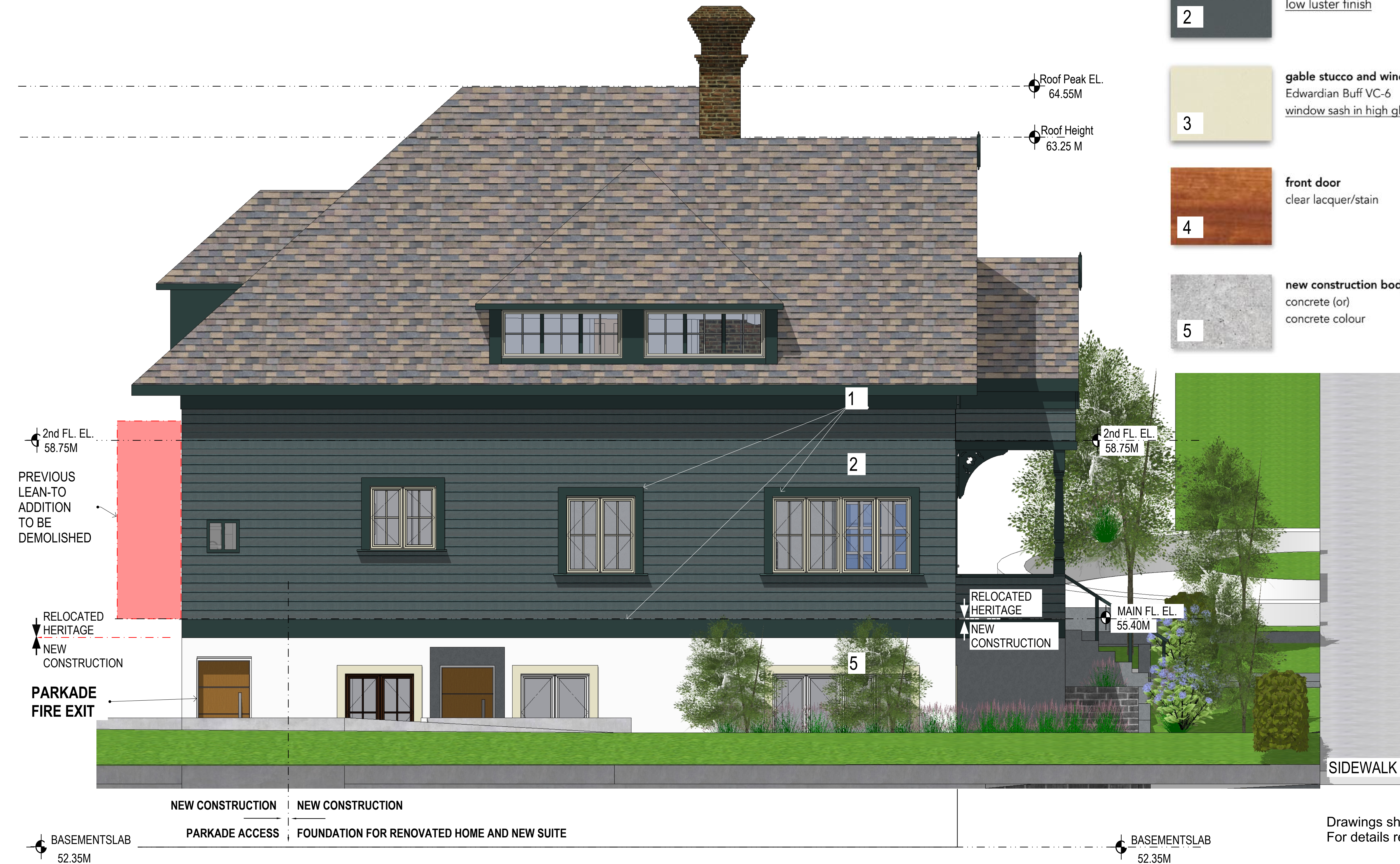
gable stucco and window sash
Edwardian Buff VC-6
window sash in high gloss finish

4

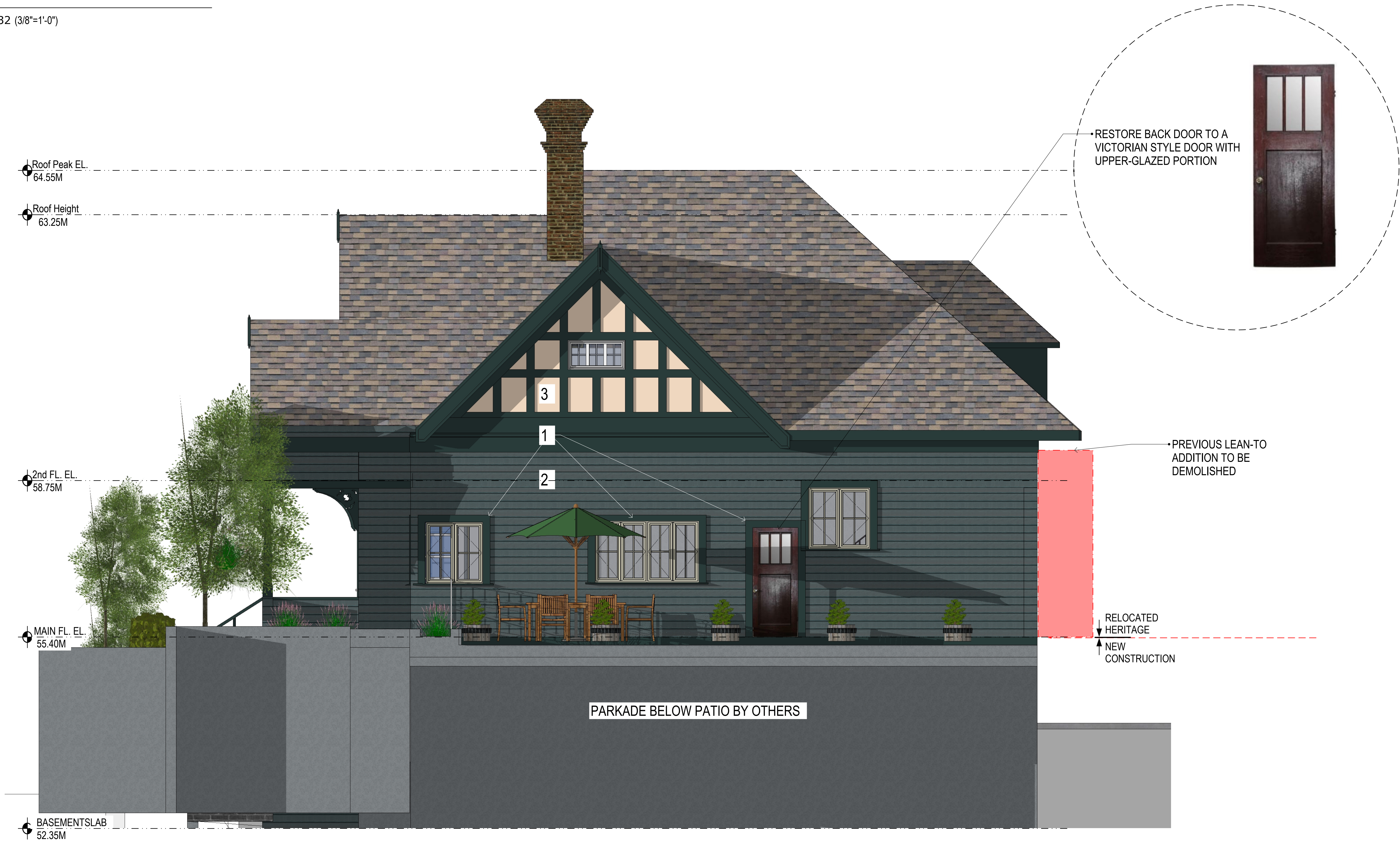
front door
clear lacquer/stain

5

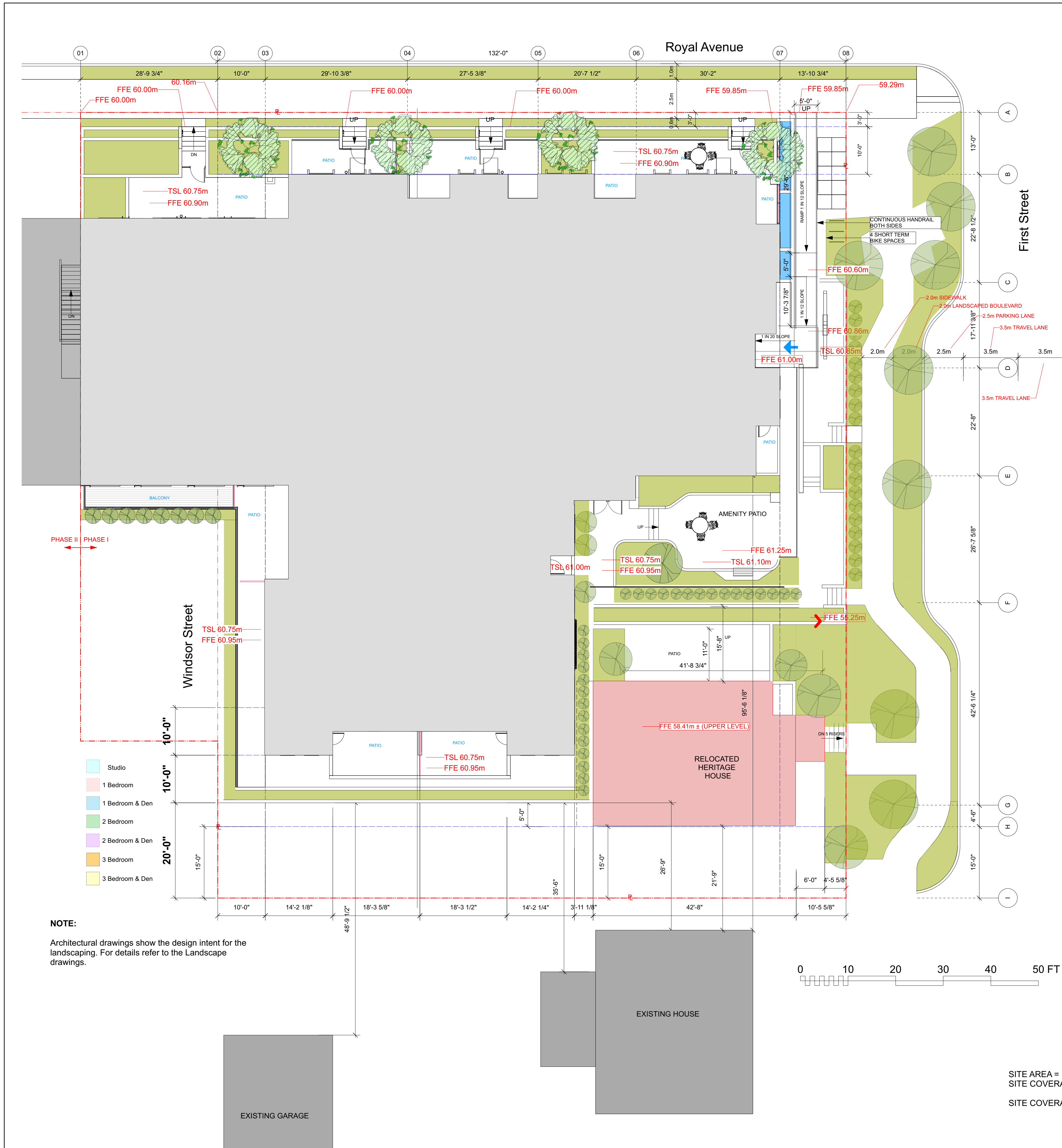
new construction body and trim
concrete (or)
concrete colour



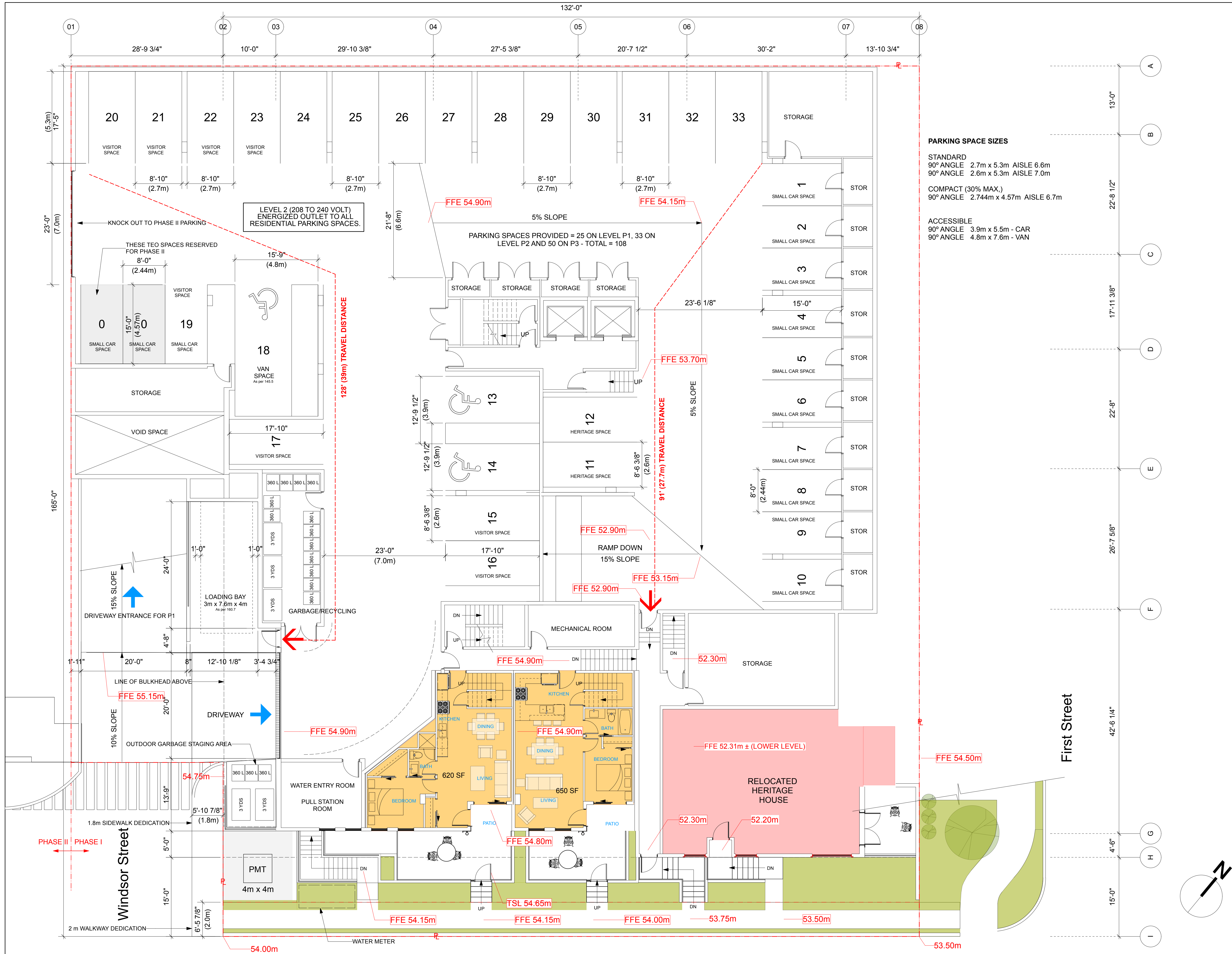
Drawings show the design intent for the landscaping.
For details refer to the Landscape drawings.



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Royal I Statistics				Date: Feb 05, 2021			
Area Summary: (SF)				Unit Type			
Heritage House				Studio			
Level-P2 =				1 Bedroom			
Level-P1 =				1 Bedroom & Den			
Level-O1 =				2 Bedroom			
Level-O2 =				2 Bedroom & Den			
Level-O3 =				3 Bedroom			
Level-O4 =				3 Bedroom & Den			
Level-O5 =				Total Unit #			
Level-O6 =				75			
Total (Level 1 - 6) =				73,715 (Gross)			
Heritage House				3 Bedroom & Den			
Heritage House				2 Bedroom & Den			
Total Gross Area				77,381			
Total Unit # including HH				77			
Level-P1				Level-P2			
Level-P1				Level-P2			
Level-P1				Level-P2			
Level-P1				Level-P2			
Level-P1				Level-P2			
Level-P1				Level-P2			
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PARKING SPACE SIZES

STANDARD
90° ANGLE 2.7m x 5.3m AISLE 6.6m
90° ANGLE 2.6m x 5.3m AISLE 7.0m

COMPACT (30% MAX.)
90° ANGLE 2.744m x 4.57m AISLE 6.7m

ACCESSIBLE
90° ANGLE 3.9m x 5.5m - CAR
90° ANGLE 4.8m x 7.6m - VAN

Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS ROYAL INC.

04	Feb 05 2021	Re-Issued for DP & Rezoning
03	June 11 2020	Re-Issued for DP & Rezoning
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ADDRESS
82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

PLAN - LEVEL - P2

Scale

1/8"=1'-0"

Drawn PJH

Check

Partner PJH

Project No.

17085

Date

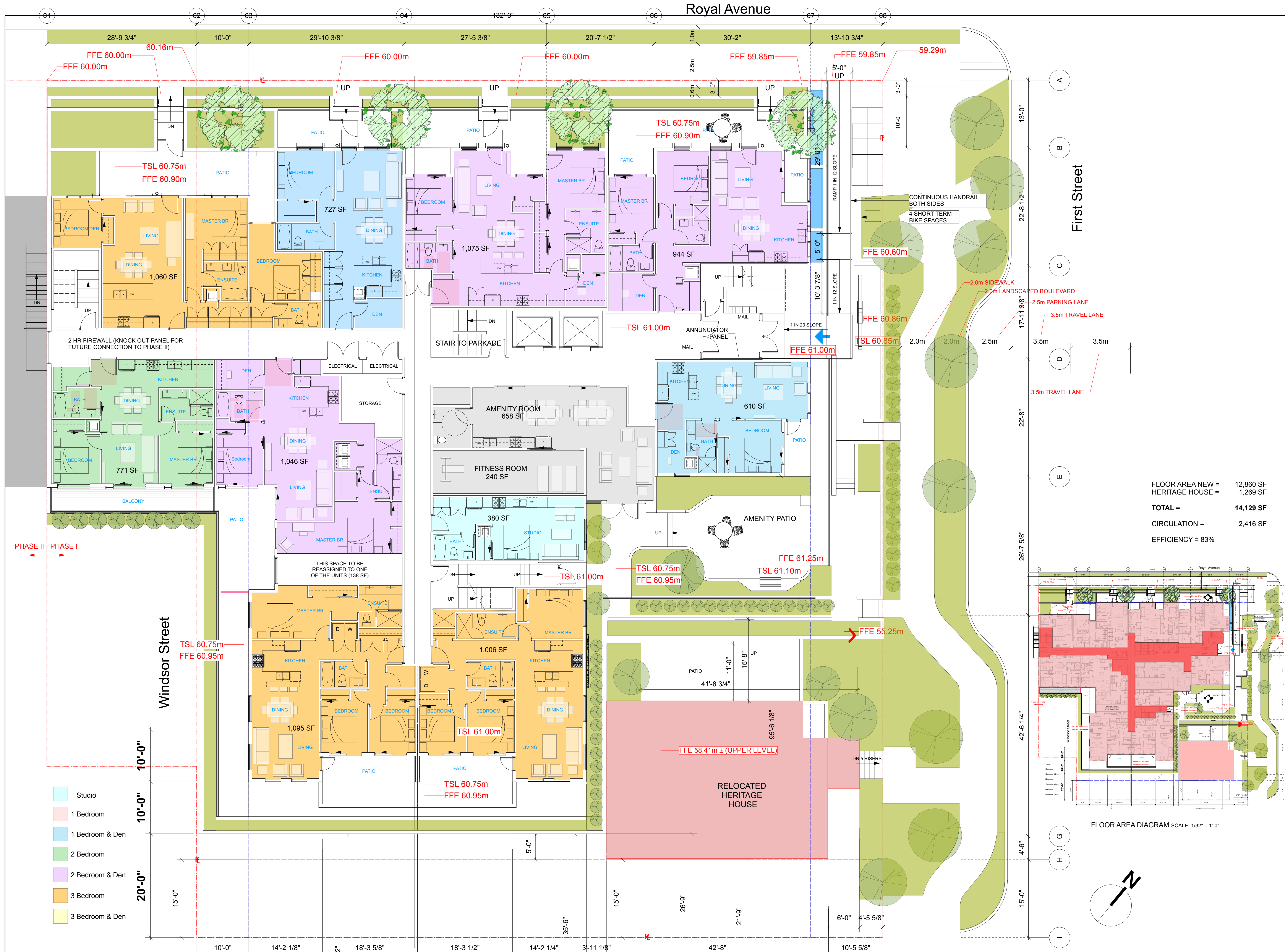
05 FEB 2021

Phase No.

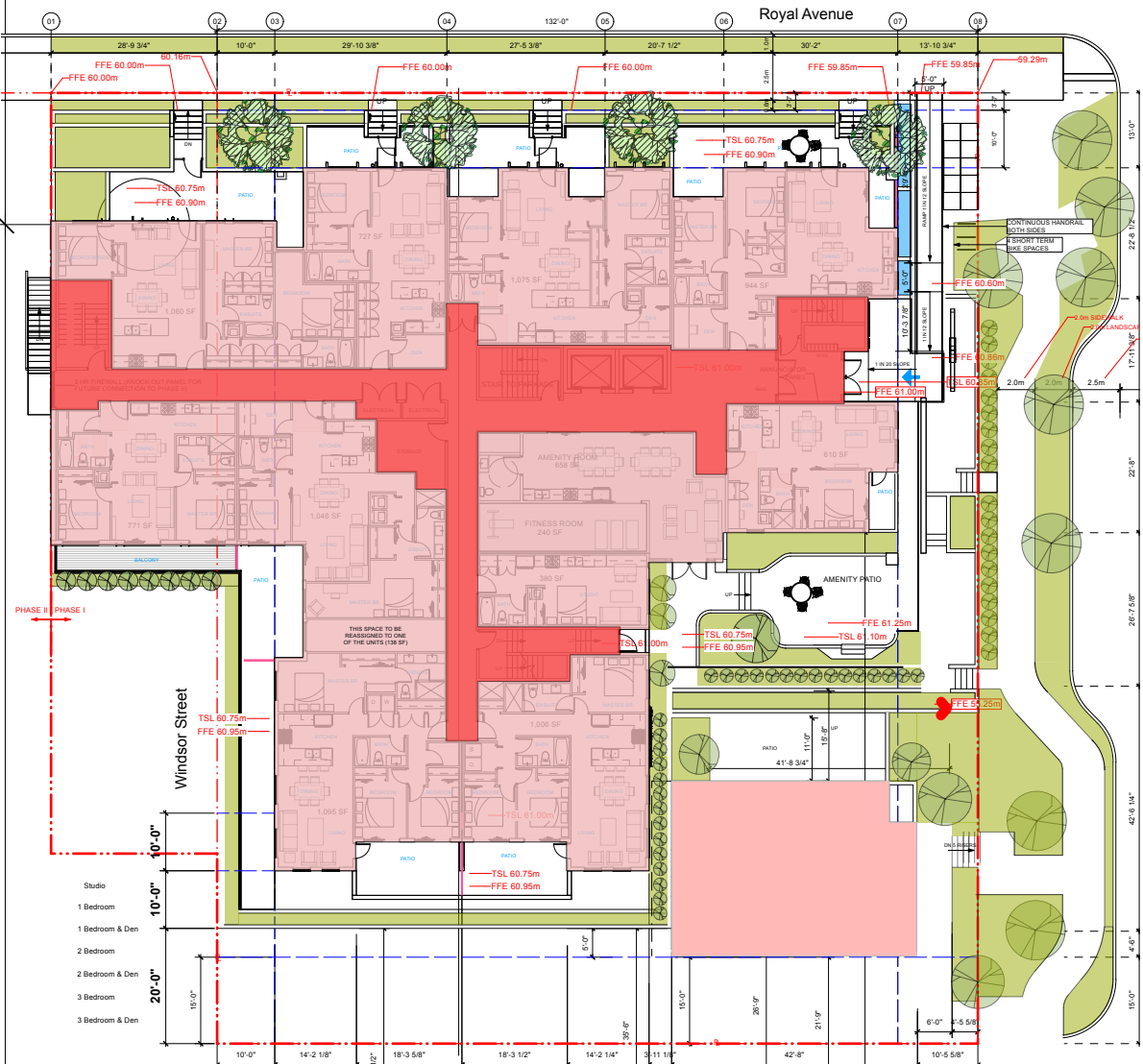
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Sheet No.

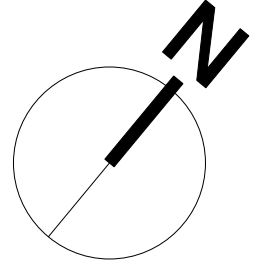
A1.01



FLOOR AREA NEW = 12,860 SF
HERITAGE HOUSE = 1,269 SF
TOTAL = 14,129 SF
CIRCULATION = 2,416 SF
EFFICIENCY = 83%



FLOOR AREA DIAGRAM SCALE: 1/32" = 1'-0"



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DOWNTOWN NW V3L 1H2

Drawing Title

PLAN - LEVEL - 01

Scale

1/8"=1'-0"

Drawn PJH

Check

Partner PJH

Project No.

17085

Date

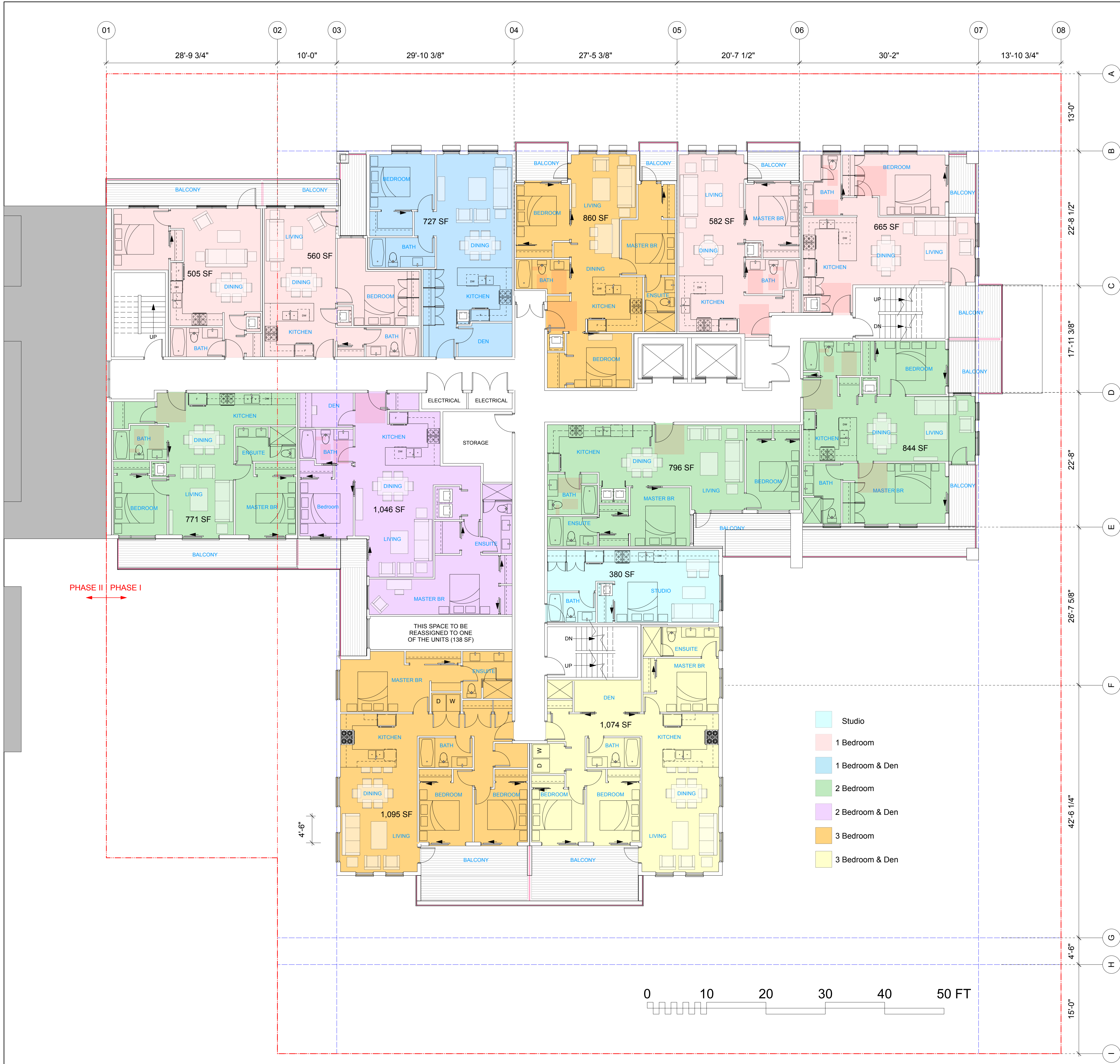
05 FEB 2021

Phase No.

3

Sheet No.

A1.03



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NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

PLAN - LEVEL - 02

Scale

1/8"=1'-0"

Drawn	PJH	Check	Partner	PJH
Project No.		17085		
Date	05 FEB 2021	Phase No.	3	Sheet No.
		A1.04		



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DOWNTOWN NW V3L 1H2

Drawing Title

EAST ELEVATION

Scale

1/8"=1'-0"

Drawn	PJH	Check	Partner	PJH
Project No.		17085		
Date	05 FEB 2021	Phase No.	3	Sheet No.
		A2.01		

- MATERIAL LEGEND**
- 1 FIBRE CEMENT CLADDING - WHITE
 - 2 FIBRE CEMENT CLADDING - CHARCOAL
 - 3 FIBRE CEMENT CLADDING - GREY
 - 4 TILE/STONE VENEER
 - 5 PREFINISHED METAL CLADDING
 - 6 EXPOSED CONCRETE
 - 7 EXPOSED ARCHITECTURALL CONCRETE
 - 8 FROSTED LAMINATED GLASS
 - 9 PREFINISHED METAL/GLASS GUARD RAIL
 - 10 CHARCOAL COLOURED WINDOW FRAMES
 - 11 CORTEN COLOURED ACCENT PANEL
 - 12 WHITE PAINTED CONCRETE
 - 13 WOOD DOORS
 - 14 FABRIC CANOPY
 - 15 BRICK VENEER - RED
 - 16 WINDOW FRAMES - GREY



NORTH ELEVATION



SOUTH ELEVATION

Client

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82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

ELEVATIONS

Scale

1/8"=1'-0"

Drawn	PJH	Check	Partner	PJH
Project No.		17085		
Date	05 FEB 2021	Phase No.	3	Sheet No.
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REDIC DEVELOPMENTS

TPL DEVELOPMENTS ROYAL INC.

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NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

RENDERINGS

Scale	
Drawn PJH	Check Partner PJH
Project No. 17085	
Date 05 FEB 2021	Phase No. 3 Sheet No. A4.01

Appendix C

Heritage Conservation Plans

Including Statements of Significance

Heritage Conservation Plan

82 First Street, New Westminster, BC

E. M. N. Woods House ~ 1890



Elana Zysblat, CAHP :: Ance Building Services :: October 2019

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Statement of Significance



Description of the Historic Place

The E.M.N. Woods House is a 1 and 1/2 storey, Victorian Arts & Crafts style house located between Queen's Park and Albert Crescent at the southeast corner of Royal Avenue and 1st Street in downtown New Westminster.

Heritage Value of the Historic Place

Built in 1890, the E. M. N. Woods House is associated with the late 1880s development boom in New Westminster, sparked in response to the announcement of the arrival of the Canadian Pacific Railway to the area. Located on a short stretch of First Street connecting Queen's Park and Albert Crescent, the E. M. N. Woods House was constructed in what was considered the most exclusive area of early New Westminster. The lots on Park Lane (the original name of First Street) were advertised in local papers as some of the 'finest' in the city and the subject building's corner location adds to this prestige.

The building's association with its developers and first residents - pioneers, notable and affluent citizens of the city - expresses the prestigious status of this location in the Victorian era. When Edward Montague Nelson Woods - the son of the local Archdeacon Charles T. Woods - commissioned the construction of this residence, he had been recently married and inducted as a barrister. His new wife Emily Sophia Dickinson was the daughter of New Westminster Mayor Robert Dickinson whom the nearby Dickinson Street is named for.

The E. M. N. Woods House is important as an example of one of approximately two dozen buildings generated by the brief partnership between two prolific architects in 1890 and 1891 - Samuel Maclure

and Charles Clow. New Westminster-born architect Samuel Maclure, who is considered the leading residential architect in British Columbia in the early twentieth century, had just begun his distinguished career when the E. M. N. Woods House was designed in 1890. Shortly after the subject house construction, Maclure moved on to work in Victoria and then Vancouver where he left an invaluable built heritage legacy. Charles Clow began his practice in New Westminster in 1887 and remained active in the area for close to 30 years, especially while New Westminster was rebuilt after the fire of 1898.

The building's elaborate display of the Victorian Arts & Crafts style expresses an elite architectural trend of the late 1880s and early 1890s.

The flat-roofed apartment addition attached to the side of the house was constructed in 1958 during a time when the neighbourhood shifted towards rental units and the house was adapted as a multi-family rental property for working-class families - its continuous use for the last six decades. The survival of the 1890 residence, alongside only a handful of other early single-family homes, in a neighbourhood that has transformed through zoning changes to dominantly apartment buildings, is even more important as the oldest surviving building on this block of 1st Street.

Character-Defining Elements

- continuous residential use since 1890
- continuous multi-family residential rental use since 1958
- location on First Street at the corner of Royal Avenue, with views towards the Fraser River
- residential form and scale as expressed in its cross plan, and one and one-half storeys plus basement height
- wood-frame construction
- complex, intersecting gabled roof design with hip dormers on two sides
- projecting front porch with columns and brackets
- evidence of porch extending across the front and around the north side of the house, now enclosed
- half-timbered, stuccoed gables with decorative bargeboards
- gable ornaments
- original 6-panelled wood front door and decorative leaded sidelights with wood trim
- decorative leaded casement window with transom on the north side of the house, main floor
- divided-light wood windows in upper storey
- corbeled brick chimney shaft with decorative Victorian brickwork

Historic Brief

Although parks and public plazas were allocated in New Westminster's first plan drawn by the Royal Engineers in the early 1860s, there was almost no development beyond the Royal City's original northern boundary of Royal Avenue until the 1880s.

The announcement of the arrival of the CPR to Vancouver, with a branch line to New Westminster caused a huge building boom between 1887-1898, transforming the small town into a real city.

At the time this map (right) was drawn in 1892, New Westminster had not only a train station but a streetcar system, electric street lights, and expanded boundaries well beyond Royal Avenue to include suburbs such as Queen's Park, Sapperton and Queensborough. Queen's Park was refined and designed with public gardens, walkways and sports fields.

It was during this Victorian-era growth and investments in infrastructure that residential development really began in the streets around Queen's Park which would become a neighbourhood named after the park. Numerous late 1880s and early 1890s grand homes were built in the Queen's Park neighbourhood, establishing its reputation as a prestigious area located at a commanding distance from the industrial riverfront and busy downtown core. The subject house is directly linked to this development period.

The blocks in the vicinity of the subject house (marked in red) were already subdivided at this time as they were located on to the streetcar line which came from downtown along Columbia, Leopold, Royal, Park Row, up 1st Street, 3rd Avenue, Pine Street, 4th Avenue and then out along 6th Street. Another high-end residence surviving on this block of First Street is that of Mayor Keary (72 First Street - 1902).

The developers of the subject property were newlyweds Edward M. N. Woods and Emily S. Dickinson. Woods was a lawyer, the son of Archdeacon Charles T. Woods, who came to British Columbia in 1860 to take charge of the collegiate schools of Victoria where Edward was born in 1862. As archdeacon of



City of New Westminster map, by R.J. Williams, Ottawa. 1892.
source: City of Vancouver Archives Map 617

BC, Woods was sent to New Westminster in 1868 where he served at St. Mary's Sapperton Parish until his death in 1895. Edward Woods passed the Bar in 1889 and set up practice as a barrister on McKenzie Street in 1890, the same year of his marriage and the construction of the subject house. His legal cases were regularly mentioned in the newspapers. The Woods were highly involved in the local community - Edward was politically involved in the Liberal party, played on the New Westminster Cricket Club and Emily served as a judge on various competitions at Queen's Park Royal City Fair and was an organist at Holy Trinity Cathedral. They were among the main donors for the construction of St. Mary's Hall in 1892. Together they were members of the Royal City Regatta Club where they won several sailing competitions. After 10 years at the subject house the Woods family relocated to Atlin, where Edward had invested in some mining claims and later settled in Vancouver where he reopened his legal practice in the Birks Building.

After the devastating fire of 1898, which burned down much of downtown New Westminster between Tenth and Fourth Streets, another 12-year growth spurt commenced in the city. Specific improvements to Queen's Park were sparked by the 1905 Canadian National Exhibition held in the park, for which new exhibition buildings were constructed. Paving and concrete sidewalks introduced to the neighbourhood in 1906 and by 1913 the number of homes in Queen's Park had doubled.

The population of the city grew over the decades putting pressure on single-family dwellings in the downtown area. After World War II, a city-wide housing shortage brought expansion to new neighbourhoods, but also sparked the replacement of most downtown houses with low-rise apartment buildings in the 1950s. In the case of the subject property, mid-century development was introduced as an addition to the house in 1958 and a layer of stucco was applied to both buildings to join them aesthetically. Low-rise mid-century apartment buildings dominate the streetscape character of this eastern part of the downtown neighbourhood today, leaving early single-family dwellings as rare, often isolated scenario. The few surviving single-family homes on Royal Avenue have needed to adapt to the high-traffic, noisy context of what is now a major inter-city arterial and have responded by planting tall, dense hedges and using rear entrances. The subject block is unique in that it has several single-family homes surviving on it.

NATIVE SON PASSES AWAY

**Edward M. N. Woods, Well-Known
Vancouver Barrister, Dies**

Edward M. N. Woods, well-known barrister, died in Victoria at the Jubilee hospital there on Sunday morning at 3:30 o'clock. The late Mr. Woods had been in failing health since the middle of last October when he first went to Kamloops and then afterwards to Victoria. He was born in Victoria 58 years ago of Irish parentage, his father being the late Archdeacon C. E. Woods of New Westminster.

For about twelve years Mr. Woods practiced law in Vancouver. He was educated in Ireland. One sister, Mrs. Amy Bentley, resides at Agassiz, while another sister, Sarah, is in the sisterhood in England. A brother, Rev. Father Henry Woods, is living at Los Gatos, California. His wife, who survives him, is at present in Victoria where the funeral will take place. Mr. Woods made his home in this city at the Gilford Court.

E.M.N. Woods death announcement in the Vancouver Sun newspaper, Nov 24, 1919. source: newspapers.com

Research Findings

Civic address: 82 First Street, New Westminster BC (Originally St. Anne's Street/Park Lane)

Legal description: LOT C, BLOCK 32, PLAN NWP12722 GROUP 1

Date of construction: 1890 (New Westminster CityViews permit database)

Builder: W. D. Purdy (New Westminster Heritage Inventory for Albert Crescent)

Architects: Maclure & Clow (Daily Columbian newspaper, Dec 31 1890, pg 4)

Original owners and residents: Edward Montague Nelson Woods & Emily Sophia Dickinson

Residents at 82 First Street

1891 - 1899 - Edward Montague Nelson Woods (Barrister) & Emily Sophia Dickinson

1900 - 1906 - Robert Huntley Gordon (insurance Agent)

1908 - 1950 - Cliff J. W. (postmaster) & Jessie Duncan Lord

1951 - 1990 - George A. (Welder at Marathon Machinery) & Sylvia Levers*

*The Levers built the 1958 rental addition.

Archival Photographs



Barrister E.M.N. Woods
House ca. 1970.

source: NWPL 723



82 First Street ca. 1982

source: NWMA IHP
IHP14337

Current Photographs



southeast corner view



front (east) view

northwest corner view



rear (west) view





northeast corner view



side (north) view

Conservation Objectives

Restoration is the overall conservation objective for the historic house.

Rehabilitation is the conservation objective for the property.

As the immediate context of the property has dramatically changed from a quiet, prestigious residential corner to a noisy, high-traffic arterial, the the subject house will be relocated to a more pedestrian-focused, quiet section of the block- to benefit the quality of life in the house and allow its restoration efforts to be intimately seen and appreciated. The historic house will be relocated from its corner location on First Street and Royal Avenue, and repositioned approximately 65 feet south on the same street, linking the old house with a grouping of early homes at the southern half of the block. This will also allow for a new L-shaped apartment complex to be constructed at the corner, creating an interior pedestrian-friendly plaza shielded from Royal Avenue. The subject building will retain its residential use, but be restored to a single-family massing and appearance with the removal of the 1958 addition. The proposed development does not negatively impact the exterior design of the historic house, nor significantly affect the property's Character Defining Elements and Heritage Values.

Preservation: *The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.*

Restoration: *The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value¹.*



Rendering of the proposed development showing the historic house in its new, adjusted location (circled) and the new apartment complex.

source: Iredale Architecture

¹ definitions from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition)

Condition Assessment

Overall the building is in **good** condition.

a. Structure

The exterior building lines are true to the eye, there is no visual evidence of structural distortion or obvious failures.

b. General Wood Elements

Exterior wood elements - window and door trim boards, tongue & groove soffits and gable finials are all in good condition. Facia boards, half timbering in gables and front porch railing cap are in fair condition as they appear to have lacked paint maintenance. There is no evidence of wood rot, damage or missing parts in any of the above mentioned elements.

The condition of the original wood cladding and other wood elements such as brackets or additional trim boards underneath the stucco, is unknown at this time.

1 window trim

2 soffit

3 gable finial

4 facia board

5 half timbering

6 railing cap



c. Roofing and waterworks

The asphalt shingle roof and aluminum gutters are in excellent condition and appear to have been installed within the last 5-10 years.

d. Windows and Doors

The 1890 portion of the building retains many original window and door openings as well as some original window sashes. The condition of the surviving windows and doors is good. See details below:

facade (east elevation)



1 gable triple-assembly window



2 & 3 front door leaded side lights

4 panelled front door



side (north elevation)

5 staircase leded triple assembly with art glass transom

6 gable window opening, missing original sash

7 original side door opening, missing original door



rear (west elevation)



8 dormer double assembly windows

side (south elevation)



9 dormer double assembly windows. One sash is missing where an air conditioning unit was installed.

All original window sashes and doors require further assessment but in general are in good, repairable condition.

e. Finishes

The painted finish on the wood elements is in fair condition.

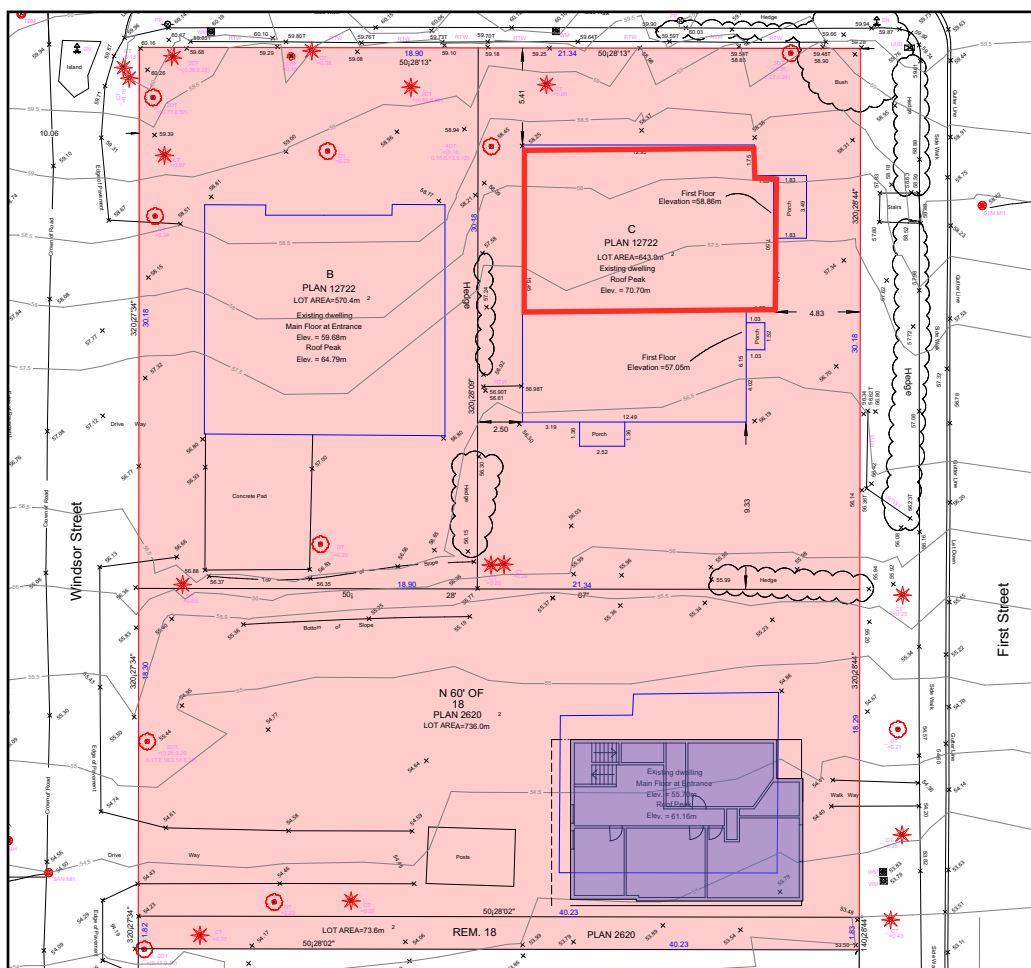
Recommended Conservation Procedures

a. Structure and site - Restoration and *Rehabilitation*:

Restore the historic house building structure in its new location, while introducing a new ground-level unit, thus converting the building into a two-family dwelling. Improve the functionality and liveability of the historic house through internal and mechanical alterations, not visible on the exterior. Remove 1958 additions - back porch and flat-roofed attachment to the south.

Rehabilitate the historic property by introducing a new multi-family development to significantly increase density at this site.

The below site plan shows the historic house in its current (red outline) and proposed (solid purple) locations:



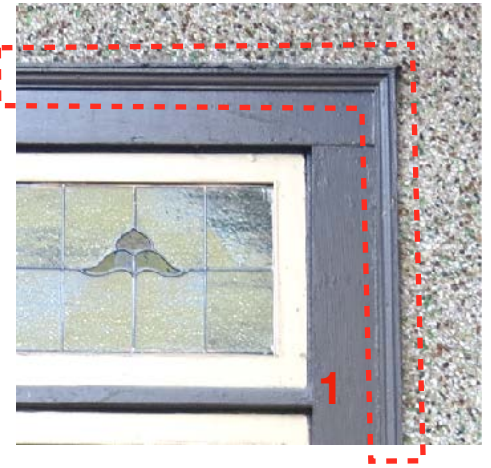
source for site plan: Iredale Architecture

b. General Wood Elements - *Preservation and Restoration:*

Preserve the following visible, original exterior wood elements:

1 window trim - The original 5.5" window and door casings survive on the building around many original openings such as in the photographs below, however an additional back band moulding was added (outlined in red in photo - right), likely at the time the stucco was applied in 1958. This additional moulding should be removed where present.

2 soffits, **3 gable finials**, **4 fascia boards**, **5 half timbering**
6 railing caps.



Repair any of the above wood elements with a thorough paint preparation (sanding down to sound paint layer, caulking and priming).

Only replace (in-kind) any individual element or portion of element that is identified as damaged beyond repair - with like species, dimensions and profiles of wood. At this time no visible wood elements are observed to be damaged beyond repair.



At this time, we have no confirmed knowledge of the condition or design of the non-visible wood elements on the subject building - especially the cladding, the front porch columns and brackets and any trim boards that have all been covered in stucco.

The following restoration assumptions are based on two other Maclure & Clow houses of the same era and neighbourhood - the Hill Residence (400 block of Fourth St., now demolished) and the English Residence (survives at 119 Royal Avenue). The subject house scale is more in line with the Hill Residence, pictured below in an archival photograph, and for this reason the cladding, column and porch elements recommended here are similar to those of the 1891 Maclure & Clow designed Hill Residence.

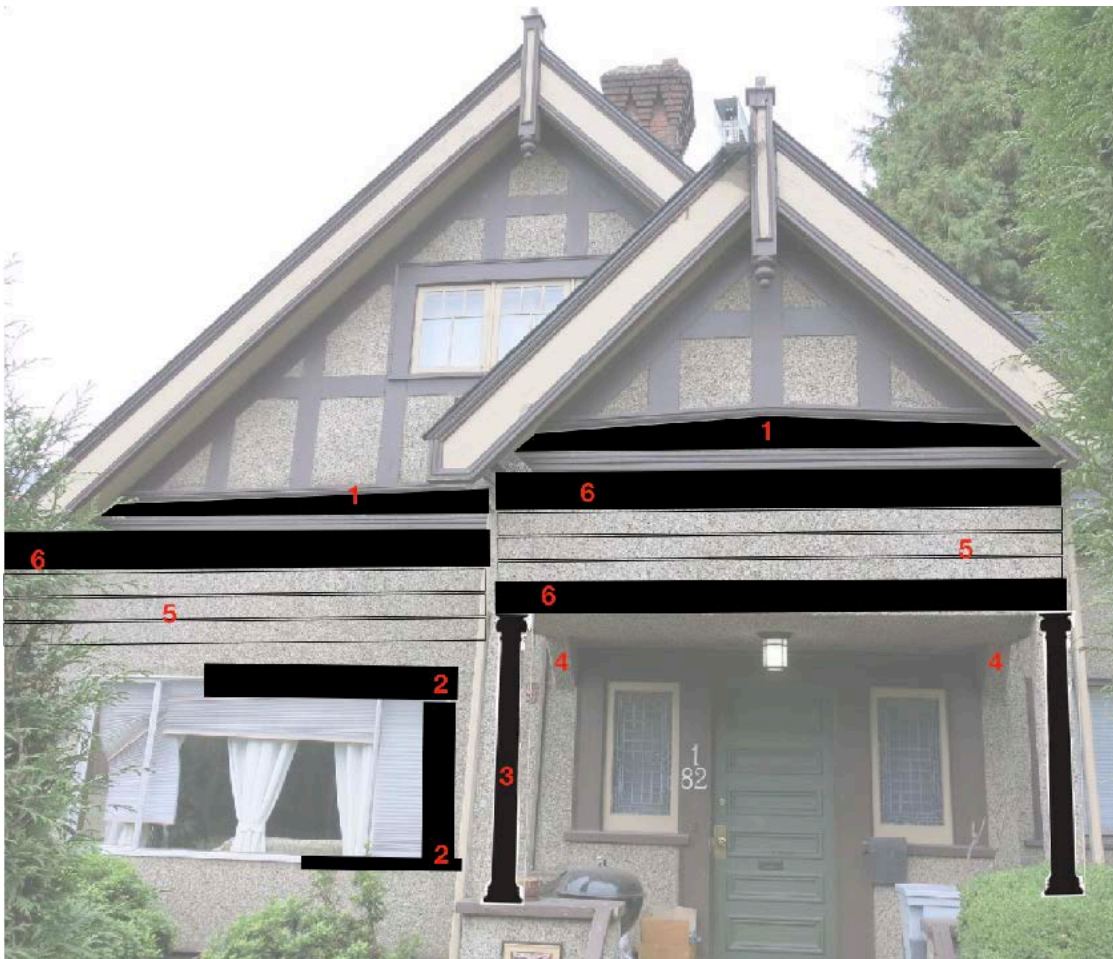
When more invasive investigation of the elements below the stucco layer are possible, this plan can be amended if necessary to reflect the original wood elements and their condition.



"Idlewild," home of A.J. Hill photographed ca. 1905. source: New Westminster Museum & Archives IHP0058

Restore the following non-visible, original exterior wood elements:

- 1 gable boards** - currently stuccoed, originally wood boards
- 2 altered window & door trim** - where window openings were altered, the trim size was changed. Restore all window and door trim on historic house to original 1890 dimension as per front door and sidelights trim.
- 3 front porch columns** - currently stuccoed, originally wood posts, likely turned.
- 4 porch brackets** - currently stuccoed, originally wood brackets, likely ornamental cut outs like the image on the right.
- 5 cladding** - currently stuccoed, originally wood. Likely 1890s drop siding, as per other Maclure & Clow houses of the same era.
- 6 trim boards** - currently stuccoed, originally wood. Likely a 10" trim board below gable, a 10" after table at main floor and a 5.5" trim board capping the porch entry.



The below crop from the proposed elevation drawings illustrates some of the restored wood elements on the facade elevation:



source for elevation drawing:
CityState Consulting Group Ltd.

- 1** gable boards restored to wood
- 2** stucco removed and wood cladding repaired
- 3** window trim restored to historic dimensions and materials
- 4** window sash restored to historic dimensions and materials
- 5** turned wood columns exposed and restored

c. Roof and Rainwater Works - Restoration:

Restore roof to a traditional cedar shake roof installed in standard coursing.

Install new "Colonial" K-style gutters and 2"x2" square downspouts - in Edwardian Pewter VC-23.
Do not install downspouts facing the street.

d. Windows and Doors - Restoration:

Systematically and thoroughly repair all the original wood windows as identified on pages 14-15 with the aid of a specialized wood window carpenter. Wood windows need to be individually assessed for putty and glass repair, and for hardware integrity and operability. All windows need thorough paint preparation and repainting.

Restore original front door by stripping it of paint, filling in mail slot and restoring a lacquered, high-gloss finish. Restore the door hardware to a Victorian style entry set such as the (right) pictured Fenwick set by Baldwin Hardware, either in bronze or black. Rehang and discreetly weather strip.

Replace non-original window sashes and window openings with vertically oriented replica wood casement windows, as per proposed elevation drawings (see pages 23 to 26). Restore trim around these 'new' window openings as per original trim size (5.5") and style (square).

Restore back door on north elevation to a Victorian style back door with an upper-glazed portion such as the below photo of an 1890 salvaged door.

New basement level

This proposed addition to the historic house will be subtle and discreet in its siting behind landscaping (planted and constructed) so that the historic portion of the house is the most visible portion of the building from the street. The finishes on this level will be contemporary (concrete finish) and the window and door openings will mimic the historic ones in size but the trim detail will be slimmer. The basement addition will thus be compatible with, subordinate to and distinguishable from the historic place, as required in the Conservation Standards & Guidelines for additions. See illustration of this level on the proposed elevation drawings on pages 23 to 26.



g. Finishes - Restoration:

The current colour scheme is dominated by the 1958 bottle-dash stucco and texture which is in contrast to the dark, glossy and smooth painted finish an 1890s house would have featured.

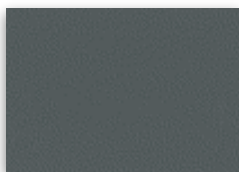
The below proposed colour scheme is based on spot-scraping of original trim elements which revealed an almost black, dark green original paint layer. Inspired by the sepia archival photograph of the Hill Residence on page 18 and in line with 'drab' Victorian exterior colour schemes, the cladding too is proposed to be a deep, dark colour. The contrasting elements will be the light buff colour of the gable stucco and the window sashes, as per the same treatments on the Hill Residence.

Colour Scheme - all Benjamin Moore colours



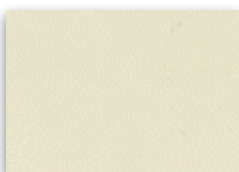
all trim boards including window and door trim, facia, brackets, columns and finials

Salamander 2050-10 (matched to original paint colour found on building)
semi-gloss finish



body wood siding

Edwardian Pewter VC-23
low luster finish



gable stucco and window sash

Edwardian Buff VC-6
window sash in high gloss finish



front door

clear lacquer/stain



new construction body and trim

concrete (or)
concrete colour

Proposed Elevations

East elevation (front):



source for elevation render: CityState Consulting Group Ltd.

West elevation (rear)



source for elevation drawing: CityState Consulting Group Ltd.

South elevation (side)



source for elevation drawing: CityState Consulting Group Ltd.

North elevation (side)



source for elevation drawing: CityState Consulting Group Ltd.

Future Changes

Changes to the building configuration, especially additions, should be carefully considered for minimal affect on the **Heritage Values** as embodied in the **Character-Defining Elements** (CDE) listed in the **Statement of Significance**.

Research Resources

Ancestry.ca - historic genealogical documents for Woods, Dickinson and Lord and families

BC and National Archives

Indexes to births (1854-1903), marriages (1872-1938), deaths (1872-1993), colonial marriages (1859-1872) and baptisms (1836-1888). Archival photographs. Government of Canada Censuses for BC

City of New Westminster

Building permit records - CityViews database, City of New Westminster. Barman, Burton & Cook. 2009. Queen's Park Historical Context Statement prepared for the City of New Westminster.

New Westminster Archives

Archival photographs

New Westminster Public Library

Historic directories, Fire insurance maps, Municipal Voters Lists
Columbian Daily newspaper - 1880s-1890s

Freund-Hainsworth, Katherine & Hainsworth, Gavin. 2005. A New Westminster Album: Glimpses of the City As It Was. Dundurn. pages 46-47

Gottfried, Herbert & Jennings, Jan. 1985. American Vernacular Building and Interiors 1870-1960. Norton & Co. New York.

Hayes, Derek. 2005. Historical Atlas of Vancouver and the Lower Fraser Valley. Douglas & McIntyre.

Roy, Patricia E. 1989. A White Man's Province: BC Politicians and Chinese and Japanese Immigrants 1858-1914. UBC Press. pages 111-112

Vancouver Daily World Newspaper. various archival editions 1888-1924

Vancouver Archives and Vancouver Public Library - archival photographs

Wolf, Jim. 2005. Royal City: A Photographic History of New Westminster. Heritage House.

Heritage Conservation Plan

Henderson House, 112 Royal Avenue, New Westminster, BC

February 5, 2020



Fig. 1: Partial front view of 112 Royal Avenue, New Westminster, BC, 2019. (Source: Cummer)

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1.0 Location

The subject house, Henderson House, is an English Cottage Revival style, one and a half storey, stuccoed, wood-frame construction with concrete foundation located at 112 Royal Avenue in New Westminster (Fig. 2). It is located in the northeastern corner of Downtown New Westminster, the boundary of which is Royal Avenue.

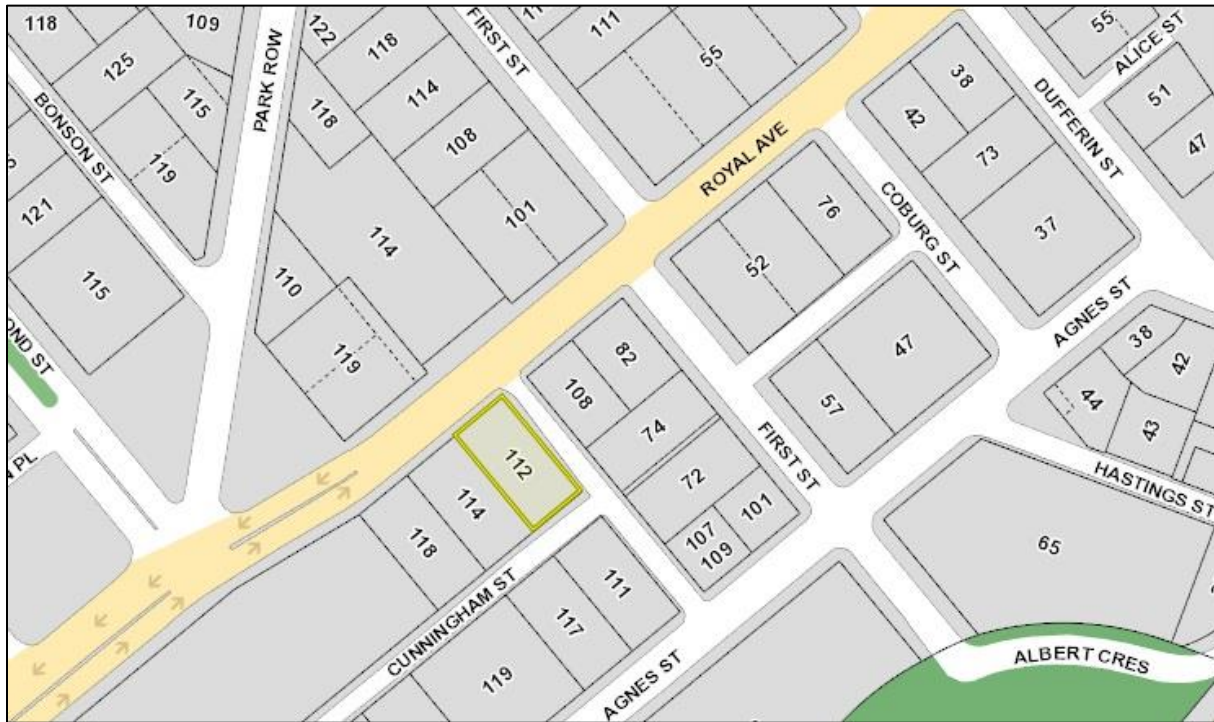


Fig. 2: Map of the area surrounding 112 Royal Avenue, outlined in yellow. (Source: City of New Westminster Map Viewer, CityViews, 2019)



Fig. 3: Aerial view of the surrounding neighbourhood of 112 Royal Avenue, outlined in red. (Source: Google, 2019)

2.0 Historic Brief

In 1859, the British Royal Engineers surveyed the area to become known as New Westminster, which at the time was to be the new colonial capital of the crown colony of British Columbia (Hainsworth and Freund-Hainsworth 2005, pp. 18-19). They overlaid a grid pattern on the natural topography of the area (Fig. 4a), parallel to the Fraser River (Mather and McDonald 1958, p. 22). The design, still present today, had the streets running up the hill, perpendicular to the river, and the avenues across the area, parallel to the river (Wolf 2005, pp. 18-20). “The Royal Engineers’ survey of Downtown in 1860 with its grid pattern to the Fraser River on the natural topography represented the original boundary of New Westminster at its incorporation in 1860.” (DCD et al., p. 11). In its early history, New Westminster experienced two major building booms. The first beginning in the 1880s with the extension of the Canadian Pacific Railway line and the second in the 1900s, following the destructive fire of 1898 that destroyed much of Downtown (Mather and McDonald 1958).

However, “this block of Royal Avenue in the historic neighbourhood of Downtown was [also] developed in two phases – initially around the turn of the 20th century, during the city-wide building boom, and then during and post World War II when a housing shortage sparked another wave” (Zysblat 2018, p. 2). The house at 112 Royal Avenue is “a bit of an anomaly within the development pattern of the street, as it was the sole development on this block during the inter-war years, erected in 1930” (*ibid.*). This area of Royal Avenue (at the corner of Royal Avenue and Windsor Street) was not developed until the 1930s, as distinctly visible in comparing a 1913 Fire Insurance Map (Figs. 4a and 4b) with one from 1957 (Fig. 5), as well as a 1928 aerial photograph of the area, showing the area still forested and undeveloped (Fig. 6).

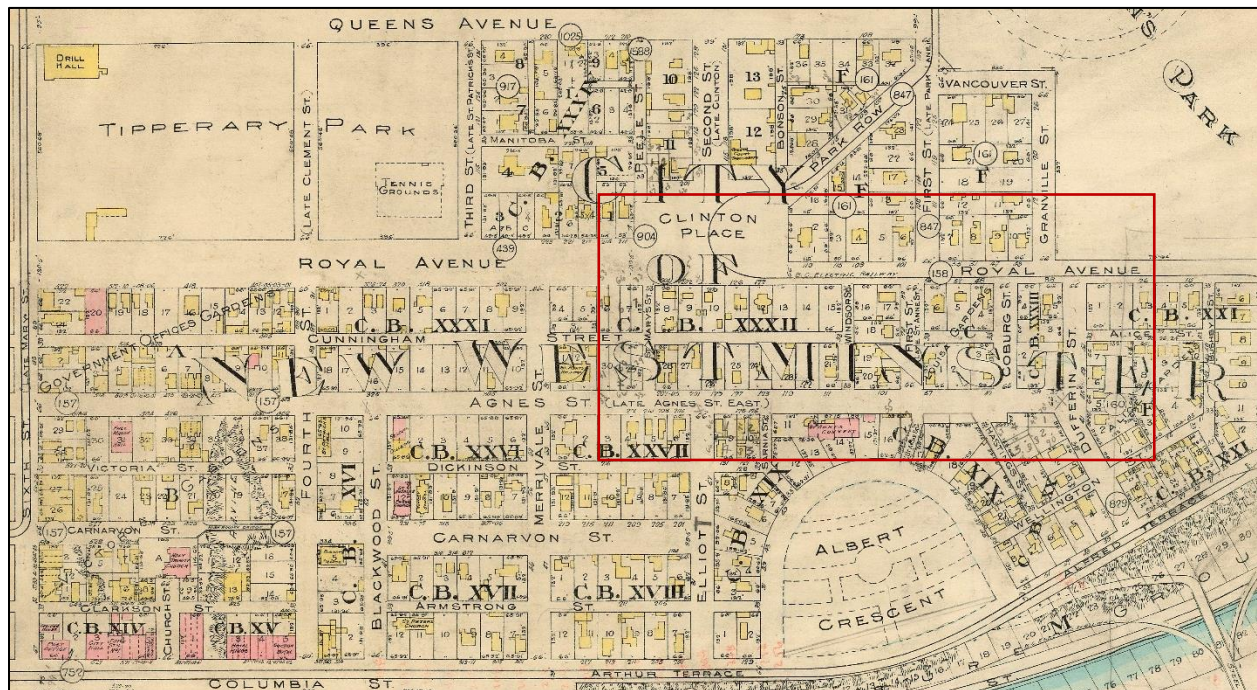


Fig. 4a: Fire Insurance Map of New Westminster, 1913. The neighbourhood of 112 Royal Avenue is outlined in red. The property is outlined in bolded red in Fig. 4b (below). (Source: City of Vancouver Archives, 1972-472.11, Plate 124)

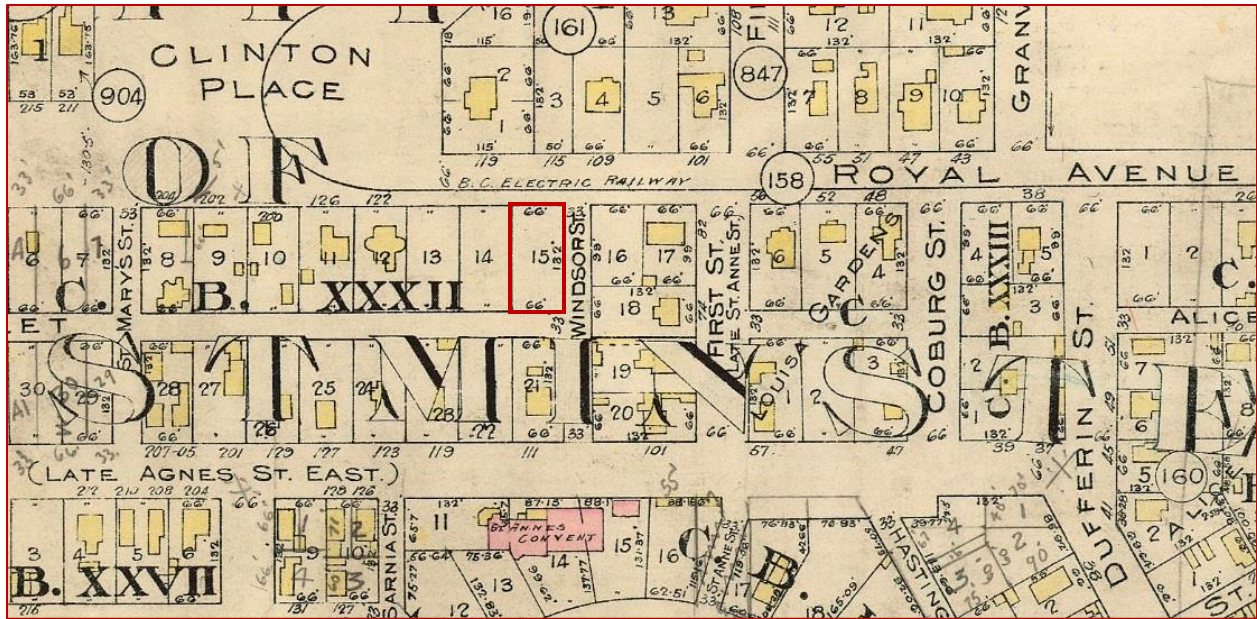


Fig. 4b: Excerpt of Fire Insurance Map of New Westminster, 1913. The lot of 112 Royal Avenue is outlined in bolded red. Note the empty, undeveloped lot of 122 Royal Avenue (Lot 15). (Source: City of Vancouver Archives, 1972-472.11, Plate 124)

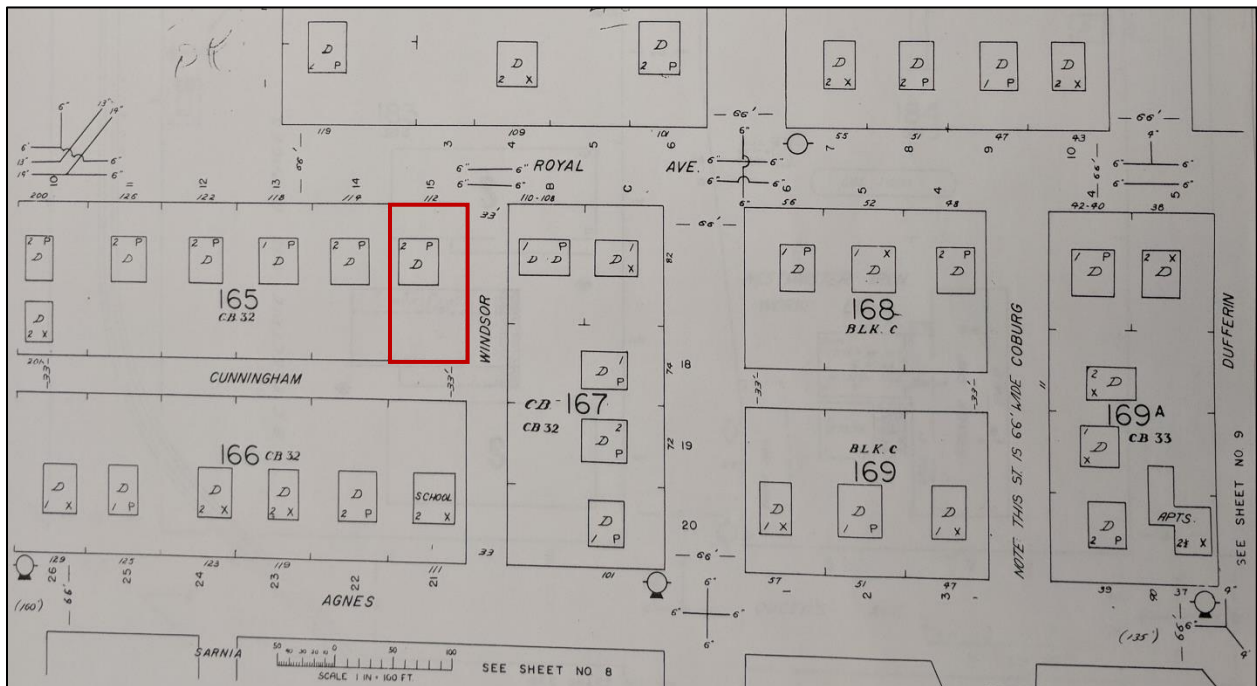


Fig. 5: Fire Insurance Map of New Westminster, 1957. The developed lot of 112 Royal Avenue is outlined in red. (Source: City of New Westminster Archives 1957, sheet 16)



Fig. 6: Section from a Royal Canadian Air Force aerial photograph of New Westminster, 1928. Note the still heavily forested area of 112 Royal Avenue (Lot 15) and its neighbouring lots (Lot 13 and 14), whose approximate area is outlined in red. The uppermost horizontal road at the top of the photograph is Royal Avenue. (Source: Library & Archives Canada, AA287_057)

The mid-20th century building boom that took place in New Westminster, saw many single-family dwellings torn down and numerous apartment buildings constructed instead, particularly along Royal Avenue (Miller and Francis 1997, p. 136). The house at 112 Royal Avenue is unique for the decade in which it was constructed and for it being one of the few single-family dwellings surviving, particularly along this section of Royal Avenue. “Royal Avenue’s evolution into a fast-speed arterial in mid-century negatively impacted the single-family character of the street and much of the lots along Royal Avenue were rezoned for apartments. The few surviving single-family houses along Royal have tended to plant high hedges to deal with noise and pollution from the vehicle traffic and have thus been out of view for decades” (Zysblat 2018, p. 2). This is certainly the case for 112 Royal Avenue, which has a front gate and immense overgrowth to shield the house from the traffic on its doorstep (Fig. 7).



Fig. 7: Front view of Henderson House, at 112 Royal Avenue, from Royal Avenue, showing the property's front gate and foliage blocking out the heavy traffic along Royal Avenue. The house is visible in the background, through the trees. (Source: Cummer, 2019)

Henderson House at 112 Royal Avenue was recognized in the 1980s and added to the City of New Westminster's Heritage Inventory. It was described as follows:

Mrs. A Henderson was an early resident of 112 Royal Avenue. The period revival home, built in 1930, has stylistic elements common to residences built in England. Architectural features include the gray stucco exterior with rust trim, front offset gable, chamfered side gabled roof, rear shed dormer, windows boxes, and extensive exterior ornamentation. There is also an arched door and entrance, and an arched window in the front gable.

(Enns 1990, p. 89)

These elements have persisted and directly influence the site's Statement of Significance, outlined in the following section.

3.0 Statement of Significance

The following is the Statement of Significance of Henderson House at 112 Royal Avenue, based on the Heritage Assessment conducted by Elana Zysblat, CAHP in December 2018.

3.1 Description of Historic Place

This historic place, Henderson House, is an English Cottage Revival style, one and a half storey, stuccoed, wood-frame construction with concrete foundation. It has a steeply pitched offset front gable, a chamfered side gabled roof, rear shed dormer and numerous exterior ornamentation, such as small diamond detailing surrounding a floral roundel with an arched window at the top of the offset gable, dentil moulding, a small front portico with arched roofline covering an arched wooden door with a round multi-coloured stained glass window and a curved, brick front set of stairs, among others. It still features a number of original double-hung, divided-light wood windows throughout the property. The house sits in a lush landscape and is located on Royal Avenue at the northern end of Windsor Street.

3.2 Heritage Value of Historic Place

Henderson House at 112 Royal Avenue has heritage value for its aesthetic and historic significance, as outlined below.

Aesthetic Significance

This house is among a collection of the few surviving single family dwellings of a range of ages and styles along Royal Avenue. It is an intact example of a Revival style dwelling, specifically with English features, such as the stucco exterior, front offset gable, chamfered side gabled roof, rear shed dormer and extensive exterior ornamentation. This was a popular trend in the 1920s and 1930s, especially in the neighbouring Queen's Park neighbourhood. 112 Royal Avenue is one of the few surviving English Cottage Revival style houses, along this eastern section of Royal Avenue. This uniqueness in the landscape contributes to the place's significance.

Historic Significance

Built in 1930, Henderson House has historic value for being representative and a rare example of the interwar building period, specifically during the Great Depression. New Westminster, like much of the province and country, saw a major decline in construction and development during this period on account of the economic downturn. It is therefore significant that this house was built during this time, in a larger scale and in such an ornate style.

3.3 Character Defining Elements

Key elements that define the heritage character of Henderson House at 112 Royal Avenue include:

- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its English Cottage Revival style represented by its front offset gable roof, chamfered side gabled roof, rear shed dormer and front portico with arched roofline covering an arched wooden door, accessed by an arched brick set of stairs.
- Its stuccoed exterior.
- Its double-hung, divided-light wood windows featured on all sides of the house, in various sizes and configurations.
- Its overall extensive ornamentation, including the diamond detailing, floral roundel, arched window at the top of the gable, dentil moulding and its multi-coloured stained-glass window in the front door, among others.

4.0 Research Findings

Neighbourhood: Downtown

Address: 112 Royal Avenue

Folio: 00773000

PID: 012-912-433

Postal Code: V3L 1H3

Legal Plan: NWP2620

Legal Description: Lot 15; Block 32; New West District; Plan NWP2620

Zoning: Single Detached/RS-2

Site Area: 809.37 sqm

Date of completion: 1930

Architect/Builder/Designer: unknown

Water Connection Connector and Year: W.A. Grant on April 14, 1930

The following tables are a consolidated summary of the residents of 112 Royal Avenue, as determined from the available city directories for New Westminster, as well as a list of the construction dates of the surrounding properties, illustrating the range of ages to this section of the street.

Table 1: Consolidated list of the occupants of 38 Royal Avenue from the available city directories (Source: Vancouver Public Library)

Year(s)	Name(s)	Occupation (if listed)
1930	Not listed	N/A
1931 to 1944	Annie Henderson	Widow
1945	Occupied	Not listed
1946 to 1950	Albert Deildal Mrs Ruth Deildal Bruce E Deildal	Vendor, LCB (Not listed) Clerk, Shell Oil
1950 to 1955	Dr Ralph E Mitchell	Radiologist, RC Hospital

Table 2: Consolidated list of the construction dates for the properties surrounding 112 Royal Avenue, New Westminster, BC. Note that 112 Royal Avenue is the only 1930s construction. (Source: BC Assessment)

Address	Year Built	Configuration
30 Royal Avenue	1948	3 bedrooms, 2 baths
38 Royal Avenue	1905	5 bedrooms, 2 baths
42 Royal Avenue	1952	2 bedrooms, 2 baths
55 Royal Avenue	1965	Apartment Building
76 Coburg Street	1977	Apartment Building
52 Royal Avenue	1962	Apartment Building
101 Royal Avenue	1961	Apartment Building
82 First Street	1901	5 bedrooms, 5 baths
108 Royal Avenue	1955	3 bedrooms, 2 baths
112 Royal Avenue	1930	4 bedrooms, 3 baths
114 Royal Avenue	1944	6 bedrooms, 3 baths
118 Royal Avenue	1945	4 bedrooms, 3 baths

5.0 Archival Photograph

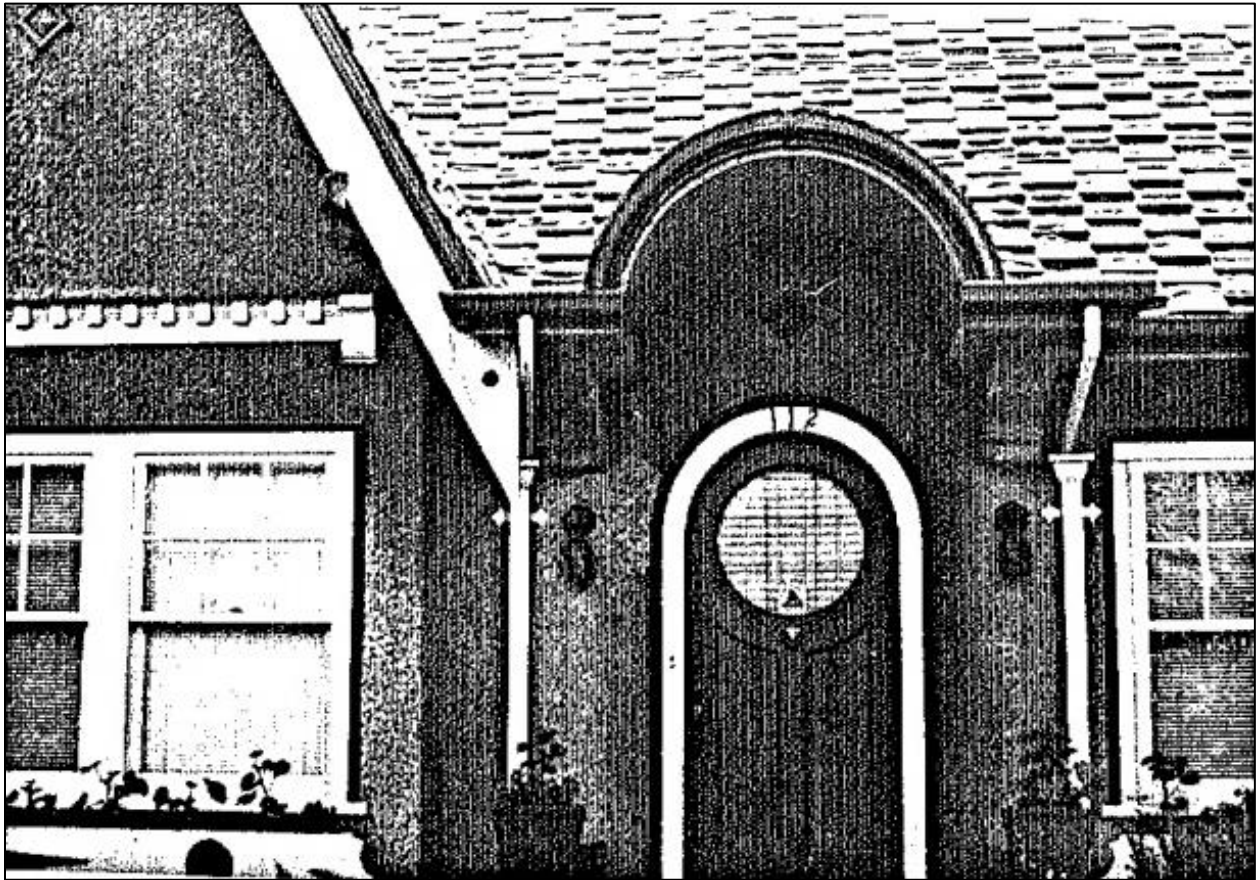


Fig. 8: The only available historical photograph of 112 Royal Avenue, 1980s. Although only a partial view, a number of the extensive ornamentation is distinctly visible, such as the diamond detailing in the top left, dentil moulding, arched roofline and arched front door with stained glass window. The now missing window boxes are also still visible. (Source: Enns 1990, p. 89)

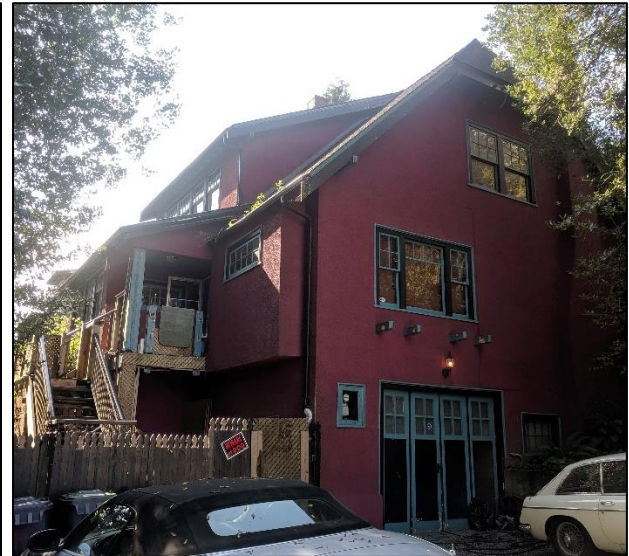
6.0 Current Photographs



Fig. 9: Partial front view of Henderson House at 112 Royal Avenue, 2019, illustrating the steeply pitched offset front gable with ornamental diamond detailing, floral roundel and small arched window at the top as well as the dentil moulding, with a partial view of the arched roofline over the front door and the arched brick front stairs. Note the surviving window box supports, although the window boxes themselves are missing. (Source: Cummer)



Fig. 10: Partial front view of Henderson House at 112 Royal Avenue, 2019, highlighting the arched roofline over the arched front door with multi coloured stained glass window and the arched brick front stairs, as well as some of the double-hung divided-light wood windows. (Source: Cummer)



Figs. 11 and 12: Left (Fig. 11) shows the back view Henderson House at 112 Royal Avenue, 2019 and right (Fig. 12) shows the eastern side view, from Windsor Street, 2019. (Sources: Cummer)

7.0 Conservation Objectives

Henderson House at 112 Royal Avenue will be moved from its current location, at the corner of Windsor Street and Royal Avenue, to 709 Cumberland Street. It will be placed on a new foundation, allowing for a full height basement. As part of this larger intervention, numerous elements will be restored once in place at its new location, including removing the enclosed porch at the back and restoring the currently missing window boxes. The proposed work would allow for a continued residential use, with improved living space at the front of the property, getting to be relocated from the arterial Royal Avenue. The proposed changes do not affect the Heritage Values nor the Character Defining Elements of this historic place.

Preservation, Restoration and Rehabilitation are the conservation objectives for the building.

As defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd edition):

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

(Canada's Historic Places 2010, p. 255)

Specifically, preservation of the heritage ornamentation, including the various ornamentation and detailing; restoration of the window boxes and the back configuration of the building by removing the later addition enclosed porch; and rehabilitation of the windows and roof elements, particularly the fascia boards and soffits.

8.0 Building Description

Henderson House is an English Cottage Revival style, one and a half storey, stuccoed, wood-frame construction with concrete foundation. It has a steeply pitched offset front gable, a chamfered side gabled roof, rear shed dormer and numerous exterior ornamentation, such as small diamond detailing surrounding a floral roundel with an arched window at the top of the offset gable, dentil moulding, a small front portico with arched roofline covering an arched wooden door with a round multi-coloured stained glass window and a curved, brick front set of stairs, among others. It still features a number of original double-hung, divided-light wood windows throughout the property. The house sits in a lush landscape and is located on Royal Avenue at the northern end of Windsor Street. It is one of the few 1930s houses remaining along this section of Royal Avenue.

9.0 Condition Assessment

Overall, the exterior of Henderson House at 112 Royal Avenue appears to be in good condition. That being said, there are certain areas needing attention, as discussed below.

9.1 Structure and Foundation

Overall, the condition of the walls and building envelope of Henderson House, from roof to foundation, appears to be good and having aged well. In particular, there are no major cracks visible in either the stuccoed walls or foundation (Figs. 13 and 14). Please note an interior inspection was not conducted. A structural engineer should conduct a thorough investigation of the structure and foundations prior to the house being moved to ensure its structural stability.



Figs. 13 and 14: Left (Fig. 13) shows a partial view of the front of Henderson House at 112 Royal Avenue, highlighting the overall good condition of the walls and foundation. Right (Fig. 14) shows a partial view of the eastern side, beside Windsor Street, again highlighting the good condition. (Sources: Cummer)

9.2 Wood Elements

The visible, exterior wood elements, such as the doors, door frames, roof fascia and windows are, for the most part, in good condition. Any signs of deterioration are largely cosmetic, as illustrated and discussed further in the relevant sections below. That being said, the porch at the back of the house, does appear to be in need of greater repair and maintenance (Fig. 15). However, considering that this back addition will be removed as part of the conservation work, the poorer condition of this aspect of the building is of

less concern. Please note an internal inspection was not conducted to inspect the internal timber elements. These should also be inspected by a structural engineer to confirm their integrity and stability, prior to moving the house.



Fig. 15: Southeastern view of the back of Henderson House at 112 Royal Avenue, 2019, illustrating some of the deterioration of the house's back porch. (Source: Cummer)

9.3 Roofing and Waterworks

Although the roof is in fair condition, overall, there are areas in need of repair and maintenance. As mentioned above, there are fascia boards in need of repainting (Fig. 16) and sections of the roof and gutters in need of cleaning and clearing (Fig. 17).



Fig. 16: Northeastern view of Henderson House at 112 Royal Avenue, 2019, illustrating the roof fascia deterioration in the front offset gable, as well as some plant growth in the house's gutters. (Source: Cummer)



Fig. 17: Southeastern view of Henderson House at 112 Royal Avenue, 2019, illustrating another fascia board deterioration as well as additional plant growth in the house's gutters. (Source: Cummer)

9.4 Chimneys

It appears there are two chimneys currently on the house and they seem, externally, in good condition. On the eastern side of the house, there is a tall and prominent brick chimney stack (Fig. 18) and another smaller one nearer the back, in the middle of the roof line (Fig. 19).



Figs. 18 and 19: Left (Fig. 18) shows the northeastern view of Henderson House at 112 Royal Avenue, 2019, illustrating its well conditioned taller chimney. Right (Fig. 19) shows the smaller chimney located nearer the back, closer to the roof line. (Sources: Cummer)

9.5 Windows and Doors

Considering the age of the building, the windows and doors are in quite good condition (Figs. 20 to 26). The only condition concerns appear to be cosmetic with paint peeling in places. Most (if not all) of the windows (their frames, sashes and hardware) appear to be the original ones from 1930, particularly the double-hung divided-light wood windows. The arched wooden front door, with round multi-coloured stained-glass window, also appears to be original and in good condition (Fig. 27), as do the other doors on the property, including the four-panel set of doors along the eastern façade (Fig. 28).



Figs. 20 and 21: Left (Fig. 20) shows the front windows beneath the offset side gable of Henderson House at 112 Royal Avenue, 2019. Right (Fig. 21) shows the front windows on the other side of the front door (the western side of the building). All appear to be in good condition. Note the visible supports of where the window boxes used to be. (Sources: Cummer)



Figs. 22 and 23: Left (Fig. 22) shows a frosted double-hung, divided-light wood window along the western side of the building. Right (Fig. 23) shows a lower window along the same side with visible paint peeling. (Sources: Cummer)



Fig. 24: Shows the windows at the back of Henderson House at 112 Royal Avenue, 2019. (Source: Cummer)



Figs. 25 and 26: Left (Fig. 25) shows a divided-light wood window at the back of Henderson House at 112 Royal Avenue, 2019, illustrating some deterioration. Right (Fig. 26) shows the eastern side of the property and its double-hung, divided-light wood windows. Again, note the supports for the missing window boxes. (Sources: Cummer)



Figs. 27 and 28: Left (Fig. 27) shows the front door of Henderson House at 112 Royal Avenue, 2019, illustrating its largely good condition, minus some weathering at the bottom of the door, along with its intact, multi-coloured stained-glass window. Right (Fig. 28) shows the four-panel set of doors along the eastern façade of the house. It is also in good condition, minus some paint peeling near the bottom of some of the panels. (Sources: Cummer)

9.6 Cladding and Trimwork

As mentioned above, the stucco exterior appears to be in good condition, with no major issues identified. As for the trimwork, as discussed in the relevant sections above, there are certain trims around the windows and doors that may need some touching up, however, no other major concerns with regards to the trimwork.

9.7 Finishes

The finishes of the house are in good condition, for the most part, with few areas currently requiring attention.

9.8 Landscaping

The landscaping on site is fairly dense and substantial in areas. There are certain plantings, in particular, that are possibly growing too close to the structure. There is potential for damage to the foundations of the building in a few areas. There is also growth on the structure itself which should be removed and kept clear following relocation. Once the house has been moved, consideration of a gravel bed surrounding the house is highly recommended to ensure the foundations of the building are protected from encroaching landscaping and to help improve drainage.

Despite these minor issues and concerns stated above, the overall condition of the property is good.

10.0 Recommended Conservation Procedures

10.1 Structure and Foundations – **Preservation**

- The main one and a half storey structure will, for the most part, be **preserved**. It is understood that the framed walls of the basement will be deconstructed and rebuilt on a new foundation, after the house is moved.
- The foundations should be checked by a structural engineer prior to moving. It is understood that, on account of the increased basement height, the house will be moved onto a new foundation.

10.2 Wood Elements – **Preservation** and **Restoration**

- As addressed in greater detail in the relevant sections below (in particular, roofing and windows), the wood elements should be **preserved** where possible and **restored (repaired, maintained or replaced in-kind)**, as needed.

10.3 Roofing and Waterworks – **Rehabilitation**

- The roofing and waterworks should be **rehabilitated**, in particular cleaned and cleared of organic growth.

10.4 Chimney – **Preservation and Restoration**

- The chimneys should be **preserved**, if possible, or **restored** (rebuilt with the original bricks, if possible, or replaced in-kind) following the relocation of the house.

10.5 Windows and Doors – **Preservation**

- The divided-light wood windows of Henderson House are the original 1930 windows and should be **preserved**.
- If there are concerns with regards to the performance of the original windows, an immediate measure to allow for better protection of them (while address heating and sound issues), is to install exterior wood storm windows on them. This would be the best conservation approach for their long-term preservation, if so desired.
- If this route is taken, the proposed storm windows should be traditional wood storm windows: Single pane, single light and of similar sash dimension to the window sash itself, to minimise the visual impact on the building and to allow the windows to continue to be visible on the exterior. They should be painted the same colour as the current. Dimensions should be the same as the window sash as per the proposed, historically appropriate colour scheme, outlined below. An ideal storm window design will be hinged so that in the summer the top part can be opened to allow for ventilation and they can be removed when repair and maintenance of the storms or the windows is needed. This is a reversible measure that would immediately benefit the building, providing greater protection to the house and improving its performance in relation to temperature control, energy efficiency and also from a noise perspective.
- The arched front door and its arched brick steps should be **preserved**.

10.6 Cladding and Trimwork – **Preservation and Rehabilitation**

- The stucco should be **preserved**.
- The fascia boards and soffits should be cleaned and **rehabilitated**, as needed.

10.7 Finishes – **Restoration**

- The current colour scheme does not need to be maintained. If possible, the original colour scheme should be determined by scraping down to the original layers of paint.
- On account of its era, a proposed historically appropriate colour scheme could be inspired by the typical “earth tone body with dark trim and dark sash” colour scheme (VHF 2001, p. 4). As outlined in the 1980s heritage inventory description, at that time it had a “gray stucco exterior with rust trim,” (Enns 1990, p. 89), which could be the original colour scheme.
- The restored colour scheme should incorporate a combination of historical colours from the Benjamin Moore Historical True Colours Palette (VHF 2012), following a three-colour exterior scheme: a mid-range, earth tone body colour (VC-12 to VC-34), a darker trim colour (VC-18 to VC-34); and gloss black sash (VC-35). VC-15 (Haddington Grey) could be an appropriate grey for the body, VC-28 (Mellish Rust) for the trim and VC-35 (Gloss Black) for the sash.
- Follow Master’s Painters’ Institute, Repainting Manual procedures, including removing loose paint down to next sound layer, clean surface with mild TSP solution with gentlest means possible and rinse with clean water; do not use power-washing.

10.8 Landscaping

- Once the house is moved, it is highly recommended that a gravel bed surrounding the house be considered and that any landscaping being put in should have a minimum 2-ft clearance between the vegetation and the building face. This is preferable to ensure there is sufficient space from to remove any threat to the foundation or the building's finishes over time.

11.0 Proposed Alterations and Future Changes

11.1 Proposed Alterations

The major proposed changes to this house are:

- 1) Moving the house to a new location within New Westminster;
- 2) Extending the basement height;
- 3) Preserving, but extending the arched front stairs (Fig. 29); and
- 4) Removing the back-porch addition (Fig. 30).



Fig. 29: Rendering of the restored front façade of Henderson House, 2020, including the restored window boxes. Note the extended height for the basement, and the resultant extended front staircase, still maintaining its brick and arched form. (Source: D3 Dimension, Drafting and Design Inc.)



Fig. 30: Rendering of the restored rear façade of Henderson House, 2020. Note the removed back-porch. (Source: D3 Dimension, Drafting and Design Inc.)

The proposed changes are considered a reasonable intervention given generally accepted conservation standards, rehabilitation needs and site conditions. The proposed change does not affect the Heritage Values and Character Defining Elements of the building. These alterations, in fact, allow for this unique heritage house to be more prominent in its new location, allowing for greater visibility and increased opportunity for its heritage values to be appreciated.

11.2 Future Changes

Changes to the building's configuration, particularly any additions, should be carefully considered for minimal effect on the Heritage Values as embodied in the Character Defining Elements (CDEs) listed in the building's Statement of Significance (section 3.0 above).

12.0 Maintenance Plan

Following completion of the outlined conservation work, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The Local Government determines the acceptable level or condition to which the heritage building is maintained

through the *Heritage Maintenance Bylaw* (CCNW 2018). As with the Heritage Conservation Plan, the maintenance standards apply only to the exterior of the building.

As general upkeep is frequently overlooked and will lead to the deterioration of heritage resources, maintenance standards warrant special attention to help to extend the physical life of a heritage asset. Any building should be kept in a reasonable condition so that it continues to function properly without incurring major expenses to repair deterioration due to neglect. The most frequent source of deterioration problems is from poorly maintained roofs, rainwater works and destructive pests.

It is important to establish a maintenance plan using the information below:

12.1 Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from the building.
- Maintain a minimum 2-ft clearance between vegetation and building face and a 12-inch-wide gravel strip against the foundation in planted areas.
- Do not permit vegetation (such as vines) to attach to the building.

b. Foundation

- Review exterior and interior foundations, where visible, for signs of undue settlement, deformation or cracking.
- If encountered, seek advice from a professional Engineer, immediately.
- Ensure perimeter drainage piping is functional.
- Arrange a professional drainage inspection every three to five years.

c. Wood Elements

- Maintaining integrity of the exterior wood elements is critical in preventing water ingress into the building. Annual inspection of all wood elements should be conducted.
- Closely inspect highly exposed wood elements for deterioration. Anticipate replacement in kind of these elements every 10 to 15 years.
- Any signs of deterioration should be identified and corrective repair/replacement action carried out. Signs to look for include:
 - Wood in contact with ground or plantings;
 - Excessive cupping, loose knots, cracks or splits;
 - Open wood-to-wood joints or loose/missing fasteners;
 - Attack from biological growth (such as moss or moulds) or infestations (such as carpenter ants);
 - Animal damage or accumulations (such as chewed holes, nesting, or bird/rodent droppings). These should be approached using Hazardous Materials procedures; and
 - Signs of water ingress (such as rot, staining or mould).

- Paint finishes should be inspected every three to five years and expect a full repainting every seven to ten years. Signs to look for include:
 - Bubbling, cracks, crazing, wrinkles, flaking, peeling or powdering; and
 - Excessive fading of colours, especially dark tones.
- Note all repainting should be as per the recommended historic colours in section 10.8 above.

d. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors. Poor operation can be a sign of building settlement distorting the frame or sashes or doors may be warped.
- Check condition and operation of hardware for rust or breakage. Lubricate annually.
- Inspect weather stripping for excessive wear and integrity.

e. Roofing and Rainwater Works

- Inspect roof condition every five years, in particular looking for:
 - Loose, split or missing shingles, especially at edges, ridges and hips;
 - Excessive moss growth and/or accumulation of debris from adjacent trees; and
 - Flashings functioning properly to shed water down slope, especially at the chimneys.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement at around 18 to 22 years.
- Annually inspect and clean gutters and flush out downspouts. Ensure gutters positively slope to downspouts to ensure there are no leaks or water splashing onto the building.
- Ensure gutter hangers and rainwater system elements are intact and secure.
- Ensure downspouts are inserted into collection piping stub-outs at grade and/or directed away from the building onto concrete splash pads.

f. General Cleaning

- The building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from the ground.
- Cleaning prevents build up of deleterious materials, which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use the gentlest means possible, such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary, such as diluted TSP or Simple Green ©.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements and it will drive water in wall assemblies and lead to larger problems.

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