

Appendix D

Heritage Assessment for 1212 Fifth Avenue

1212 FIFTH AVENUE

New Westminster, B.C.

HERITAGE ASSESSMENT & BACKGROUND
AUGUST 2021



dewhirst lessard
consulting

2095 Thompson Road, Gabriola BC V0R 1X7
308-1251 Cardero St. Vancouver BC V6G 2H9
dewhirstlessard@shaw.ca

Name:

Address: 1212 Fifth Avenue, New Westminster, B.C.

First use: Single family house

First long-term resident: Henry Haidenger

Builder: David Dominick Bourke

Date of Construction: 1907

Heritage Assessment

1. Description of the Historic Place

1212 Fifth Avenue, built in 1907, is a one-storey wood frame cottage located in Brow in the Hill, a neighbourhood of New Westminster, British Columbia. The mid block property is overgrown with trees and bushes; the cottage has been neglected for a long time.

2. Heritage Value

The property is valued for its location, its age, and its typical cottage style.

The 1212 Fifth Avenue is located just southeast of 12th Street, which is a major historic artery. The BC Electric Railway established a major route on 12th Street in 1892 which generated residential, commercial, and industrial development along the line. The immediate surroundings of the property are varied, comprising apartment buildings and single-family houses, which is typical of the Brow of the Hill neighbourhood.

The Brow of the Hill is one of the oldest residential neighbourhoods, and the 1212 Fifth Avenue cottage, built in 1907 is representative of the evolution and development fluctuations in the area.

The population of Brow of the Hill has been traditionally working class, and the 1212 Fifth Avenue cottage is representative of the modest dwelling built at the turn of the twentieth century in the west end of New Westminster. The style of the cottage is a blend of Gabled Vernacular and Neoclassical Cottage, which is characterized by its hipped roof and hipped gable. The cottage is associated with David Dominick Bourke, who purchased two adjacent properties in 1905 and developed 1212 Fifth Avenue. The cottage is also associated with the Yakinovich/Chipak family having owned 1212 & 1214 Fifth for 25 years, and particularly, the family owned 1212 Fifth Avenue since 1961.

3. Character-defining Elements

The elements that define the heritage value of 1212 Fifth Avenue include the following:

Position within the block with its unique setback and siting

Sloping ground and massing

Hipped roof and hipped gable

Wood frame windows

Internal brick chimney

Conclusion:

There have been numerous alterations to the original cottage, some visible, others integrated and hidden. The original character-defining elements, and common construction pieces remaining, such as wood frame windows and the original siding are in very poor condition or missing, thus irrecoverable. The house is also out-of-sync with the rest of the block, thus projecting a pastoral appearance rather than part of an urban environment. The house has been a bystander for an important period of history in Brow of the Hill, but did not in any way, as far as we know, contribute to the community, or participated in its vitality. Most importantly, the site is a safety and health hazard; it is littered with garbage, broken glass and debris. We recommend that the City of New Westminster considers allowing the demolition of 1212 Fifth Avenue. Its demolition would clear the site of the ruined cottage and the wild nature of the property for a more appropriate development.

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Consultant:

Heritage consultant: dewhirst lessard consulting

The firm dewhirst lessard is a consulting firm specializing in building conservation; we offer services in conservation documentation for the purpose of Development Permit Applications and Heritage Revitalization Agreements. Barbara Dewhirst and André Lessard have extensive experience as practicing architects and have been involved in numerous heritage projects in BC, Alberta and Ontario. We have completed restorations, rehabilitations and adaptive reuse projects from design to construction.

André Lessard, the principal in charge has experience in planning, design and construction. He is a building conservation specialist. André, a former member of the AIBC, is a member of the Canadian Association of Heritage Professionals, and former president of the BC chapter and member of the national board of directors. He is a former member of the Vancouver Heritage Commission. André is also a LEED Accredited Professional, including field certification experience (BD+C). He has lectured for twelve years in "Building Science for Architectural Conservation" at University of Toronto and Ryerson University.

**Photographs in this document were taken by dewhirst lessard consulting unless otherwise noted*

I. Heritage Assessment Background

I.1. Preface

The subject cottage is located on Fifth Avenue in the Brow of the Hill neighbourhood in New Westminster. The historic place, built in 1907, is not listed on the current New Westminster Heritage Register, and does not appear in the 1986/89 Heritage Inventory. The house was originally built as a single-family house.

This proposed Heritage Assessment is part of a conservation strategy endorsed by the City of New Westminster and will serve to inform the owner and City staff of the heritage status of the property. The owner is considering demolition of the existing house. The property is subject to be purchased by the client soon.

I.2. Content and Methodology

The *Heritage Assessment* is a synopsis of the heritage value of the historic structure. Research and documentation supporting the *Heritage Assessment* is included in the background associated with the assessment. This document is not an exhaustive assessment of the historic structure, neither is it a definitive statement about the heritage building. The Assessment is a work in progress which will evolve as more information is gathered by the stakeholders and the community at large. This report aspires to be a framework to compile information and to establish the relation between history and the conservation strategy for the heritage property. We visited the property on August 2nd, 2021. The guidelines used to assess the Heritage value are the *Standards and Guidelines for the Conservation of Historic Places in Canada; Parks Canada 2003* (revised 2010).

I.3. Source and Documentation

New Westminster Public Library – Reference and online Historic Pictures
 New Westminster Archives online
 New Westminster Heritage
 New Westminster 1986 Heritage Inventory, Volume III
 Online Vancouver Public Library Historic Photos
 Royal City - A Photographic History of New Westminster, 1858-1960, Jim Wolf (2005)
 A New Westminster Album - Glimpses of the City as It Was, Gavin Hainsworth (2005)
 1897 Goad Fire Atlas Map Corrected in 1901, 1907 and 1913
 Vancouver Heritage Foundation: House Styles
 Brow of the Hill Historical Context Statement; August 2016, Birmingham & Wood, Denise Cook Design
 Canadian Encyclopedia
 Report by West Coast Title Search Ltd
 Interview with Karl Chipak

2. Heritage Character

2.1. Building Description

2.1.1. Location

1212 Fifth Avenue is in the Brow of the Hill neighbourhood in the west end of New Westminster, east of 12th Street and north of the Stewardson Way.

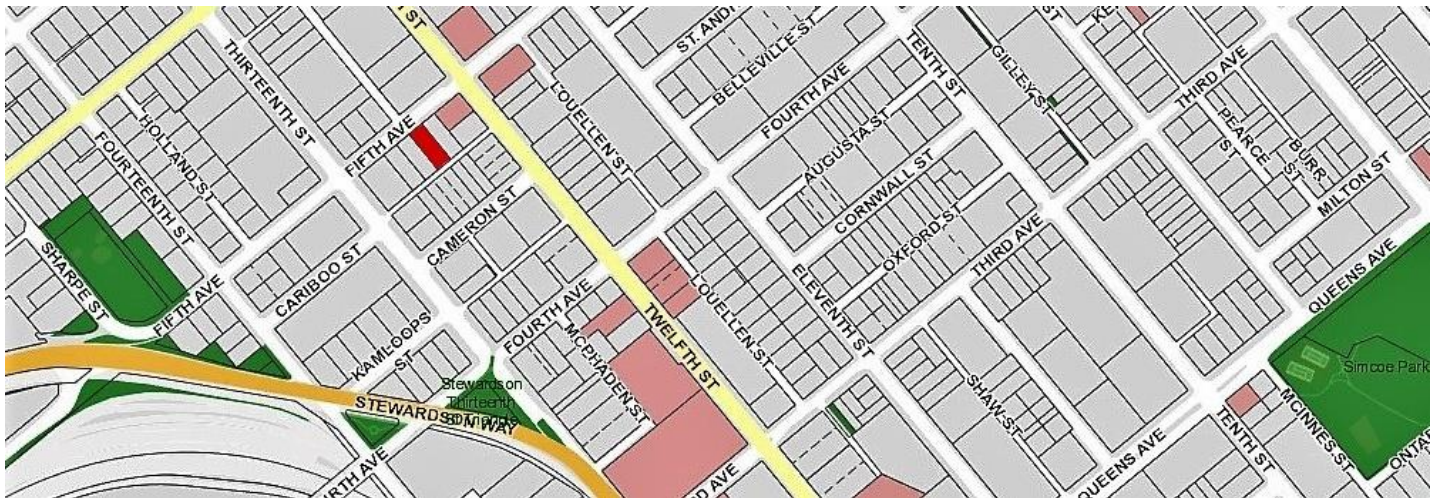


Figure 1: Map showing 1212 Fifth Avenue in red, just west of 12th Street with the Riverside Adventure Park on the left and the Simcoe Park on the right
Map from City of New Westminster

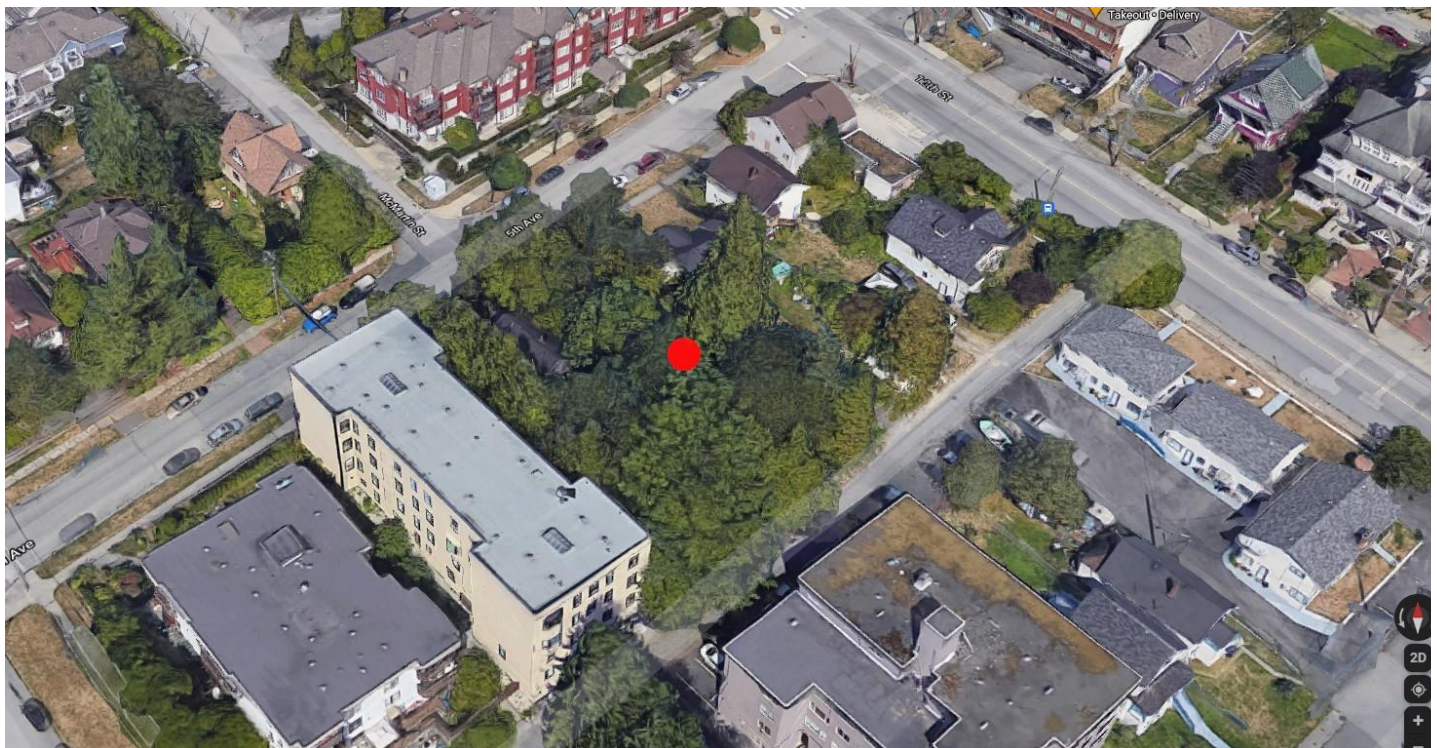


Figure 2: Looking northwest at 1212 Fifth Ave immediate surrounding with 12th Street on the top right (Google map)

2.1.2. Property

The 1212 Fifth Avenue property measures 15.24m (50 Ft) wide and approximately a depth of 43m (140 Ft) for an area of 650 Sqm (7,000 Sqft). There is a difference of elevation of approximately 1.2m (4 Ft) between the northeast corner down toward the southwest corner of the property. The cottage has a floor area of 78 Sqm (838 Sqft) with a basement of the same dimension. The cottage is in the middle of the lot which does not line up with the other buildings on the block. The cottage has been neglected for several years. The property is covered with trees and bushes, with no visible driveway or pedestrian access. The site is also littered with garbage, broken glass, and debris. The bad smell is overwhelming. A lane at the back of the property runs through the entire length of the block.

The cottage is a one-storey wood frame structure with a corresponding basement of the same size. The cottage has a hipped roof with a hipped gable on the front. There is also shed roofed extension at the back of the main body of the cottage, which may have been an original back porch now infilled. The current siding is porcelain tile cladding with (asphalt) insul-brick siding. Windows are wood frame, most of which are double hung. The front room has a triple frame window, with two internal arched double-hung sashes and one fixed internal arched sash. There is an internal brick chimney on the south end of the ridge of the cottage roof. The interiors are filled with debris and unsafe.



Figure 3: Front façade with hipped gable roof, front door and access bridge (composite picture)



Figure 4: Southwest corner with lean-to extension, and brick chimney at the south end of the ridge



Figure 5: West elevation with hipped gable on the top right



Figure 6: East elevation with lean-to extension on the left



Figure 7: west side double hung window



Figure 8: Interior multi-pane window and casing (Owner's photo)



Figure 9: Roof soffit detail



Figure 10: Soffit at lean-to extension on the west elevation

2.2. Planning and Zoning

2.2.1. Brow of the Hill

The Brow of the Hill neighbourhood is the area located between Queen's Avenue to the south, Stewardson Way to the west, 6th Avenue to the north and 8th Street to the east. The neighbourhood is primarily residential with small pockets of light industrial and commercial use, and is characterized by its topography, with steep slopes to the west that provide significant views to the Fraser River.

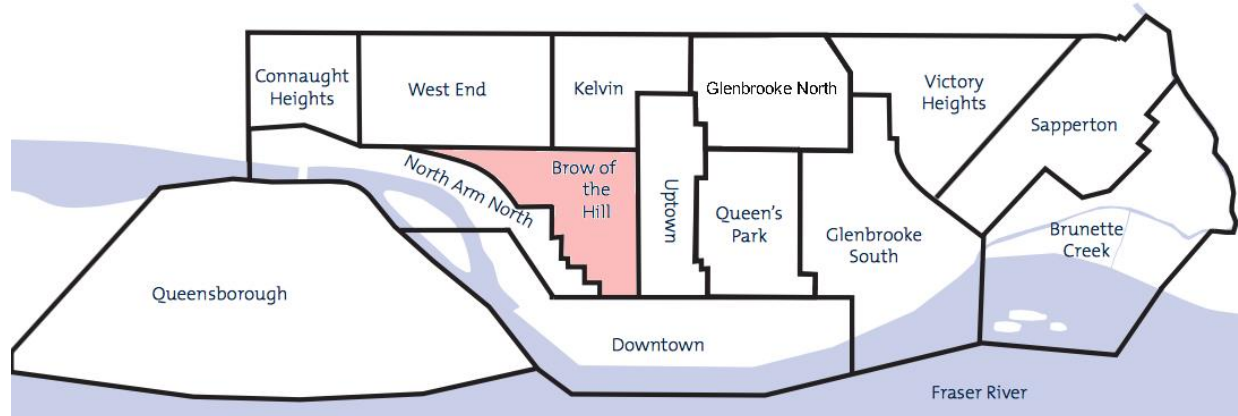


Figure 11: New Westminster by districts: Brow of the Hill Neighbourhood in red (City of New Westminster)

“Brow of the Hill is valued for its singularity as a neighbourhood of New Westminster, derived from its location, geography, cultural and visual diversity, working class history and association with industry in the city. Brow of the Hill is significant for its geographical location, stretching uphill from the Fraser River and culminating the “brow,” the highest part of a hill where the ground begins to flatten out. Within this geographic scope is a neighbourhood of diversity, variety and contrast. As one of New Westminster’s earliest residential neighbourhoods, Brow of the Hill is significant for its working-class history and the architecture that supported it. Early single-family homes, some dating back to the 1880s, housed people who held a variety of blue-collar jobs and professions, yet the area is also home to many larger dwellings of prominent New Westminster residents. As the working population grew, areas of apartments emerged, and larger homes were divided into multiple dwelling units. The result is a neighbourhood of contrasts, seen in such aspects of the place as large homes and modest apartments on 9th Street, light industrial and small-scale retail on 12th Street, a wide mix of housing ages and styles, and small corner stores dotted throughout the community. Wider thoroughfares such as 8th street are in contrast with areas of fine grain, short streets, courtyard, small lots, and heritage houses.”

Brow of the Hill Historical Context Statement 2016

2.2.2. Chronology: Brow of the Hill

| | |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1860 | The Royal Engineers surveyed Brow of the Hill, superimposing a grid pattern parallel to the Fraser River on the natural topography, with streets running up the hill and avenues across it. An Indian Reserve is established on Poplar Island, one of three in the area for the Qayqayt First Nation (New Westminster Indian Band). |
| 1865 | Douglas Road, now Eighth Street, connects Brow of the Hill to Burnaby and Hastings Townsite |
| 1884 | The New Westminster Reserve Act transfers St. Andrews Square, originally set aside as government reserve in the Royal Engineers' survey, to the City of New Westminster, opening it up for residential development Initial subdivision consists of large suburban lots |
| 1889-90 | City Council approved the establishment of waterworks in the neighbourhood, established electrical utilities and proceeded with a street improvement program. |
| 1892 | Streets were cleared and graded, and 167 dwellings were connected to water and electrical systems. The Interurban Railway is constructed on 12th Avenue and residential, commercial and industrial development begins along the line. Prominent local citizens begin to construct homes in the neighbourhood |
| 1906 | Most of the remaining large parcels are subdivided into smaller building lots. |
| 1907 | A railway route to Marpole is opened along the current alignment of Stewardson Way. |
| 1909 | The Immanuel Lutheran Church is established to serve the local Swedish community |
| 1912 | Commercial development begins slowly. The 10th Street Grocery is opened. The Bradley Apartment Building is built at 1218 Fifth Avenue |
| 1913 | There are a total of 606 dwellings in the neighbourhood. The Ambrose Apartments, an early mixed retail and residential block, opens on 13th Street. |
| 1914-19 | The industrialization of the North Arm of the Fraser River attracts factory workers to the neighbourhood, changing the type of residences being constructed into more affordable housing. |
| 1927 | The subdivision of the Thomas Ovens property at 302 Eighth Street is the final division of the neighbourhood's original large lots into smaller building parcels. |
| 1930's | Prosperity results in new construction and infill in the neighbourhood. The suspension of municipal zoning bylaws results in an increase in the number of homes being converted into rooming houses. |
| 1950's | The construction of apartment buildings begins in the neighbourhood to alleviate housing shortages. Between 50 and 100 apartment units are constructed each year |
| 1964 | Apartment units make up 38% of the housing in Brow of the Hill. Stewardson Way opens, the roadway separates Brow of the Hill from the industrial lands to the south. |
| 1969 | Apartment units make up 75% of the housing stock in Brow of the Hill. |
| 1971 | Simcoe and Riverside Parks are established. |

2.2.3. Zoning

Single Detached Residential Districts (RS-2)

"The intent of this district is primarily to maintain the residential character of the district in the form of one-family dwellings, secondary suites, laneway houses, infill, multiple conversion dwellings, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, multiple dwellings on large lots, and infill and multiple conversion dwellings in conjunction with retention of character houses." City of New Westminster

3. Historical Context

3.1. Site Archaeology

The people who were originally permanent residents of what is now considered New Westminster were Musqueam and Kwantlen. In 1879, the federal government allocated three reserves as general reserves for “All Coastal Indians.” These reserves were established inclusive of the South Westminster Reserve, the North Arm of the Fraser River and Poplar Island. *Qayqayt First Nation in Wikipedia*

Colonel Richard Clement Moody was appointed commander of the British Columbia Detachment, Royal Engineers, in 1858 and chief commissioner of lands and works, and lieutenants-governor of the new crown colony of British Columbia in 1859. The Royal Engineers, established for military, practical and scientific purposes, policed the goldfields in the interior, surveyed townsites, constructed roads and selected New Westminster as the colony's first capital. In 1863, the Royal Engineers were disbanded. *Canadian Encyclopedia*

Brow of the Hill is one of New Westminster's earliest suburban residential neighbourhoods. Colonel Moody's 1859 plan for the city earmarked this area as a neighbourhood for working class housing, spurred by the transfer of St. Andrew's Square by the city from the government reserve to the city in 1884, which was a catalyst for surrounding private landowners to subdivide their land. As a result, although with some exceptions, many of the homes here tended to be smaller and at a more modest scale. The BC Electric Railway was constructed along 12th Avenue in 1893, attracting more residents to the neighbourhood and establishing the location of a commercial strip, while a BCER streetcar construction facility at the foot of 12th Street provided employment. *Brow of the Hill Historical Context Statement 2016*

Fifth Avenue used to be called Melbourne Street, prior to 1913 and Twelfth Street used to be called Edinburgh Street.

3.1.1 Topography



Figure 12: 1866 View of New Westminster from Surrey NWA IHP2914



Figure 13: Looking southwest down 5th Ave in front of 1218 Fifth Ave (on the left) with view of the Fraser River



Figure 14: Looking northeast down 13th Street and up Fifth Avenue with long view of the Fraser River on the right Google Map

Fifth Avenue north of 13th Street has been identified as comprising some of the steepest hills in the Brow of the Hill neighbourhood, by the 2016 Historical Context Statement. The subject property is representative of this distinctive feature of the Brow of the Hill. As a result, the site offers spectacular southeast and northwest long views of the Fraser River.



Figure 15: Contour map with 1212 Fifth Avenue in bright red

3.1.2. Early Brow of the Hill

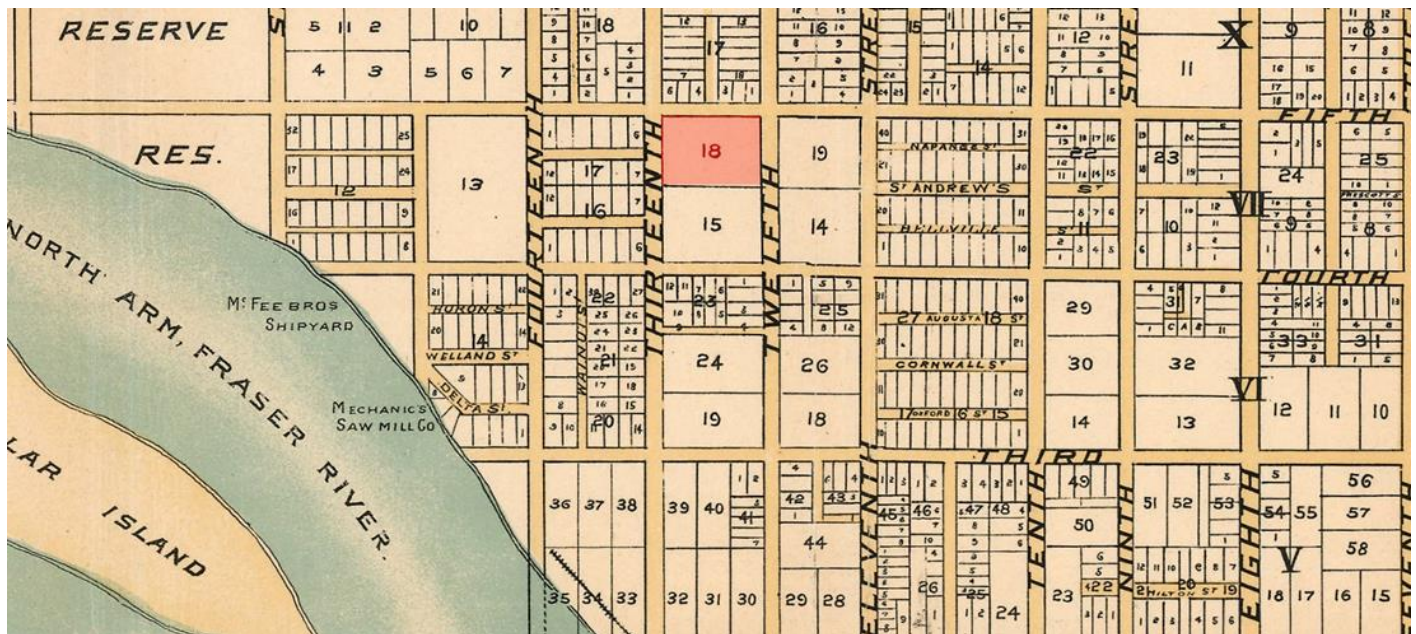


Figure 16: 1892 Map of existing subdivisions around 1212 Fifth Ave, with lot 18 (in red) and the Fraser River at the bottom on the left

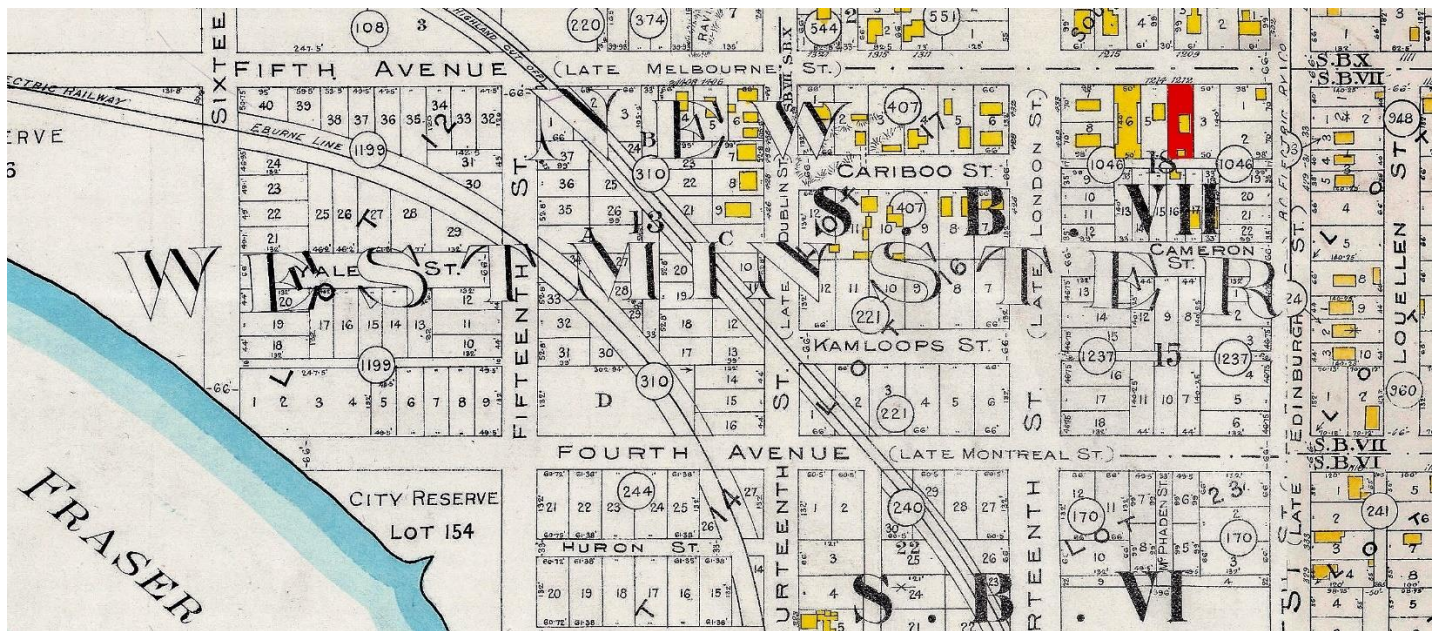


Figure 17: 1913 Goad's Insurance Plan showing: 1212 Fifth Ave in red with concentration of building around 5th Avenue and 12th St. (National Archives)

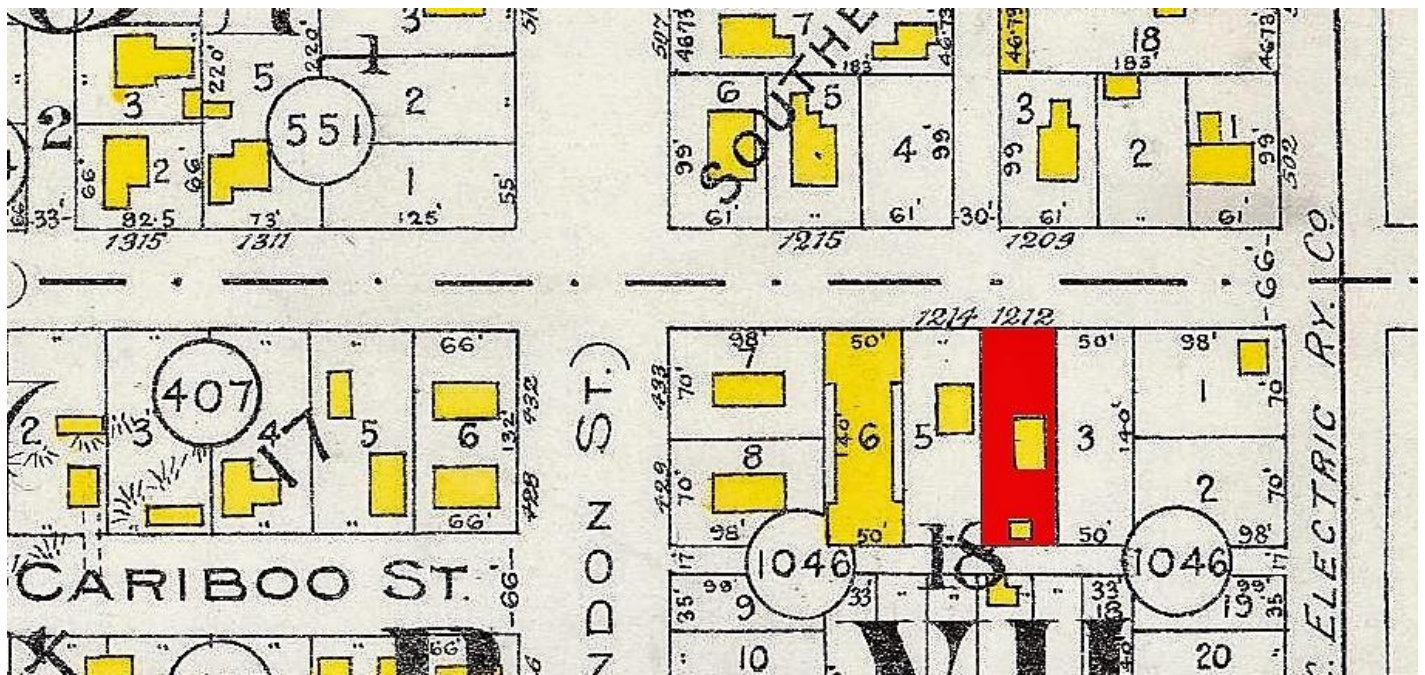


Figure 18: 1913 Goad's Insurance Plan showing 1212 Fifth Avenue in red (National Archives)

Below is a sample of residential buildings in the vicinity of 1212 5th Ave, starting with adjacent properties 1208 and 1218 Fifth Ave. Most of these below are listed in the 1986/89 Heritage Inventory; except for 502 12th Street, the others all exist. The intersection of Fifth Ave and 12th Street is an enclave of heritage houses:



Figure 19: 1218 Fifth Ave; "The Bradley Apartments" built in 1912.
Adjacent to 1214 Fifth Ave, Google map



Figure 20: 1208 Fifth Ave built in 1930.
Adjacent to 1212 Fifth Ave, Google map



Figure 21: Isaac Martin House, 502 12th St built in 1905 - demolished, Northeast corner of Fifth Ave, NWA IHP8008-227



Figure 22: 415 12th Street, built in 1910
NWA IHPI4483, Photo 1985



Figure 23: Rebecca Young House_433 12th Street, built 1913
One block north of 1212 Fifth Ave, NWA IHPI4485 photo 1982



Figure 24: 431 12th Street, built in 1912
One block north of 1212 Fifth Ave, NWA IHPI4484, photo 1982

3.2. Building History and Chronology

3.2.1. Occupancy

The table below shows the owners of 1212 Fifth Ave with the dates of each land transfer following a historical title search.

| Title No. | Registered Owner | Title Registered | Title Cancelled | Prior Legal(s) | Title attached for Charges |
|-----------|-----------------------------------------------|------------------|-----------------|---------------------------------------|----------------------------|
| Ca7744357 | Margaret Shirley Chipak | 2019-09-12 | Current | Lot 4 of lot 18 sub block 7 plan 2620 | Current title/charges |
| Ca2917813 | Karla E. Ramos, Margaret S. Chipak | 2012-12-14 | 2019-09-20 | | Cancelled title/charges |
| Ca2917812 | Margaret Shirley Chipak | 2012-12-14 | 2012-12-31 | | Cancelled title/charges: |
| Ca1722772 | Margaret Shirley Chipak Karl Robert Chipak | 2010-09-07 | 2012-12-31 | | Cancelled title / charges: |
| Bk49610 | Margaret Shirley Chipak | 1996-02-21 | 2010-09-15 | | Cancelled title / charges: |

| | | | | | |
|----------|---------------------------------------------|------------|------------|----------------------------------------------------------------------------------------------------------|-------------------------------|
| Z215081e | Dora E. Anderson Margaret Shirley Chipak | 1986-11-24 | 1996-02-28 | | Cancelled title / charges: |
| 515987E | Dora Elizabeth Anderson | 1963-05-1 | 1986-1-24 | | Cancelled title / charges: |
| 475194E | William Yakinovich Fanny C. Yakinovich | 1961-03-07 | 1963-05-21 | | Cancelled title / charges: |
| 249310E | Mary Mildred Mulligan | 1948-12-15 | 1961-03-10 | | Cancelled title / charges: |
| 180953E | Fredrick L. S. Broad Edith Maude Broad | 1944-12-04 | 1948-12-17 | | Cancelled title / charges: |
| 44776E | Annie Marie Hayward | 1922-01-26 | 1945-01-10 | | Cancelled title / charges: |
| 37539E | Samuel Hayward | 1921-01-13 | 1922-01-27 | | Cancelled title / charges: |
| 33224E | Albert William Buckett | 1920-06-08 | 1921-01-13 | | Cancelled title / charges: |
| 18695F | Henry Haidenger | 1909-09-24 | 1920-06-08 | Lot 4 of Lot 18 Sub Block 7 map 1046 NW | Cancelled title / charges: |
| 7402f | David Dominick Bourke | 1905-06-06 | 1908-07-10 | City New West Lot 18 and sub 11 & 12 & south half of sub 1 & 2 of lot 17 Sub block 7 map 407 | Cancelled title / charges: |

Report by West Coast Title Search Ltd

3.2.2. David Dominick Bourke

David Dominick Bourke was a builder and developer. He bought the 1212 Fifth property in 1905 and sold it with the cottage in 1908. The cottage was built in 1907. Bourke also purchased the property next door at 1214 Fifth Avenue at the same time and sold it undeveloped in 1909. D.D. Bourke is listed in the 1909 Directory as “Retired” and living at 11316 Cariboo Street.

3.2.3. Henry Haidenger

Haidenger is listed in the 1908 Directory as a carpenter living at 388 Carnarvon Street. The first listing of 1212 Fifth Avenue in the Directories is in 1909, and the resident, in this case, the owner, was Henry Haidenger. Haidenger owned the cottage until 1920 but appears in the Directory only until 1914. From 1915 to 1920, the cottage was either vacant or rented. Haidenger was not listed during that period. These were the years of the Great War.

3.2.3. The Yakinovich/Chipak family

William and Fanny Yakinovich purchased 1214 Fifth Avenue in 1950, and 1212 Fifth Avenue in 1962; they were the grandparents of the current owner, Karl Chipak. Dora Elizabeth Anderson, the other grandmother of Chipak, owned the cottage from 1963 to 1986. The name of Margaret Shirley Chipak appears on the title in 1986 with Anderson; Karl Robert Chipak, Margaret’s son helped with the mortgage in 2010.

4. Heritage Analysis

4.1. House Style: Gabled Vernacular (1886-1915)

The style of the cottage at 1212 Fifth Avenue is a combination of Gabled Vernacular, Neo-classical cottage and Shingle styles, as illustrated below. The way the house stands low and wide onto the ground may also suggest a Craftsman Style massing, without the common ornamentation associated with the style. See the Robert J. Watson House at 219 Regina Street, built in 1908, for an illustration corresponding to the Shingle Style. The style of the cottage is difficult to confirm due to the extent of alterations that may have occurred over the years. Amongst the ones listed in the Vancouver Heritage Foundation House Styles, the Gabled Vernacular most corresponds with the cottage at 1212 Fifth Avenue because of the features of its design. Below is the Vancouver Heritage Foundation's description of the Gabled vernacular with the corresponding features in bold characters:



Figure 25: VHF Illustration of Gabled Vernacular roof

*“The Gabled Vernacular cottages are 1-1/2 storey tall with **front-gabled roofs** (although technically a hipped roof); the roof may have a **skirt across the bottom of the gable**. In this style, the house is usually set a half to a full storey above the ground (due to the basement space required for central heating). Its full-width front porch commonly has a hipped roof held up by posts (typically round Tuscan-style). The **front door is almost always set on one side of the facade** in line with the front stairs and there may be a bay window on one side of the porch, sometimes repeated on the upper storey. Examples of the style usually have **very few decorative elements** such as brackets and fretwork. Gabled Vernacular **roofs were usually made of cedar shingles**. Siding was usually drop siding with a pronounced channel or concave cove shape at the top of the board.”*

Below are examples of the type of cottages of the same age found in New Westminster, with partial descriptions taken from the New Westminster 1986/89 New Westminster Heritage Inventory:



Figure 26: 234 Eleventh Street (Google map)

234 Eleventh Street Neoclassical Cottage Style Edwardian Eclectic Period

234 Eleventh Street was built in 1910 and shows a simple design consisting of a hipped roof with hipped gable and partial width entry porch.



Figure 27: 423 Oak Street (Google map)

421 & 423 Oak Street
Robert Smith and W. Brownlee
Builders

Neoclassical Cottage Style
Edwardian Period

421 & 423 Oak Street were owned and built by Smith and Brownlee. This variation of Neoclassical cottage style has a front gable roof. 421 is clad in narrow lap siding and 423 has been covered in stucco.



Figure 28: William Innes House 506 St George Street

William Innes House
506 St George Street
Craftsman Style

This 1907 cottage takes its low-pitched roof form from the Craftsman style. A partial width porch is set under the main roof. William Innes was a local carpenter.

4.3. Integrity

Following a preliminary review, we have identified some of the elements added, altered or removed from the original design. Further investigation will provide a better understanding of the original cottage:

| | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Roofing | The original roof was cedar shingles; the current is a recently installed asphalt shingle roof |
| Front porch | The front porch may have been infilled or had a recessed entrance |
| Front windows | The front internal arch window is one of a kind in the cottage and typical of the 1930's |
| Front door | Incongruous with the style of the house |
| Porcelain tile siding | The existing siding is the second porcelain tile siding after the original siding. Traces of cove lap siding has been found on site beneath the porcelain tiles. |
| Insul-brick siding base | Traces of cedar shingles has been found on site beneath the insul-brick |
| Back lean-to extension | The shed roof extension may have been a back porch originally and infilled at later date. |
| Window sash | Some of the window sashes have been replaced with incongruous material |



Figure 29: Cove lap siding below board underlay; the original siding is missing; the lower left are traces of cedar shingles



Figure 30: Traces of cove lap siding above the main floor level



Figure 31: Board underlay beneath insul-brick siding

End of Heritage Assessment Background