

Appendix E

Heritage Assessment for 1214 Fifth Avenue

1214 FIFTH AVENUE

New Westminster, B.C.

HERITAGE ASSESSMENT & BACKGROUND
AUGUST 2021



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consulting

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Address: 1214 Fifth Avenue, New Westminster, B.C.
First use: Single family house
Builder: Edgar Hugh Sands
Architect: Edmund John Boughen
First Resident: Tenant
Date of Construction: 1909

Heritage Assessment

1. Description of the Historic Place

1214 Fifth Avenue, built in 1909, is a two-storey wood frame house located in Brow in the Hill, a neighbourhood of New Westminster, British Columbia. The mid block property is overgrown with trees and bushes; the house has been neglected for a long time.

2. Heritage Value

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

The 1214 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 surrounding of the property is 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 1214 Fifth Avenue house was built in 1909 is representative of the evolution and fluctuations of development in the area.

The population of Brow of the Hill has been traditionally working class, and the 1214 Fifth Avenue house 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 house is Gabled Vernacular which is characterized by its steep gable roof, and its inset front porch. The house is associated with builder Edgar Hugh Sands and the architect Edmund Boughen who together purchased the property from David Dominick Bourke, also owner of the adjacent property at 1212 Fifth Avenue. Sands and Boughen built the house at 1214 Fifth Avenue in 1909; Boughen occupied one room of the house before it was sold in 1912. The house is also associated with the Yakinovich/Chipak family having owned 1212 & 1214 Fifth for 25 years, and particularly 1214 Fifth Avenue from 1950, until now.

3. Character-defining Elements

The elements that define the heritage value of 1214 Fifth Avenue include the following:

Consistent set back with the rest of the block

Sloping ground against the building massing

Front gable roof, projected tympanum and inset front porch

Wood frame windows with wide exterior casings, stained glass and bay windows, and diamond shaped attic window

Narrow lap siding

Internal brick chimney

Conclusion:

There have been numerous alterations to the original house, some visible, others integrated and hidden. The original character-defining elements, and common construction pieces remaining, such as wood frame windows are in very poor condition, thus irrecoverable. 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 1214 Fifth Avenue. Its demolition would clear the site of the ruined house and the wild nature of the property for a more appropriate urban 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.

I. Heritage Assessment Background

I.1. Preface

The subject house is located on Fifth Avenue in the Brow of the Hill neighbourhood in New Westminster. The historic place, built in 1909, 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 in the near future.

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 review 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, if required. 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
 Ancestry.com
 Report by West Coast Title Search Ltd
 Biographical Dictionary of Architects in Canada
 Building the West, Donald Luxton Talonbooks 2007
 Vancouver West End History_ Online
 Interview with Karl Chipak

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

2. Heritage Character

2.1. Building Description

2.1.1. Location

1214 Fifth Avenue is in the Brow of the Hill neighbourhood in the west end of New Westminster, southeast of 12th Street and north of the Stewardson Way.



Figure 1: Map showing 1214 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

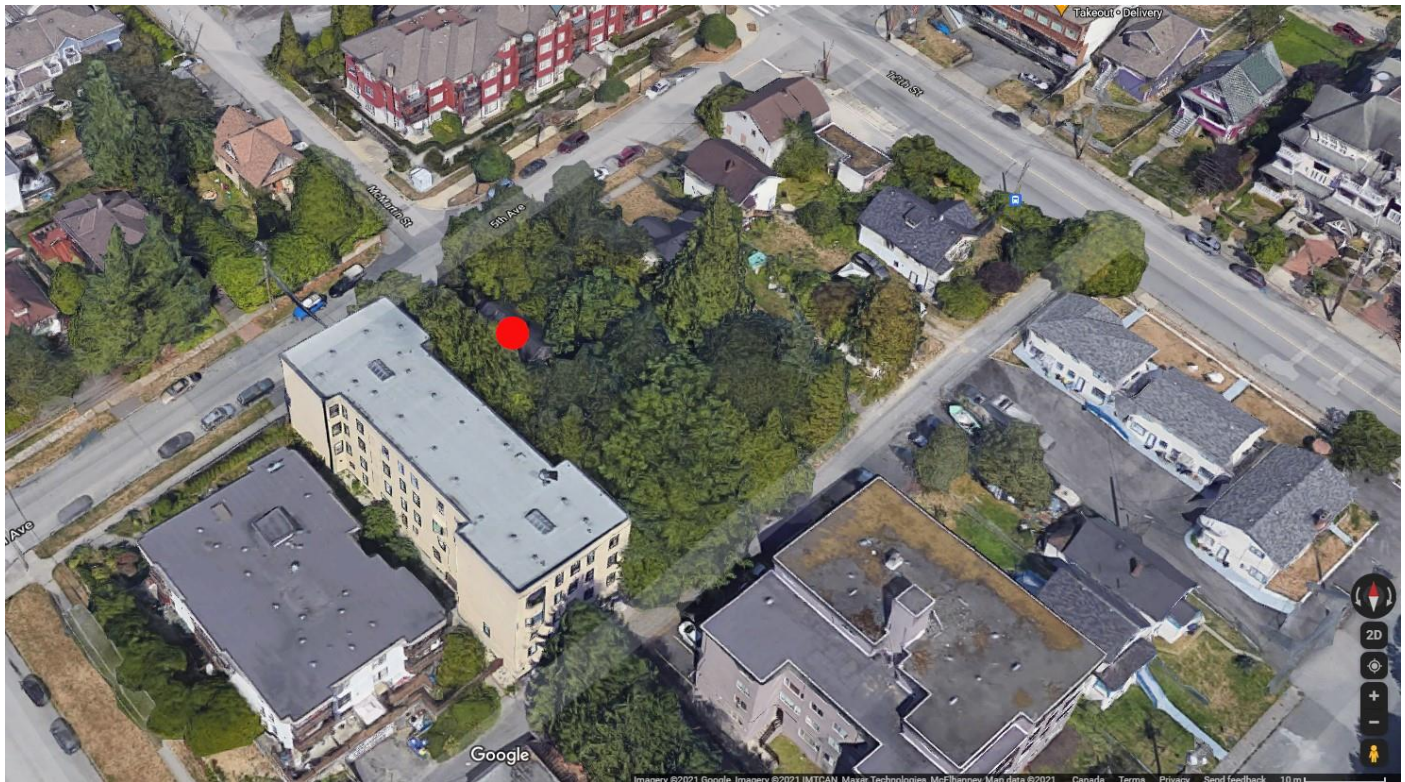


Figure 2: Looking northeast at 1212 Fifth Ave immediate surrounding with 12th Street on the top right (Google map)

2.1.2. Property

The 1214 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 1.5m (5 Ft) between the northeast corner down towards the southwest corner of the property. The house has a floor area of 156 Sqm (1,675 Sqft) with a basement under the main part of the house of 83 Sqm (893 Sqft). The setback of the house from the street is generally consistent with other buildings on the same block. The House has neglected for several years. The roof of the addition has recently collapsed and is now covered with a tarp. 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 house is a one-and-a-half-storey wood frame structure. The house has a front gable roof with a recessed porch currently filled in. The current siding is a bottle-dash stucco cladding from top to bottom including the roof soffit. the original bay window at the inside wall of the front porch is still visible but covered with bottle dash stucco. There is also shed roofed addition clad with a narrow lap siding at the back of the house. Windows are wood frame, most of which are double hung with sash horns; the staircase window has a single stained-glass sash. The exterior wall of the infilled front porch has a window style of its own due to large openings, like a retail frontage. There is an internal brick chimney. The interiors are filled with debris and unsafe.



Figure 3: Current front façade of the house



Figure 4: Infilled front porch with bay-window, plastered with bottle-dash stucco, and exterior screen



Figure 5: Back elevation with tarp on top of collapsed roof of addition



Figure 6: West elevation facing 1218 Fifth Avenue



Figure 7: Front door with original step outside infilled porch

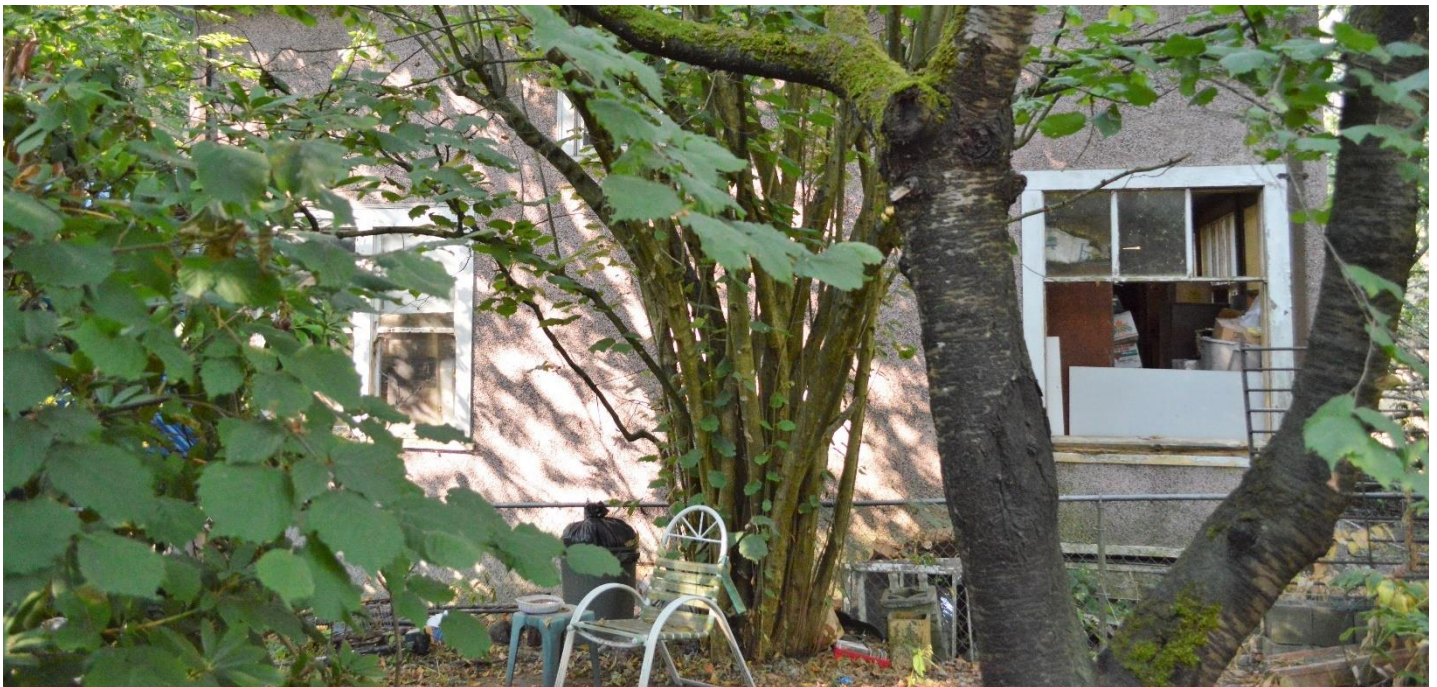


Figure 8: East elevation facing 1208 Fifth Avenue



Figure 9: West elevation next to 1218 Apartment Building (Buyer's photo)



Figure 10: Shed addition from 1950 without basement, facing back lane. Google maps



Figure 11: Bottle Dash Stucco detail



Figure 12: Gable end's return with stucco finish



Figure 13: Staircase-stained glass window

"Predominately found in Vancouver, bottle-dash stucco appears throughout the Lower Mainland and occasionally in the rest of the province... Bottle-dash stucco shows up in new construction and on older houses in the 1930s and 1940s. An apparent local variant to rock-dash, bottle-dash was used to add some colour and sparkle to the stucco finish. Crushed glass (brown beer bottles, green pop bottles, clear milk bottles and blue milk of magnesia bottles) was added to a white quartz aggregate... The commercial name for bottle-dash was Sparkle Stucco. Neale says his friend told him that his father and uncle were the Vancouver area distributors of this stucco in the 1950/60s. I found a listing in the city directories of the time for Stucco Supply Co. – "stucco dash of all types" – they were located at 937 Main Street in Vancouver." From Vanalogue.

Figure 14: Staircase with stained glass window
(Owner's photo)Figure 15: Interior second floor framing
(Owner's photo)Figure 16: Second floor interior's condition
(Owner's photo)

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.

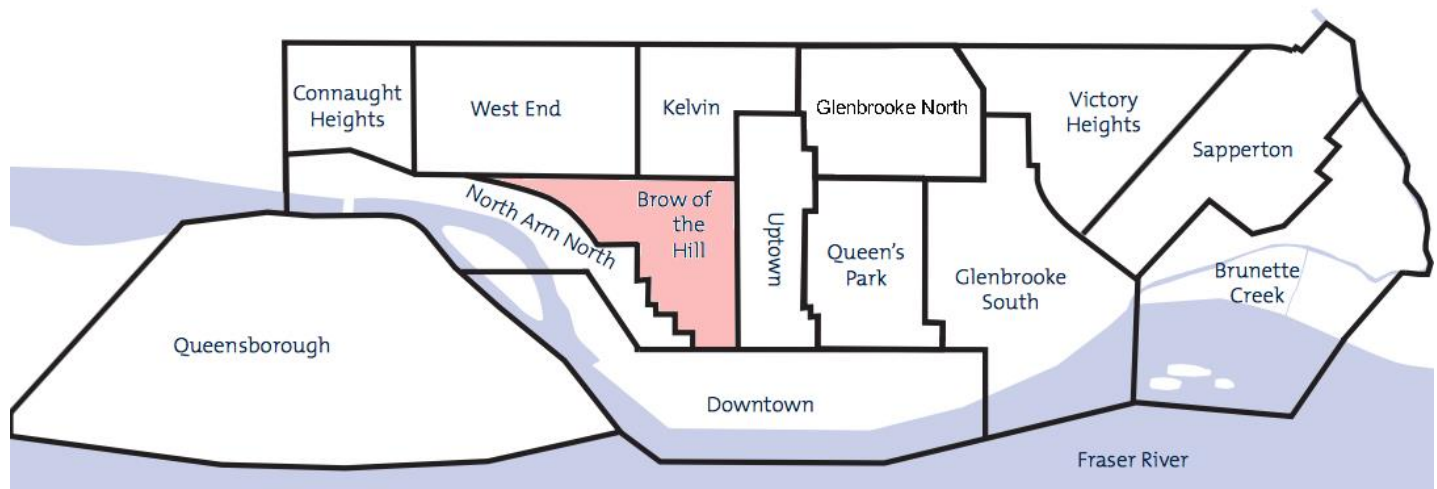


Figure 17: New Westminster by districts: Brow of the Hill Neighbourhood in red (City of New Westminster)

“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 survey 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	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 Westminister 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 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 18: 1866 View of New Westminster from Surrey NWA IHP2914



Figure 19: Looking southwest down 5th Ave in front of 1218 Fifth Ave with view of the Fraser River



Figure 20: Looking northeast down 13th Street and up Fifth Avenue with long view of the Fraser River on the right Google Map

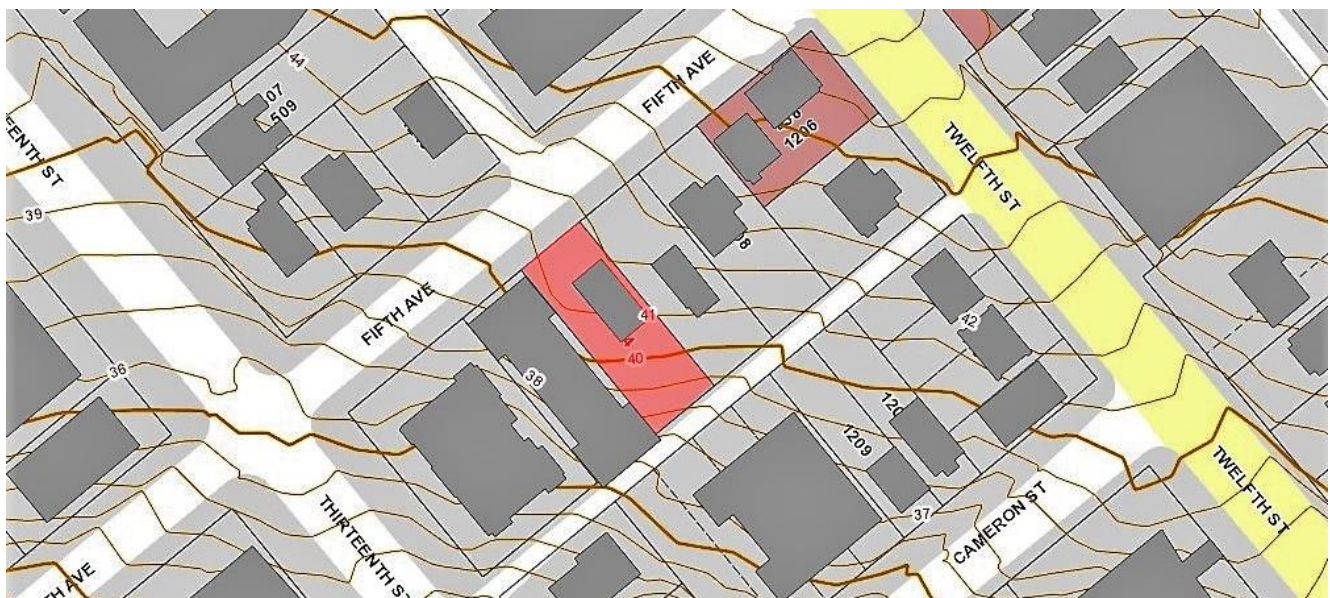


Figure 21: Contour map with 1212 Fifth Avenue in bright red

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.

3.1.2. Early Brow of the Hill

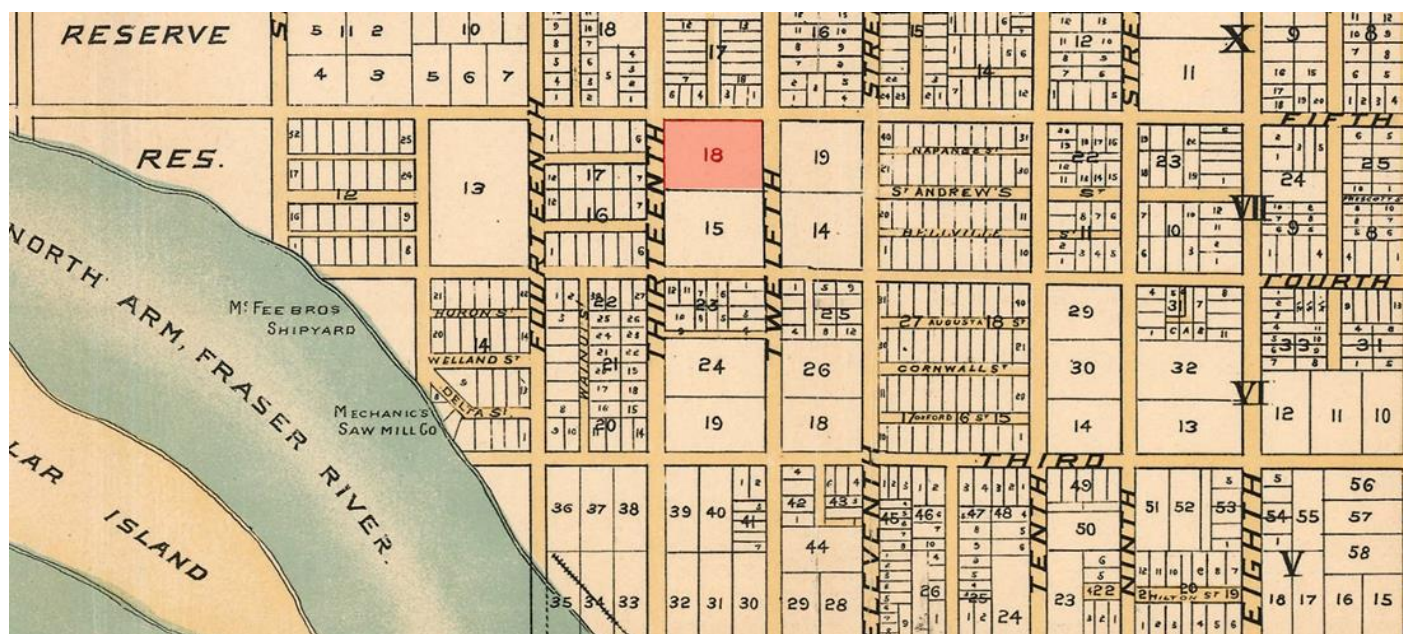


Figure 22: 1892 Map of existing subdivisions around 1214 Fifth Ave, with lot 18 (in red) and the Fraser River at the bottom on the left

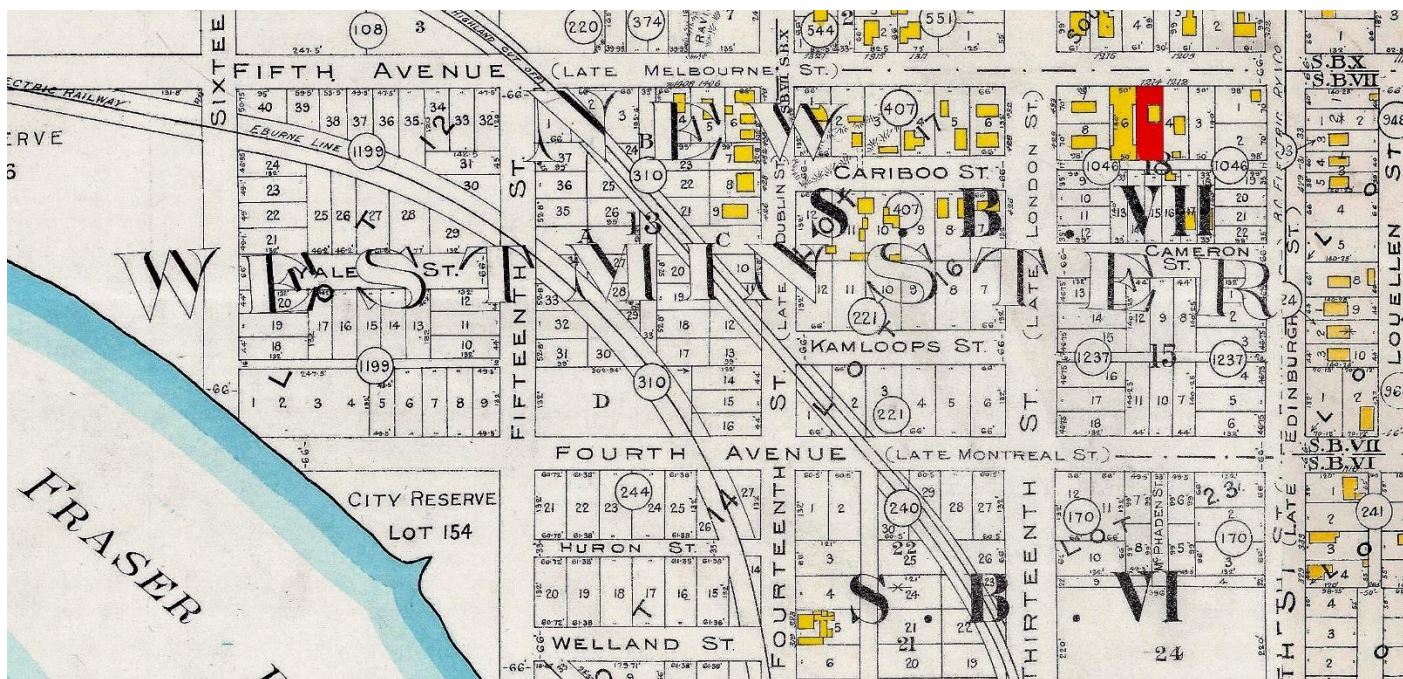


Figure 23: 1913 Goad's Insurance Plan showing: 1214 Fifth Ave in red with concentration of building around 5th Avenue and 12th St. (National Archives)

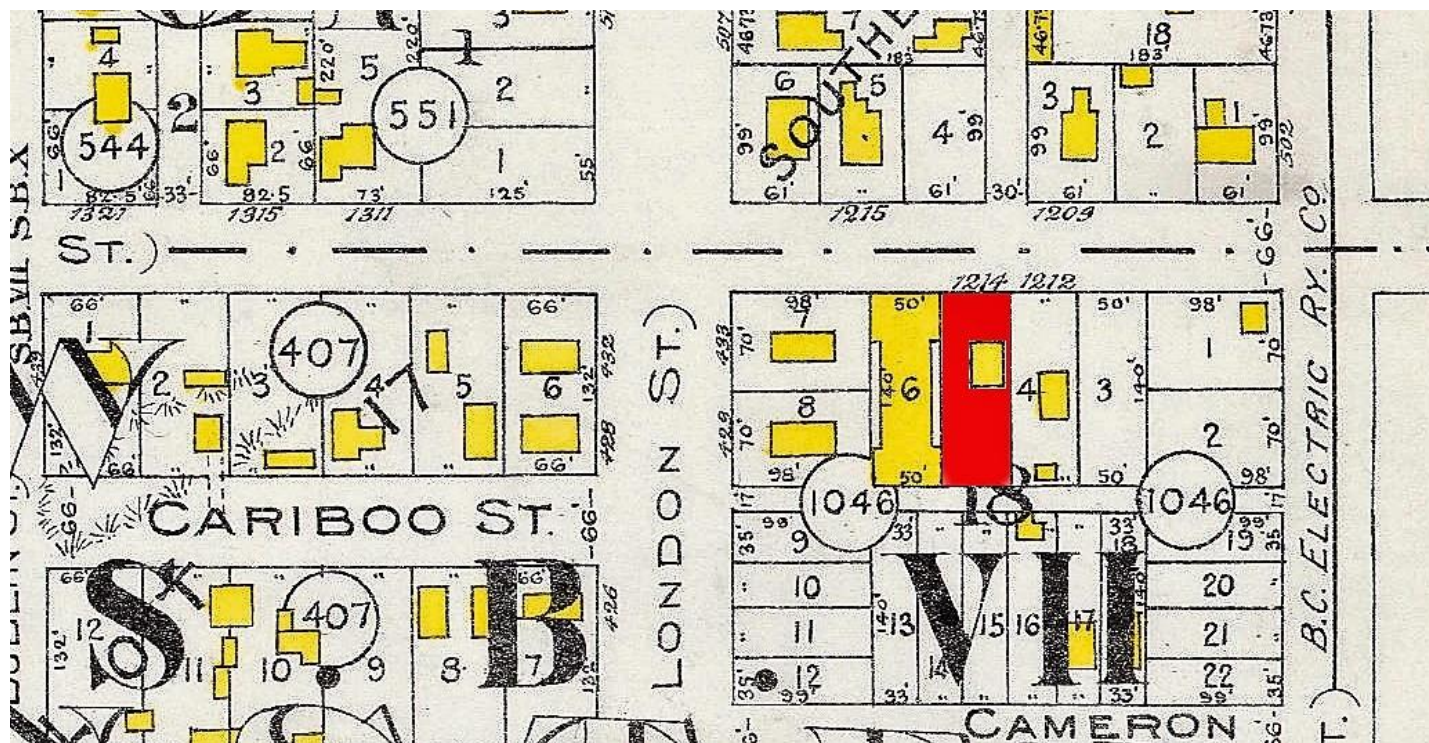


Figure 24: 1913 Goad's Insurance Plan showing 1214 Fifth Avenue in red (National Archives)

Below is a sample of residential buildings in the vicinity of 1214 Fifth Ave, most of which are listed in the 1986 / 89 Heritage Inventory: starting with adjacent properties to 1214 Fifth Avenue, 1208 and 1218 Fifth Ave. Except for 502 12th Street, the others below still exist. The intersection of 5th Ave and 12th Street is an enclave of heritage houses:



Figure 25: 1218 5th Ave; "The Bradley Apartments" built in 1912.
Adjacent to 1214 Fifth Ave, Google map



Figure 26: 1208 Fifth Ave built in 1930.
Adjacent to 1212 5th Ave, Google map



Figure 27: Isaac Martin House, 502 12th St built in 1905 - demolished, Northeast. corner of 5th Ave, NWA IHP8008-227



Figure 28: 415 12th Street, built in 1910 NWA IHPI4483, Photo 1985



Figure 29: Rebecca Young House_433 12th Street, built 1913 One block north of 1214 Fifth Ave, NWA IHPI4485 photo 1982



Figure 30: 431 12th Street, built in 1912 One block north of 1214 Fifth Ave, NWA IHPI4484, photo 1982

3.2. Building History and Chronology

3.2.1. Occupancy

The table below shows the owners of 1214 Fifth Ave with the dates of each land transfer following a historical title search.

Title No.	Registered Owner	Title Register	Title Cancelled	Prior Legal(s)	Title&Charges
CA4023515	Margaret S. Chipak	2014-10-16	Current		Mortgage
CA2917805	Karl Robert Chipak Margaret S. Chipak	2012-12-14	2014-10-23		Mortgage
BG198069	Margaret S. Chipak	1993-06-08	2013-01-02		Mortgage
AD4592	Karl R. Chipak (1/3) Margaret S. Chipak (2/3)	1990-01-05	1993-06-21		Mortgage
X124451E	Karl R. Chipak (1/2)	1984-10-23	1988-08-09		Mortgage
K45527E	Karl Robert Chipak Margaret S. Chipak	1974-04-19	1988-08-09		Mortgage

270611E	William Yakamovich Fanny Yakamovich	1950-06-20	1974-04-19		Nil Pertinent
266511E	Martha Wikman	1950-03-20	1950-06-20		Nil Pertinent
195626E	John Walter friend Maggie friend	1945-12-07	1950-03-22		Nil Pertinent
35526F	Hans Bendickson	1912-01-09	1913-07-02		Excerpt ind. fee
18422F	Edgar H. Sands Edmund J. Boughen	1909-08-28	1912-01-09	City New West Lot 5 of Lot 18 Sub Block 7, Map 1046	Excerpt from indefeasible fee book
14150F	David Dominick Bourke	1905-06-06	1908-07-10	City New West Lot 5 of Lot 18 and south half of sub.1&2 of lot 17 Sub Block 7, Map 407	Excerpt from indefeasible fee book multiple transfers

Report by West Coast Title Search Ltd

3.2.2. David Dominick Bourke

Bourke purchased the 1212 and 1214 Fifth Ave. properties in 1905 and sold 1212 with a cottage he had built in 1908. Bourke sold the 1214 Fifth Ave property undeveloped in 1909.

3.2.3. Edgar Hugh Sands

Sands is named as the developer of the 1214 Fifth Ave house in the City Assessment records. Sands purchased the property with the architect Edmund Boughen in 1909 from David Dominick Bourke who also owned the property next door at 1212 Fifth Ave. Sands was born on February 9, 1874, in Maidstone, Kent. Sands arrived in British Columbia in 1896. He married Whilamina Rose Avery Hawkins in 1902, in St. Thomas, Ontario. He was a member of the Canadian Legion and a member of the Board of Trade in New Westminster. He died in New Westminster, on March 19, 1944. In 1911, Sands lived at 515 12th and Boughen lived at 407 7th Avenue.

3.2.4. Edmund Boughen Architect

Boughen, Edmund John (1874-1967) of London, England, came to Canada after 1900. He was active in New Westminster, B.C. from 1911 onward, and designed several commercial and residential works there. He moved to Vancouver after WWI where he maintained a practice in 1922-25. He appears to have abandoned the profession from 1925 until 1945 as his name is absent from membership records of the Architectural Institute of British Columbia during this period. His name reappears as an architect in 1946. The Vancouver City Archives holds several sets of signed drawings prepared by Boughen from 1946 to 1950 (*D. Luxton, Building the West: The Early Architects of British Columbia, 2003, 455, 493*). Boughen died at Coquitlam, B.C. on 30 October 1967.

According to Karl Chipak, Boughen lived in a room on the second floor of the house for a year and a half before the property was sold in 1912. Chipak is holding some documents left behind by the architect, but not available currently.

3.2.3. The Yakinovich/Chipak family

William and Fanny Yakinovich purchased 1214 Fifth Avenue in 1950; they were the grandparents of the current owner. The name of Margaret Shirley Chipak, their daughter, appears on the title in 1974 with Karl Robert Chipak, Margaret's son who helped with the mortgage from then until now.

Following are examples of Boughen's design:



Figure 31: The William Furness House, 340 Tenth Street New Westminster (1913)
NWA 2679



Figure 32: David and Annie Archibald House, 218 St Patrick St, (1913) Originally built at 508 Sixth Ave. New West NWHPs

See other houses designed by Boughen in the following section:

4. Heritage Analysis

4.1. House Style: Gabled Vernacular 1986-1915

The 1214 Fifth Ave House is a mix of Gabled Vernacular and Shingle Style, at least with a corresponding shape of the two styles. The architect Edmund Boughen, who designed the house at 1214, was an advocate of the Shingles and the Chalet Style as illustrated below. The 1214 Fifth Avenue house was probably one of his first designs in New Westminster since it was built in 1909 and his practice started to flourish from 1911 onwards.

The following is the description of the Gabled Vernacular Style from the Vancouver Heritage Foundation House Styles, with features corresponding to 1214 Fifth Avenue in bold:

*The most common surviving houses of old Vancouver, Gabled Vernaculars are 1-1/2 to 2-1/2 stories **tall with front-gabled roofs**; 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. Dormers may be hipped or gabled. Examples of the style usually have **very few decorative elements** such as brackets and fretwork.*

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



Figure 33: The Hans Goranson House; New West 1986 Heritage Inventory

Hans Goranson House (Demolished)

421 Eighth Street, Edmund J. Boughen architect
Shingle Style – Late Victorian

This 1911 house has a A-frame shape and extended shed dormer typical of the shingle style. It has rusticated stone foundation and stone retaining wall. The original exterior cladding has been replaced by asphalt shingles and modern encloses the porch which was set under the main roof.



Figure 34: The Speck House, Google Maps

The G.R. Speck House

109 Third Avenue, Edmund J. Boughen architect
Shingle Style Cottage_ Late Victorian Period

109 Third Avenue was designed by Boughen in 1911 for George Speck, who operated a bicycle and sporting goods business in New Westminster. The front Gables Shingle Style house creates visual interest in its roof line and variety eaves levels. The use of wood trim as decoration and the inset sleeping porch in the front gable show an influence from Chalet Style.



Figure 35: The H. Way House, New West 1986 Heritage Inventory

H. Way House

820 Kennedy Street, Edmund J. Boughen architect
Shingle Style _ Late Victorian Period

This house on Kennedy Street shows the typical Shingle style A-frame shape with a side shed dormer, but Boughen 's design borrows elements from other popular styles of the time. The upper porch, set into the gable and cutting the roofline, acknowledges the Chalet Style. The false rafter ends, cut into decorative shapes and added under the eaves overhang show a secondary influence from the Craftsman style. It was built in 1911 for H. Way carpenter.

4.3. Integrity

The following is 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, but the current is asphalt shingles
Front porch	The front porch was infilled
Front windows	The existing front windows are incongruous with the rest of the house
Cladding	The existing bottle-dash stucco dates from the 1930's; the original siding was removed before the existing stucco was installed.
Back shed addition	The shed roof addition at the back was added in the 1950's along with narrow lap siding.
Window sash	Some of the window sashes have been replaced with incongruous material



Figure 36: One-inch-thick board underlay beneath bottle dash stucco



Figure 37: Double-hung window with sash horn



Figure 38: East side multipaned piano window with colour glass

End of Heritage Assessment Background