

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** July 6, 2022
From: Lisa Wambaa, Planning Assistant **File:** HER00868
Item #: 2022-507
Subject: Heritage Review (Demolition): 38 Tenth Avenue

PURPOSE

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

SUMMARY

The Edwardian Box style house at 38 Tenth Avenue, in the Glenbrooke North neighbourhood, was built in 1913. The building is not legally protected by bylaw, and hasn't been listed on the City's Heritage Register nor Inventory. As a result of the building's age (100 years old) and as it has elements of its original style, the Community Heritage Commission is being asked to review the heritage value of this building in advance of a Demolition Permit process.

GUIDING POLICY AND REGULATIONS

100 Year and Older Heritage Review Policy

In 2020, Council approved a revised heritage review policy, which highlights the City's interest in retaining New Westminster's oldest buildings. As such, redevelopment applications for buildings that are 100 years and older require a Heritage Assessment and review by the Community Heritage Commission.

Demolition Permits

Demolition Permits are issued by the Director of Climate Action, Planning and Development, though the Director may forward the application to Council for further consideration, or consideration of a temporary protection order where warranted.

Temporary Protection Order

A temporary protection order may be issued by Council for a property that is or may be considered to have heritage value sufficient to justify its conservation. Without consent of the owner, a temporary protection order may only last 60 days, after which the demolition permit must be issued.

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term protection on the land title of a property and which is the primary form of regulation that can prohibit demolition. Heritage Designation does not require owner consent. However, without consent of the owner, the owner is entitled under Provincial law to claim compensation for loss of zoning entitlement value from the Designation.

BACKGROUND INFORMATION

Property Description

The house at 38 Tenth Ave was built in 1913 and is approximately 252 sq. m. (2,711 sq. ft.). It is two stories above a basement, and has a density of about 0.294 floor space ratio (FSR), which is approximately 50% of the squarefootage available to the property in the Zoning Bylaw. The property is on the south side of Tenth Avenue and is on a sloping lot.

This house has a hipped roof, a full-width front porch, chimney, and little decorative detailing. The historic fenestration pattern and trim appears to have been retained with the addition of aluminum and vinyl replacement windows. The exterior cladding is a pebble dash stucco; it is unknown whether the original wood siding was removed or is still present underneath the stucco.

Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and heritage assessment (Appendix B), it's clear the house's overall form and massing has been retained though the building's exterior has been altered with the application of pebble dash stucco on the entire building and the replacement of original windows. The exterior surfaces of the house show evidence of deterioration of materials, in particular, the roof and porch. Overall the house appears to be in fair condition.

Development Policy Context

The property is zoned Duplex Districts (RT-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. The owners are permitted double the density currently on the site without further Planning approvals.

In the Official Community Plan (OCP), the property is designated as “Residential – Ground Oriented Infill Housing” (RGO) which envisions a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character.

Site Context

The subject site is located in the Glenbrooke North neighbourhood, on the south side of Tenth Avenue between First Street and Colborne Street/McBride Boulevard. Across the street, on the north side of Tenth Avenue, is the City of Burnaby. On the south side of the street are single-detached houses and duplexes that were constructed in various time periods, ranging from 1912 (1), to 2018 (1); many built mid-century: 1946 (1), 1956 (2), 1962 (1) and 1975 (1). A site location map is included as Appendix A.

DISCUSSION

Heritage Value

A heritage assessment indicates the house may have historic value for its age (1913) and aesthetic value for its Edwardian Box (also known as American Foursquare) style. It appears to have retained some of its original design and character-defining elements including:

- overall form and massing,
- hipped roof,
- original windows openings, and
- front porch.

From its construction to the present, it has been determined that no individuals with citywide historical significance are meaningfully associated with the site. A heritage assessment with further details is available in Appendix B.

FEEDBACK FROM THE COMMISSION

The following options are available for consideration by the Community Heritage Commission:

- 1) That the Community Heritage Commission recommend the Director of Climate Action, Planning and Development issue a Demolition Permit for the house at 38 Tenth Avenue and that the applicant consider deconstruction as an alternative to demolition waste;

- 2) That the Community Heritage Commission recommend the Director of Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 38 Tenth Avenue; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order for 38 Tenth Ave; or
- 4) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Heritage Assessment and Current Photographs

This report was prepared by:

Lisa Wambaa, Planning Assistant

Kathleen Stevens, Heritage Planning Analyst

This report was reviewed by:

Britney Dack, Senior Heritage Planner