

Appendix B:

Heritage Assessments for 1509 and 1513 Sixth Avenue



Heritage Assessment

1509 & 1513 6th Avenue, New Westminster

February 2022





Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

57-3436 Terra Vita Place, Vancouver, BC V5K 5H6

(778) 308-4357

mcleanheritage@gmail.com

www.mcleanheritage.ca

TABLE OF CONTENTS

1. INTRODUCTION	1
2. OVERVIEW	2
2.1. HISTORIC CONTEXT OF WEST END	3
2.2. SITE HISTORY AND SURROUNDING NEIGHBOURHOOD CONTEXT	4
2.3. ROWSON AND RITCHIE RESIDENCES - OVERVIEW	10
3. HISTORICAL ASSOCIATIONS	12
3.1. BLAKE AND LAURA ROWSON; GORDON AND GERTRUDE FOLKA	12
3.2. ALBERT AND DOROTHY RITCHIE	13
4. ARCHITECTURAL ASSESSMENT – 1509 6 TH AVENUE, ROWSON RESIDENCE	14
4.1. SOUTH SIDE – FRONT	15
4.2. WEST SIDE	17
4.3. EAST SIDE	18
4.4. NORTH SIDE – REAR	19
4.5. CONCLUSION	21
4.6. HERITAGE EVALUATION	21
4.6.1. ARCHITECTURE	21
4.6.2. CULTURAL HISTORY	22
4.6.3. GENERAL CONTEXT	23
4.6.4. INTEGRITY	24
4.6.5. CONCLUSION	24
5. ARCHITECTURAL ASSESSMENT – 1513 6 TH AVENUE, RITCHIE RESIDENCE	25
5.1. SOUTH SIDE – FRONT	25
5.2. WEST SIDE	26
5.3. EAST SIDE	27
5.4. NORTH SIDE – REAR	28
5.5. CONCLUSION	30
5.6. HERITAGE EVALUATION	30
5.6.1. ARCHITECTURE	30
5.6.2. CULTURAL HISTORY	31
5.6.3. GENERAL CONTEXT	32
5.6.4. INTEGRITY	33
5.6.5. CONCLUSION	33
6. HISTORIC RESEARCH	34
6.1. OWNERSHIP AND OCCUPANCY	34
6.2. CITY DIRECTORIES – 1509 6 TH AVENUE	35
6.3. CITY DIRECTORIES – 1513 6 TH AVENUE	36
6.4. REFERENCES – MUNICIPAL AND OTHER RECORDS	36
6.5. PUBLICATIONS AND DOCUMENTS	37

1. INTRODUCTION

Addresses: 1509 & 1513 6th Avenue, New Westminster

Legal Descriptions: Lots 30 and 29, Suburban Block 9, Group 1 of Lot 8, NWD, Plan NWP2620

Neighbourhood: West End

Zoning: NR-2

Type of Resource: Two Buildings; Residential; Single Family Dwellings

Historic Names: None

Original Owners: 1509 6th Avenue – Blake and Laura Rowson; 1513 6th Avenue – Albert and Dorothy Ritchie

Dates of Construction: 1509 6th Avenue – 1939; 1513 6th Avenue – 1946;

Architect: None

Builder: Not known

Heritage Status: None

This report is a heritage assessment and evaluation of two buildings located at 1509 and 1513 6th Avenue, located in the south-west area of New Westminster (Figure 1). Collectively, they are referenced in this report as the Rowson and Ritchie Residences.



Figure 1: Location of 1509 and 1513 6th Avenue in the broader context of New Westminster. Source: City of New Westminster CityViews

A site visit was completed on **December 19, 2021 and January 8, 2022** at which time the buildings were photographed and documented.

This Heritage Assessment is based on information obtained from the City of New Westminster and City of Vancouver Archives, along with VPL Special Collections, and the New Westminster Public Library. It outlines the architectural, historical, contextual and other aspects of interest as part of its assessment as two resources noted by City of New Westminster Planning Department staff that are of historical interest, in the context of the proposed redevelopment of the site.

2. OVERVIEW

For the purposes of this report, the Rowson Residence at 1509 6th Avenue and the Ritchie Residence at 1513 6th Avenue are illustrated below (Figure 2).



Figure 2: Rowson Residence, 1509 6th Avenue (left); Ritchie Residence, 1513 6th Avenue (right)

The property on which the Rowson Residence is located, at 1509 6th Avenue, comprises 712 sq.m. (7,663 sq.ft.). The adjacent property on which the Ritchie Residence is located, at 1513 6th Avenue, comprises 666 sq.m. (7169 sq.ft.). These sites are situated in the West End neighbourhood fronting 6th Avenue, set on a long block between 14th and 16th Street (Figure 3). There are houses of a similar vintage set on either side, and in the wider context, houses are located both on the north and south sides of 6th Avenue.



Figure 3: 1509 and 1513 6th Avenue and its Surroundings.

Source: City of New Westminster City Views

2.1. HISTORIC CONTEXT OF WEST END

The West End is a neighbourhood bounded by 6th Avenue to the south, 20th Street to the west, 10th Avenue (New Westminster-Burnaby boundary) to the north and 12th Street to the east (Figure 4). Its earliest notable development was in the pre-war boom years that most Lower Mainland municipalities experienced, as New Westminster began to fill out. Houses and other development “sprung up literally overnight.....notable in the once-sleepy sections of the West End, Sapperton and Queensborough.”¹ It was particularly in the inter-war and immediate post-war period – from 1920 to 1940 and then 1945 to 1950 – that the city continued to grow northward to its municipal boundary with Burnaby. The West End was known locally as having a post-war “Bungalow Boom”² and this was when the final in-fill of scattered vacant lots occurred. It acquired the name “Honeymoon Heights” by the late 1930s with the availability of cheap land and the many young couples who chose to live there.³ This was, coincidentally, around the same time of the switch from streetcars to buses (1938) and the opening of the Pattullo Bridge (1937) that provided a catalyst to development, allowing new commuting patterns (i.e. those not tied to the interurban and streetcars) to evolve.

¹ *Royal City – A Photographic History of New Westminster 1858-1960*. J. Wolf, 2005. p. 110.

^{2.} *Ibid.*, p. 135.

^{3.} *Ibid.*, p. 154



Figure 4: New Westminster Residential Neighbourhoods Map – West End

Source: City of New Westminster

In more recent times, while development in New Westminster has steadily increased, over the last 25 years it has been limited to certain areas such as Downtown, Uptown and Sapperton.⁴ The area has remained relatively low density from its earlier phases through its post-war stages of development.

^{4.} City of New Westminster OCP, 2020, p. 13.

2.2. SITE HISTORY AND SURROUNDING NEIGHBOURHOOD CONTEXT

The immediate area evolved slowly over time, which around the turn of the century was the outlying fringe of New Westminster. Development tended to take place closer to the city centre, and in this outlying area, it was concentrated more in the area east of 13th Street. It was also restricted somewhat by the right-of-way of the British Columbia Electric Railway (BCER), albeit to a lesser degree than nearby Brow of the Hill (Figure 5).

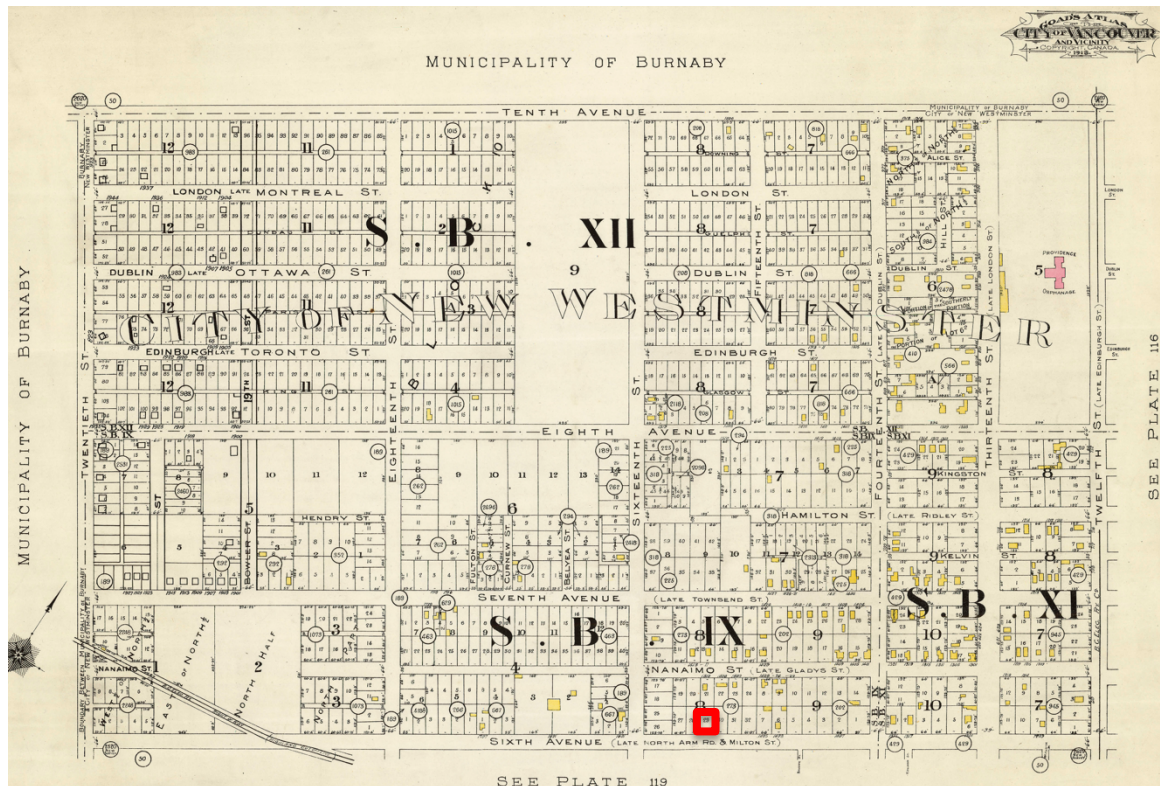


Figure 5a: 1913 Fire Insurance Plan, with the property on which the Rowson and Ritchie Residences would be developed outlined in red. Completed buildings highlighted in yellow. City of Vancouver Archives, Item 1972-472.06, Plate 115.

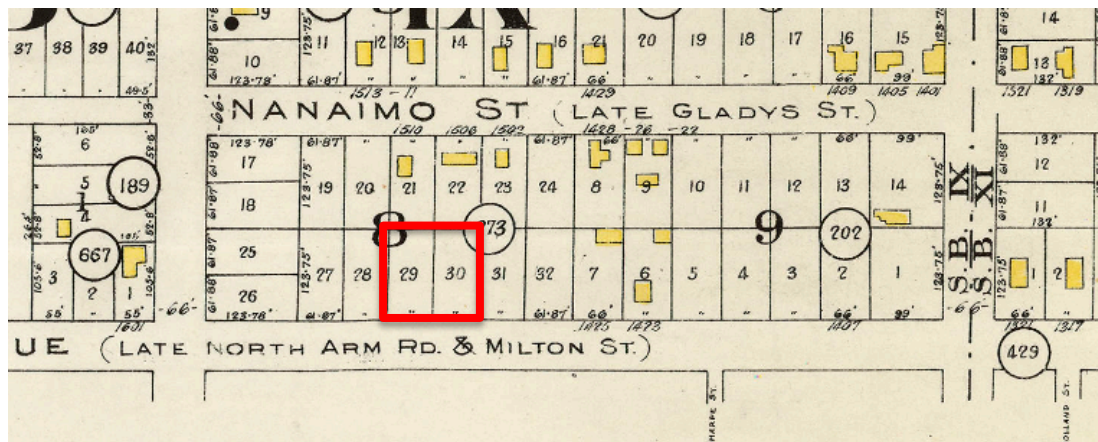


Figure 5b: 1913 Fire Insurance Plan, magnified to show 1400-1500 block 6th Avenue

Development began as early as 1890 but did not substantially occur until the 1910s and continued well into the 1950s as illustrated by the Fire Insurance Plan of 1957 (Figure 6). It comprised mostly modest houses, either single storey or 1½ storey residences, and catered to a combination of the working and middle-class.

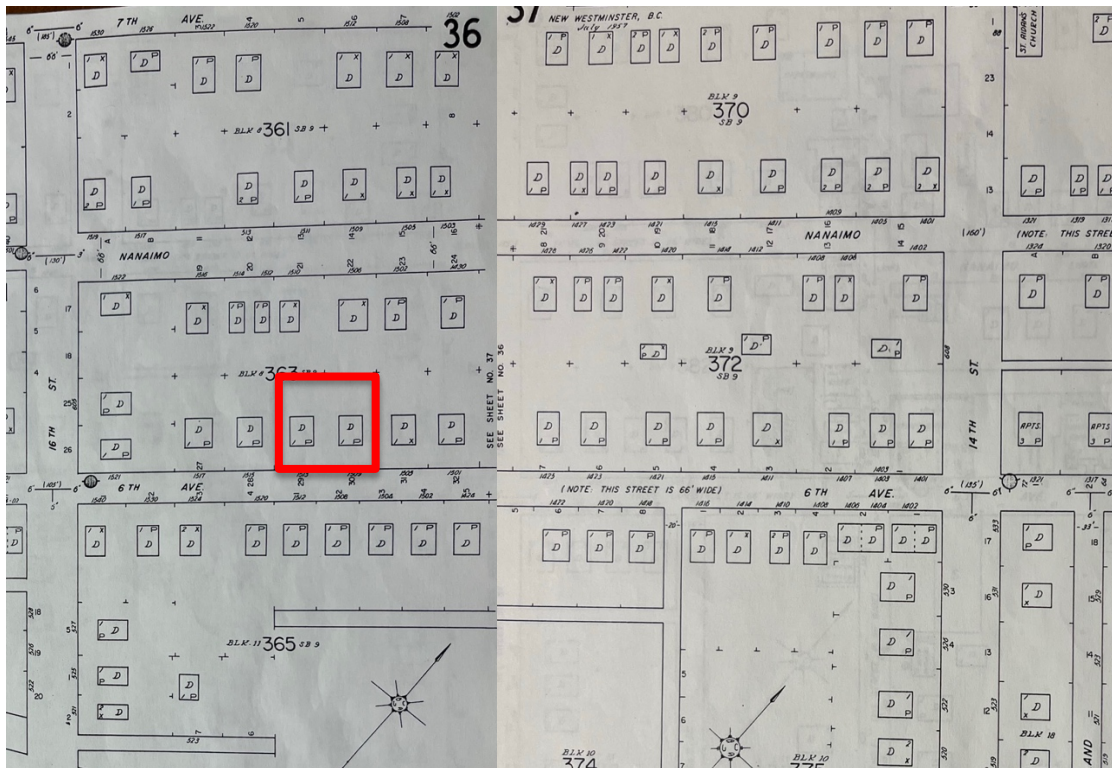


Figure 6: Fire Insurance Plan, April 1957, with 1509 and 1513 6th Avenue outlined (plates 36 and 37 combined).

Source: City of New Westminster Archives

The area surrounding the Rowson and Ritchie Residences is made up of single-family residential form and density along the north side of 6th Avenue. The Rowson and Ritchie Residences are situated in the centre of a cluster of seven pre- and post-war houses of a fairly modest scale. On the south side of 6th Avenue, the houses of that age are similarly of a modest scale, although the newer houses tend to be larger. Those newer and larger houses on the south side tend to have a more modest (i.e. lower) profile due to the southward slope.

There is one building on the New Westminster Heritage Register that is on the 1400-1500 block, at 1407 6th Avenue, which is exceptionally old for this area (1890). It is situated toward the far east end, near 14th Street, which is outside the immediate study area of this report.

Within the immediate study area, the north side is primarily a mix of mid-century houses ranging from 1939 to 1950; there is a grouping of newer duplexes from the last 10 years on the south side, with one remaining post-war character house and one other dating from 1921 (Figure 7). None of these is on the New Westminster Heritage Register.

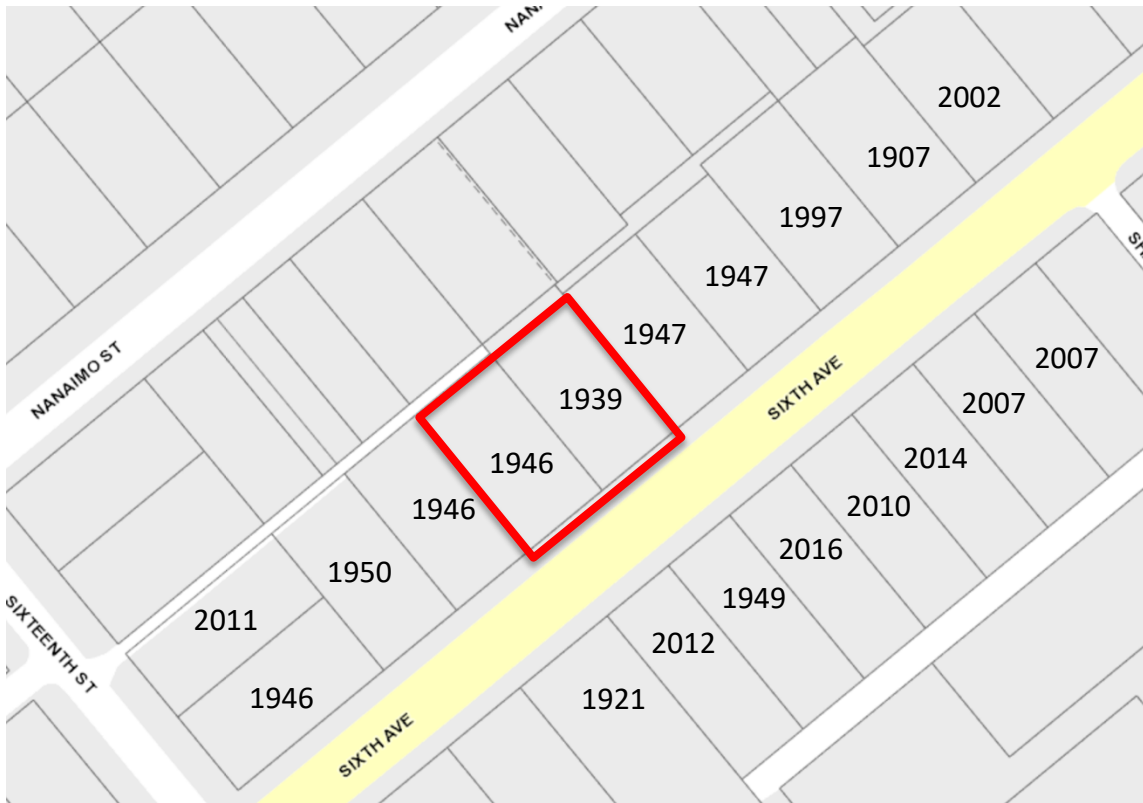


Figure 7: Age of Dwellings Surrounding 1509 and 1513 6th Avenue
Source: BC Assessment

The oldest house in the immediate vicinity is a 1907 pioneer cottage house situated several lots to the east (Figure 8).



Figure 8: 1423 6th Avenue (1907)

The other single-family dwellings on the north side of 6th Avenue, flanking either side of the Rowson and Ritchie Residences, are from the post-war development boom, between 1946 and 1950, and are generally of a more modern post-war bungalow style that continued well into the late 1950s, although some are also more transitional in style. A good example of this transitional nature is 1515 6th Avenue, immediately west of the Ritchie Residence (Figure 9). Although it was built in 1946, the same year as the Ritchie Residence, its style is more akin to those from the late 1930s.



Figure 9: 1515 6th Avenue (1946)

The south side of this block of 6th Avenue has undergone more dramatic changes over the last two decades: six of the eight parcels immediately across from the Rowson and Ritchie Residences were redeveloped between 2007 and 2016 (Figure 10).



Figure 10: South side of 6th Avenue: 1502 6th Avenue (2010); 1504-1506 6th Avenue (2016); 1508 6th Avenue (1949)

The one house that is of historical interest on the south side of the block is 1520 6th Avenue, built in 1921 (Figure 11).



Figure 11: 1512-1514 6th Avenue (2012); 1520 6th Avenue (1921)

2.3. ROWSON AND RITCHIE RESIDENCES - OVERVIEW

The Rowson and Ritchie Residences are located side-by-side on the north side of 6th Avenue, a long block situated between 14th Street and 16th Street (Figures 12 and 13).



Figure 12: Front of 1509 6th Avenue (right) and 1513 6th Avenue (left), looking north



Figure 13: Rear of 1509 6th Avenue (left) and 1513 6th Avenue (right), looking south

The site slopes up from south to north, providing a panoramic view of the Fraser River to the south. The slope also results in the placement of both houses moderately above street grade, each of which is accessed by a series of stairs and terraced or sloping front gardens with retaining walls (Figure 14).



Figure 14: Context of the two houses as seen from 6th Avenue

The Rowson and Ritchie Residences are set on standard sized lots for this area, reflecting the original lot layout. The rear of the Ritchie Residence, 1513 6th Avenue, is accessed through a narrow lane; the rear of the Rowson Residence, 1509 6th Avenue, is similarly accessed by a lane although it does not show on property maps as being dedicated. The rear yards of both properties are more gently sloped compared to the front.

3. HISTORICAL ASSOCIATIONS

The Rowson and Ritchie Residences are associated with working-class and middle-class families over many decades, whose historical employment is tied particularly to the local industry, and other blue-collar jobs such as building maintenance and warehousing.

3.1. BLAKE AND LAURA ROWSON; GORDON AND GERTRUDE FOLKA

Hilliard Blake Rowson married Laura May McDonald at St. Andrew's Presbyterian Church in Victoria in September 1938. Blake Rowson, was noted as an interurban conductor was 25 when he married, while Laura McDonald was 24. Blake Rowson's family hailed from Port Hope, Ontario, although he was born in New Westminster. Likewise, Laura McDonald's family were from Prince Edward Island and Toronto, but she was born locally, in Coquitlam. They took possession of the house at 1509 6th Avenue within a year of being married, which is noteworthy as it corresponds to the late 1930s description of the neighbourhood as "Honeymoon Heights."

Blake Rowson was listed as a conductor for the BC Electric Railway, and later worked there as a clerk. Blake and Laura Rowson lived at 1509 6th Avenue from 1939 to 1943.

Hilliard Blake Rowson's and Laura May Rowson divorced, and in the early 1950s he married Alisa Wade in December 1953, although this is well after they had moved from 1509 6th Avenue.

Subsequent owners of 1509 6th Avenue were Gordon Joseph Francis Folka and Gertrude Katherine Eva Dietz, who were married May 3, 1944, at the ages of 25 and 21 respectively. This couple exemplifies the young couples, and working class families with broader cultural aspects within the area. While Gordon Folka was born in New Westminster in 1919, the marriage certificate notes his background as Italian, and Gertrude Dietz was born in Winnipeg in 1923 but her background is noted as Austrian and Polish.

Gordon Folka was listed as a postman, and later as a supervisor at the local post office. Gordon and Gertrude Folka lived at 1509 6th Avenue from 1946 to 1953.

3.2. ALBERT AND DOROTHY RITCHIE

Albert Henry Ritchie married Dorothy Phyllis Shaw in New Westminster in September 1937. They lived at 1513 6th Avenue from its completion in 1946 until 1959, around the time of their divorce. Albert Ritchie was employed locally as a longshoreman. Dorothy Ritchie continued to live here until 1964. She either continued to work, or took up employment, at Royal City Sawmills (1960-1961) and then Capilano Lumber Sales (1962-1964).

It appears from these records that she re-married Lorne Larsen by 1965, who was also employed as a driver at Capilano Lumber Sales (Figure 15). Albert Ritchie died in New Westminster in 1969 at the age of 62.



Figure x: Lumberland Advertisement for Capilano Lumber Sales, *Vancouver Sun*, March 12, 1964

Both families illustrate the strong association of the neighbourhood with working-class occupation common to this area.

4. ARCHITECTURAL ASSESSMENT – 1509 6TH AVENUE, ROWSON RESIDENCE

The Rowson Residence at 1509 6th Avenue is a 1½ storey residence that is designed as a variation the Storybook style common to the late 1930s and 1940s in the Lower Mainland. This was a rapid departure from houses constructed in the 1920s and early 1930s which had followed a simpler design – known as the Craftsman style. Although the Craftsman and Storybook styles were different approaches, they similarly expressed a departure from the more formal and decorative styles of the late 1800s and early 1900s such as Arts and Crafts, Tudor Revival and Queen Anne.

Its form, however, follows some of those traditional styles by accentuating the main entry as a definitive architectural expression, balanced on the front. It carries a steep roof form facing south and balanced by a gable form on either side. The windows on the front are well balanced. It is clad with rougher textured stucco, accentuated by the addition of glass, commonly known as “glass bottle stucco”. Similar to Craftsman (and earlier) houses, the windows of Storybook style are all wood frame and sash, and generally are a double-hung operation.

The Rowson Residence is representative of the materials and form of construction typically found in houses of this era, and in New Westminster and its adjoining

municipalities. These newly popular and slightly variable stylistic traditions espoused new forms within traditional components but generally rejected the ornate decorative approach taken in earlier decades. This design flair would carry though into the 1950s and 1960s with even more radical approaches to form, materials, and the integration of landscaping elements, forming the basis of the post-war Modern era of architecture, that included the West Coast Modern style.

4.1. SOUTH SIDE – FRONT

The front of the house is presented as a stepped up terrace to the main entry, well above street level, in response to the significant slope of the property from south to north.



Front of Rowson Residence, 1509 6th Avenue

The main entry is balanced as the main architectural element, a steep gable form framing the slightly recessed, centrally-set entry. The left and right sides of the house are equally proportioned as extensions from the gabled entry, with large three-set fixed and casement windows of equal size.



Front recessed entry of Rowson Residence, 1509 6th Avenue

The gable entry features a wrap-around roof edge with minimal overhang. There is a small window with a rounded top set in the top of the gable. The entry door features a unique pattern of inset wood panels and three small inset panes of the same proportions. The cladding is entirely glass bottle stucco, with no variation in form or texture.

4.2. WEST SIDE

The west side of the house has a lower level entry, and a small protruding gabled bay towards the rear.



Partial view of the west side of Rowson Residence, with protruding gabled bay

The windows on the main and upper floor are either single-set or paired in the bay and upper gable, all as double-hung with muntins in the upper sash. The gable ends feature a wrap-around roof edge with minimal overhang. Similar to the rest of the house, it is clad with glass bottle stucco.



Full view of west side of Rowson Residence, 1509 6th Avenue

4.3. EAST SIDE

The east side of the house is the least decorative of any side, with simple placement of small-scale double-hung windows, which are single-set except for those on the upper floor which is paired. The paired windows, and one on the main floor, have muntins in the upper sash. The basement windows are sliders. Similar to the rest of the house, it is clad with glass bottle stucco. The gable ends feature a wrap-around roof edge with minimal overhang.



East side of Rowson Residence, 1509 6th Avenue

4.4. NORTH SIDE – REAR

The north side of the house is similarly quite simple, with double-hung windows set as a pair and single with an arched top sash. This is highlighted on the photograph on the following page. That arched top sash provides a clue as to the style of windows that would have been situated throughout the house and suggests that the other windows have been replaced at some earlier time.

The garden is open and easily seen from the lane and includes some mature trees and vegetation.



North side (rear) of Rowson Residence, 1509 6th Avenue – original window circled



Rear yard, landscaping and parking accessed from the lane

4.5. CONCLUSION

The Rowson Residence at 1509 6th Avenue is a variation of a Storybook style house that is largely intact and in very good condition. It has several attractive design features and the alterations have been relatively discreet and compatible. It has a simple yet fairly attractive terraced front yard and an open yet well-defined rear yard with mature vegetation.

4.6. HERITAGE EVALUATION

4.6.1. ARCHITECTURE

This evaluates the style or type of building, structure or landscape, including design attributes, construction methods and materials, and any documentation on the significance of the designer/architect.

STYLE/TYPE

Assessment: It is a variation of the Storybook style common to the late 1930s and 1940s. While it has some characteristics of this style, it is not particularly outstanding.	
Grading: An average example of a style or type that remains common in New Westminster and the Lower Mainland.	Fair
Scoring:	0

DESIGN

Assessment: The design has several notable features that contribute to the overall character: central-set recessed entry with original wood door and small arched window set below steep-pitched gable, protruding bay on west side, rounded soffit edges and glass bottle stucco.	
Grading: A design which incorporates several special aesthetic or functional attributes.	Good
Scoring:	10

CONSTRUCTION

Assessment: Concrete foundation and wood frame building.	
Grading: An average example of a style or type that remains common in New Westminster.	Fair
Scoring:	0

DESIGNER/BUILDER

Assessment: There is no supporting documentation on the builder and it is assumed that a house of this simple style was not designed by an architect.	
Grading: An architect, designer, engineer and /or builder, unknown or of no known significance.	Fair
Scoring:	0

Subtotal: 10**4.6.2. CULTURAL HISTORY**

This evaluates the historical association with important people or events, along with historical patterns within the community's or wider city history.

HISTORICAL ASSOCIATION

Assessment: The association of this house is with two longer-term owners and occupants who were represent working-class families. There is no known association with other events or activities tied to this house.	
Grading: The documented historical association is not considered to be particularly important to the local area.	Fair
Scoring:	0

HISTORICAL PATTERN

Assessment: The house was built at a time when the West End neighbourhood still some empty lots but the area was beginning to fill out as a result of the strong war-time economy tied to local industry.	
Grading: A building that provides strong evidence of an historical pattern of local area or civic importance.	Good
Scoring:	10

Subtotal: 10

4.6.3. GENERAL CONTEXT

This evaluates the context of each resource within the historical landscape or neighbourhood, its compatibility with other buildings and groups of buildings, and its symbolic importance as a local or wider landmark.

LANDSCAPE/SITE

Assessment: The house is set on a moderately sloping site which has resulted in a terraced front yard with a retaining wall, but this by itself is not particularly significant.	
Grading: No significant and recognizable landscape features or building/site relationship.	Fair
Scoring:	0

NEIGHBOURHOOD

Assessment: The house is situated in a cluster of six houses of the same era fronting 6 th Avenue, although with some variation in style, built between 1939 and 1950. However, in the context of the proposed redevelopment of the larger site, the removal of two houses to the east and three to the west seriously diminishes the streetscape context of a series of houses of a similar age.	
Grading: A building which, in the context of the proposed development will no longer be part of a contiguous group of similar style, type or age, but it will remain in an area of compatible use.	Good
Scoring:	6

VISUAL/SYMBOLIC

Assessment: While the house has a strong visual value set above the street, it does not stand out as having some particular visual or symbolic value to the neighbourhood.	
Grading: A building of no symbolic importance to a neighbourhood.	Fair
Scoring:	0

Subtotal: 6

4.6.4. INTEGRITY

This evaluates the degree to which the building or other feature has been altered since it was originally constructed. The ability to reverse specific alterations should also be taken into account, as should the significance of the later alterations in their own right as they might contribute to a deeper understanding of the resource.

Assessment: The house has had minor alterations, primarily replacement of some windows, suggested by variation in the upper sashes – some have muntins, some do not. These alterations have a minor impact on the historic character, but the openings remain intact and the material (wood) and profile is consistent.	
Grading: A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character.	Very Good
Scoring:	-5

Subtotal: -5

TOTAL: 21

4.6.5. CONCLUSION

Based on the above evaluation, and supporting documentation, it is concluded that the Rowson Residence has some heritage value, connected primarily to its design, historical pattern and neighbourhood context.

Its architecture, in terms of design elements, is particularly noteworthy overall, and it represents the earliest phase of the final filling in of the West End neighbourhood immediately before World War II, and which was completed in the years immediately following the war. Overall, its integrity is very good.

However, the impact of the removal of five other adjacent houses as part of the proposed redevelopment of the properties impacts its neighbourhood context and reduces the score from the original 25 to 21. This leaves the house on the very marginal edge, as a score of at least 20 is expected for a house to be considered worthy of a candidate for heritage consideration, including its inclusion on a Heritage Register. In addition, the alterations to the exterior that may be required to fulfill the requirements of the BC Building Code for strata development may further diminish its integrity (although at this time it is not known to what degree that may occur).

Based on this conclusion, the Rowson Residence, in the context of the proposed redevelopment, does not have adequate heritage merit to be considered worthy of retention.

5. ARCHITECTURAL ASSESSMENT – 1513 6TH AVENUE, RITCHIE RESIDENCE

The Ritchie Residence at 1513 6th Avenue is a one-storey-with-basement residence that is designed in the post-war bungalow style common to the late 1940s and 1950s in the Lower Mainland. This was a rapid departure from houses constructed in the 1920s and early 1930s which often followed more traditional styles, or more commonly, the Craftsman style. Its deviation was in all aspects – low-set form and low-pitched roof, no second floor or dormers, a fully-functional basement for living area, and a minimal sized porch. The earlier versions, such as the Ritchie Residence, featured wood frame and sash windows – unlike the later versions that went to steel or aluminum frame windows – and more modern approaches to features such as entry door sidelights and piano windows, and rarely contained coloured leaded glass. The Ritchie Residence, however, does contain leaded glass, albeit in a design more common to the 1940s: the use of horizontal (rather than vertical) window divisions.

It is representative of the changing market demand for more modern materials found in houses of this era, and in New Westminster and its adjoining municipalities. These newly popular and slightly variable stylistic traditions espoused new forms, and completely rejected the ornate decorative approach taken in the decades prior to World War II. This design formed the basis for the post-war Modern era of architecture, that evolved into the West Coast Modern style.

5.1. SOUTH SIDE – FRONT

In response to the slope of the property from south to north, the front of the house is presented as a sloped garden with the main entry well above street level. The main entry is presented as the primary architectural element, a modest size porch with a wide overhang continuing from the soffit, supported by a single post. The entry door is flanked by a more modern interpretation of the traditional sidelights, done in square glass block. The left side of the house is proportioned as the larger face spanning roughly two-thirds of the front, recessed to be flush with the entry porch and door, with the right side extending forward to frame the entry porch. Both front windows are large fixed and casement windows of equal size.



South side (front) of Ritchie Residence, 1513 6th Avenue

5.2. WEST SIDE

The west side of the house is set back from the property line allowing access along and through to the rear. It features a large stone chimney, vertical piano windows on either side with horizontal leaded muntins and a large picture window flanked by tall casement windows towards the rear.



West side of Ritchie Residence, 1513 6th Avenue

5.3. EAST SIDE

The east side of the house is set closer to the side yard and as such does not have the same access and visibility as the west side. Similar to the west side there is a large picture window flanked by tall casement windows and one small replacement window in vinyl.



East side of Ritchie Residence, 1513 6th Avenue

5.4. NORTH SIDE – REAR

The north side of the house has minimal design attributes, as is the case with most modest houses of this era. Its windows are similar to those on the side – centre fixed wood window with flanking casements and horizontal leaded muntins – and it has a modest rear door with inset glazing.



North side (rear) of Ritchie Residence, 1513 6th Avenue



Rear wall with stairwell and rear door (facing west)

5.5. CONCLUSION

The Ritchie Residence at 1513 6th Avenue is a largely intact post-war bungalow house, in very good condition. It has a minimal number of attractive design features although the alterations are noticeable and, to some degree, not compatible. It has a simple yet fairly attractive sloped front yard and a simple well-defined rear yard with mature vegetation.

5.6. HERITAGE EVALUATION

5.6.1. ARCHITECTURE

This evaluates the style or type of building, structure or landscape, including design attributes, construction methods and materials, and any documentation on the significance of the designer/architect.

STYLE/TYPE

Assessment: It is a modest house in the post-war bungalow style, similar to many that were built in the late 1940s and through the 1950s.	
Grading: An average example of a style that remains common in New Westminster.	Fair
Scoring:	0

DESIGN

Assessment: While the house has some design elements that are of interest such as the stone chimney and entry door with narrow glass block sidelights, overall it does not stand out as having several special aesthetic or functional attributes.	
Grading: A design of no special significance or quality.	Fair
Scoring:	0

CONSTRUCTION

Assessment: Concrete foundation and wood frame building.	
Grading: An average example of a style or type that remains common in New Westminster.	Fair
Scoring:	0

DESIGNER/BUILDER

Assessment: There is no supporting documentation on the builder and it is assumed that a house of this simple style was not designed by an architect.	
Grading: An architect, designer, engineer and /or builder, unknown or of no known significance.	Fair
Scoring:	0

Subtotal: 0**5.6.2. CULTURAL HISTORY**

This evaluates the historical association with important people or events, along with historical patterns within the community's or wider city history.

HISTORICAL ASSOCIATION

Assessment: The association of this house is with a longer-term owner and occupant who represent typical working-class families. There is no known association with other events or activities tied to this house.	
Grading: The documented historical association is not considered to be particularly important to the local area.	Fair
Scoring:	0

HISTORICAL PATTERN

Assessment: The house was built at a time when the West End neighbourhood still some empty lots but the area was beginning to fill out as a result of the strong war-time economy tied to local industry.	
Grading: A building that provides strong evidence of an historical pattern of local area or civic importance.	Good
Scoring:	10

Subtotal: 10

5.6.3. GENERAL CONTEXT

This evaluates the context of each resource within the historical landscape or neighbourhood, its compatibility with other buildings and groups of buildings, and its symbolic importance as a local or wider landmark.

LANDSCAPE/SITE

Assessment: The house is set on a moderately sloping site which has resulted in a sloped front yard with a retaining wall, but this by itself is not particularly significant.	
Grading: No significant and recognizable landscape features or building/site relationship.	Fair
Scoring:	0

NEIGHBOURHOOD

Assessment: The house is situated in a cluster of six houses of the same era fronting 6 th Avenue, although with some variation in style, built between 1939 and 1950.	
Grading: A building which forms part of a contiguous group of similar style, type or age in an area of compatible use.	Very Good
Scoring:	10

VISUAL/SYMBOLIC

Assessment: While the house has a strong visual value set above the street, it does not stand out as having some particular visual or symbolic value to the neighbourhood.	
Grading: A building of no landmark or symbolic significance.	Fair
Scoring:	0

Subtotal: 10

5.6.4. INTEGRITY

This evaluates the degree to which the building or other feature has been altered since it was originally constructed. The ability to reverse specific alterations should also be taken into account, as should the significance of the later alterations in their own right as they might contribute to a deeper understanding of the resource.

Assessment: While the form of the house is intact, it has had alterations, primarily replacement of front and basement windows with vinyl windows and the large front fixed picture window would originally have been casements flanked by a fixed middle window. These alterations have had negative impact on the historic character, but the proportions (e.g. window and door openings) along with most of the side and rear windows appear to remain intact.	
Grading: A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character.	Very Good
Scoring:	-5

Subtotal: -5

TOTAL: 15

5.6.5. CONCLUSION

Based on the above evaluation, and supporting documentation, it is concluded that the Rowson Residence has nominal heritage value, connected primarily to its historical pattern and neighbourhood, and this will be lost upon the proposed redevelopment.

Its architecture, in terms of design elements, presents as a character house which does not have extensive or noteworthy attributes. However, it represents the earliest phase of the final filling in of the West End neighbourhood immediately before World War II, and which was completed in the years immediately following the war. Overall, its integrity is very good.

A score of at least 20 is expected for a house to be considered worthy of a candidate for heritage consideration, including addition to a Heritage Register. Based on this conclusion, the Ritchie Residence **does not** have adequate heritage merit to be considered worthy of retention.

6. HISTORIC RESEARCH

6.1. OWNERSHIP AND OCCUPANCY

In 1939, the north side of the 1400-1500 block of 6th Street in New Westminster was only partially developed, with 6 of the 14 properties developed and occupied. By 1947, only three of the 14 lots remained undeveloped, and it is notable that four of the lots on the north side were listed as a “New House”. This illustrates the gradual rate of development through the 1930s, and the more rapid filling in of the area in the years immediately after World War II.

1939

14th St intersects
 1401 Dixie Mrs J
 1403 Barnes W J
 1404 Marcoux P E
 1406 Gilchrist Mrs L B
 1407 *Kennedy D A
 1410 *Sweetland Mrs A A
 1423 *Preston V E
 1425 *Ovre H
 n s Vacant
 1520 *Hawn Miss I B
 1524 *Honour M
 1540 *Patrushke R E
 16th St intersects
 1601 *Weir H Y

1947

14th St intersects
 1401 Occupied
 1403*Lawther J M
 1404 Beck C A
 1406 Occupied
 1407*Zecchel F -NW3839R
 1408 New House
 1410*Sweetland Mrs A A
 -NW1405L
 1411*Cope J A
 1414*Sigsworth W L
 -NW3840L
 1415 New House
 1416*Wozniak J
 1421*Pederson Rev M O
 -NW3840R
 1423*Preston V E -NW1405Y
 1425*Jallot M
 1505 New House
 1509*Folka G J -NW569R
 1513 New House
 1515 New House
 1520*Hawn Miss I B
 -NW2394R
 1524*Honour M -NW2394L
 1539 New House
 1540*Davidson J -NW3839L
 16th St intersects

Pre and Post-war City Directory Listings, 1400-1500 Block 6th Avenue

The Rowson and Ritchie Residences in particular represent the latter stages of development of the 1400-1500 block of 6th Avenue. Owner-occupied houses were the norm here: in 1947, for example of the 22 listings on both sides, 13 were owner-occupied (indicated by an asterisk) while another six were noted as “New House”. By 1950, of those 32 houses listed, 23 (72%) were owner-occupied, and another five were noted as “New House” which illustrates both the on-going development and the tendency for owners to be occupying their new homes rather than renting out.

The Rowson and Ritchie Residences also represent the working-class and middle-class basis for many of the families that lived here: services and sales, along with longshoremen and other industrial occupations.

6.2. CITY DIRECTORIES – 1509 6TH AVENUE

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1939	No listing for 1509	
1940	H B Rowson *	H Blake (Laura M) Rowson cond BCER 1509 6 th Av
1941	H B Rowson *	H Blake (Laura M) Rowson cond BCER 1509 6 th Av
1942	H B Rowson *	H Blake (Laura M) Rowson bus drvr BCER 1509 6 th Av
1943	H B Rowson *	H Blake (Laura M) Rowson clk BCER 1509 6 th Av
1944	A Liske *	Adolph (Lydia) Liske emp CPA r 1509 6 th Av
1945	A Liske *	Adolph (Lydia) Liske ml wkr Mohawk Lbr h 1509 6 th Ave
1946	G Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1947	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1948	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1949	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1950	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1951	G J Folka *	Gordon J (Gertrude K) Folka postmn h 1509 6 th Av
1952	G J Folka *	Gordon J (Gertrude K) Folka supvr lc PO h 1509 6 th Av
1953	G J Folka *	Gordon J (Gertrude K) Folka supvr lc PO h 1509 6 th Av N Westr
1954-1957	D W MacLean *	Don W (Lonia) MacLean slsmn Green Valley Fertilizer h 1509 6 th Av N Westr
1958	D W MacLean *	Don W (Lonia) MacLean slsmn C A Smith h 1509 6 th Av N Westr
1959-1960	C D Phelan *	Chas D (Theresa) Phelan formn Can Stvdrgr h 1509 6 th Av N Westr
1961	C D Phelan *	Chas D (Theresa) Phelan formn Can Stvdrgr h 1509 6 th Av N Westr Chas D Phelan Jr r 1509 6 th Av N Westr
1962-1965	C D Phelan *	Chas D (Theresa) Phelan formn Can Stvdrgr h 1509 6 th Av N Westr Chas D Phelan Jr teller Can Imp Bk r 1509 6 th Av N Westr
1966-1968	C D Phelan *	Chas D (Theresa) Phelan formn Can Stvdrgr h 1509 6 th Av N Westr
1969	Directory not referenced after 1968	

6.3. CITY DIRECTORIES – 1513 6TH AVENUE

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1946	No listing for 1513	
1947	New House	
1948	New House	No alpha listing for this address
1949-1952	A H Ritchie *	Albt H (Dorothy P) Ritchie lngshmn h 1513 6 th Av
1953	A H Ritchie *	Albt H (Dorothy P) Ritchie lngshmn h 1513 6 th Av N Westr
1954	A H Ritchie *	Albt H (Dorothy P) Ritchie lngshmn h 1513 6 th Av N Westr
1955-1959	A H Ritchie *	Albt H (Dorothy P) Ritchie lngshmn h 1513 6 th Av N Westr
1960-1961	Mrs D P Ritchie *	Mrs Dorothy P Ritchie clk Royal City Sawmills h 1513 6 th Av N Westr
1962-1964	Mrs D P Ritchie *	Mrs Dorothy P Ritchie clk Capilano Lbr Sls h 1513 6 th Av N Westr
1965	L H Larsen *	Lorne H (Dorothy P) Larsen hyster drvr Capilano Lbr Sls h 1513 6 th Av N Westr
1966-1968	L H Larsen ¹	Lorne H (Dorothy P) Larsen hyster drvr Capilano Lbr Sls h 1513 6 th av N Westr
1969	Directory not referenced after 1968	

¹ Beginning in 1966, City Directories no longer used an asterisk to identify an owner

6.4. REFERENCES – MUNICIPAL AND OTHER RECORDS

- Title Search: N/A
- City of New Westminster Plans: No plans available
- City of New Westminster Archives Plans: No plans available
- Water Application Records: Not available
- Maps: Fire Insurance Plans: 1913, 1919 and 1957
- City Directories: Wrigley's British Columbia Directory (1919-1923); Wrigley Henderson Amalgamated (1924-1926); Wrigley's BC Directory (1926-1932); Wrigley's Greater Vancouver and New Westminster Directory (1933); Sun British Columbia Directory (1934); British Columbia and Yukon Directory (1935-1948); Vancouver and New Westminster City Directory (1949 -1955); Lower Fraser Valley Directory (1956-1968)
- BC Vital Statistics:
 - Hilliard Blake Rowson and Laura May McDonald, m. September 19, 1938, Victoria, Marriage Registration No. 1938-09-463826
 - Hilliard Blake Rowson d. January 12, 1988, age 74, Port Moody, Death Registration No. 1988-09-000469

- Gordon Joseph F. Folka and Gertrude K. E. Dietz m. May 3, 1944, Burnaby, Marriage Registration No. 1944-09-569832
- Albert Henry Ritchie and Dorothy Phyllis Shaw, m. September 22, 1937, New Westminster, Marriage Registration No. 1937-09-450857
- Albert Henry Ritchie d. June 15, 1969, age 62, New Westminster, Death Registration No. 1969-09-009026
- BC Assessment Records <https://www.bcasessment.ca/>
- Newspapers:
 - Blake Rowson Makes His First Solo Flight, *Vancouver Sun*, April 30, 1938
 - Divorce announcement: Hilliard Blake Rowson and Laura May Rowson, *Vancouver Sun* September 18, 1954
 - Alisa Buron, born May 8, 1921, New Westminster, married first husband Blake Rowson on December 28, 1953, obituary in *National Post*, February 2, 2006 (no exact date of death noted)

6.5. PUBLICATIONS AND DOCUMENTS

- *Royal City – A Photographic Inventory of New Westminster, 1858-1960*. Jim Wolf, Heritage House Publishing Company Ltd., 2005.
- *Historical Atlas of Vancouver and the Fraser Valley*. Derek Hayes, Douglas & McIntyre, 2005.
- *Penguin Dictionary of Architecture and Landscape Architecture*, 5th Edition, Penguin Books, 1999.



Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

57-3436 Terra Vita Place, Vancouver, BC V5K 5H6

(778) 308-4357

mcleanheritage@gmail.com

www.mcleanheritage.ca