

## Appendix C

### *Heritage Assessment*

# Heritage Assessment

848 5<sup>th</sup> Street, New Westminster, BC :: 1912



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## **RESEARCH FINDINGS**

NEIGHBOURHOOD: Glenbrooke North

### **ORIGINAL OWNERS:**

Charles M. Vanstone (1912)

Albert B. Tigar, Ronald F. Tigar, George F. Collier (1912-1916 or later)

Emily Jane Pentland (1913-1920)

### **OTHER SIGNIFICANT OWNERS:**

Margaret J. & James A. McLean (1921-1941)

Ethel L. & Melker A. Berquist (1957-1980)

ARCHITECTS: none/unknown

BUILDERS: Albert B. Tigar, Ronald F. Tigar, George F. Collier

CONSTRUCTION DATE: 1912

LEGAL: Lot 27 Sub Block14 Plan NWP2620 Land District 36 OF S1/2 OF LT11

STATE: Vacant

HERITAGE STATUS: N/A

## HISTORIC BRIEF

One of the oldest surviving buildings on the 800/900 block of 5<sup>th</sup> Street, the subject house was built in 1912 during the Edwardian-era boom (1899-1913) by Albert B. Tigar (carpenter), Ronald F. Tigar, and George F. Collier (millwright). The two-storey house, initially listed in the city directory as 838 5<sup>th</sup> Street, was first co-owned by its three developers (1912-1916 or later), Dr. Charles Morley Vanstone from Manitoba (1912), and a year later by Mary J. Pentland (1913-1919 or 1920). The subject house was used for rental purposes in the first couple of years after it was built. Dr. Vanstone, who had relatives in New Westminster, practised medicine at Wawanesa, Manitoba, until 1912 when he moved to North Battleford, Saskatchewan, and thus never lived at the subject house. Mary J. Pentland, an Irish immigrant who arrived in Canada around 1910, only moved in a few years after being added to the ownership title. The first long-term residents and owners of the subject house were Margaret J. and James A. McLean. The couple lived together with their big family at 838 5<sup>th</sup> Street until Alexander passed away in 1929; Margaret continued to live at the subject house until 1941.

The subject house's second iteration as a rental started during World War II in 1941/1942, when the property was purchased by the Canada Permanent Mortgage Company. In the same year, the property's address was changed to 848 5<sup>th</sup> Street. While the property changed hands a few times within the following 15 years, different families lived at the house almost every other year. The next long-term owners were Ethel L. and Melker A. Berquist. The couple moved in to the subject house in 1961, where they enjoyed their retirement until Melker passed away in 1973, after which Ethel lived at the house until 1980.

This house is a modest vernacular, front-gabled house on an elongated block, amid an eclectic mix of houses built throughout the 20<sup>th</sup> and 21<sup>st</sup> centuries. Although no archival images of the subject house were located, it can be determined that the house was subsequently stuccoed, covering the wood siding of the main and upper floors. Original and early material survives throughout. Almost all window frames and many sashes, the porch elements and the basement cladding. Inside, original heat registers survive in almost every room. French doors and wood staircase are additional original elements of the interior.

## ASSESSMENT

Evaluation criteria	Value	Comments
<b>Historical Association</b>	7/10	
a. Level of importance of a directly associated person or event (national/provincial/local).	2/10	Dr. Charles M. Vanstone, a medicine practitioner and later managing director of Wawanesa Mutual Insurance Company, was the first owner of the subject house; however, he never resided at 848 5 <sup>th</sup> Street.
b. Does the building illustrate a significant phase in the history/development of the local community?	5/10	The building is one of the oldest remaining buildings on the 800/900 block of 5 <sup>th</sup> Street, and testament to the Edwardian-era boom in New Westminster.
<b>Architecture</b>	<b>25/40</b>	
a. Visual quality of the building in the context of an architectural style or type (aesthetics).	8/15	Vernacular and thus common, this house retains its original scale, design and many of its architectural elements.
b. Is building still used for original function?	10/10	Single family detached home.
c. Quality of workmanship and handling of materials.	7/10	The structure is generally in good condition. Original wood trim is in fair condition; porch columns, railing and soffit are in good condition; the stucco is in good condition (there is evidence of wood cladding underneath the stucco, but insufficient to determine its condition); Original material such as roofing and soffits have been replaced over time.
d. Association with particular designer or architect.	0/5	N/A

Evaluation criteria	Value	Comments
<b>Context</b>	13/35	
a. The integrity of historic relationship between the building and its associated context.	8/10	The building was built during the Edwardian-era boom in New Westminster, and is one of the earliest developments on the 800/900 block on 5 <sup>th</sup> Street. It is part of an early, traditional single-family, streetscape.
b. Influence of the building on the present character of the area (setting).	5/10	It stands testament to the fact that this neighbourhood was developed early, but is only one of a few surviving structures from the Edwardian era
c. Nature of the building's identity within the community (landmark).	0/15	The building is part of the streetscape and does not stand out as unique.
<b>Adaptability</b>	20/20	
a. Can the building continue with its current/original use?	10/10	Although interior and exterior updates are required, the building can continue its use as a single-family dwelling.
b. Can the building be adapted for new contemporary uses without compromising heritage values?	10/10	Its siting on a lane, and on a relatively large (long) lot makes infill or extension very viable without impacting its character and design, nor its role in the historic streetscape.

Evaluation criteria	Value	Comments
<b>Integrity</b>	22/30	
a. Presence of original character-defining elements.	8/10	<ul style="list-style-type: none"> <li>- Continuous residential use since 1912</li> <li>- Residential scale, form and massing</li> <li>- Two-storey height with basement</li> <li>- Original siting set back from the street</li> <li>- Architectural elements, including: front-gable roof and fascia board; mostly original windows and early doors on all four elevations, front half-porch with porch columns (two with capitals), wood railing, low-pitched gabled roof and stairs; bay window on the south elevation; dormers on the south and north elevations; exterior chimney;</li> <li>- The only element obscured is the original wood cladding.</li> </ul>
b. Compatibility of contemporary alterations and materials.	7/10	The application of stucco cladding is a common intervention on a house of this age and style. In this case the stucco application did not alter the design or opening patterns and composition. There are some replacement aluminum or vinyl window inserts. Neither of these interventions significantly detracts from the building's original character or design and both are reversible.
c. Overall exterior condition of structure and materials.	7/10	The exterior material is in fair to good condition. The structure of the house is in good condition.
<b>Summary: 60%</b>	87/145	

## **CONCLUSION**

The building at 848 5<sup>th</sup> Street is of common heritage value in that it contributes to an eclectic streetscape of early houses from the 20<sup>th</sup> and 21<sup>st</sup> centuries; its vernacular design is still clear and a strong representative of the Edwardian era pre-WWI boom; it is one of the earliest buildings on the block and has seen continuous residential use since 1912. Its social and cultural values are common so it is not an outstanding nor rare asset. Its siting on a lane on a relatively large (long) lot makes infill or extension very viable without impacting its character and design, nor its role in the historic streetscape.



## RESEARCH RESOURCES

### Ancestry.ca

- British Columbia, Canada, Death Index, 1872-1990
- Canada, Voters List, 1935-1980
- Find a Grave Index, 1600s-Current
- 1911 Census of Canada
- 1921 Census of Canada

### BC Archives

- Birth, marriage and death indexes

### BC Assessment (<https://www.bcassessment.ca/>)

### City of New Westminster Archives

- Aerials
- Tax Assessment Rolls, 1912-1960
- Water Permit

### City of New Westminster, CityViews Maps

- Public Development Site Report, 848 5<sup>th</sup> Street

### City of Vancouver Archives

- Goad's Atlas of the City of New Westminster, 1913 (Volume III)

### Manitoba Historical Society

- Memorable Manitobans: CHarles Morley Vanstone (1870-1953)

### New Westminster Public Library

- Columbian Newspaper, 1957-1983
- Criss-Cross B.C. City Directories Greater Vancouver, 1993
- Information Files
- Lower Fraser Valley Directory 1956 - 1992
- Public Library Photo Database

### UBC Library Open Collections

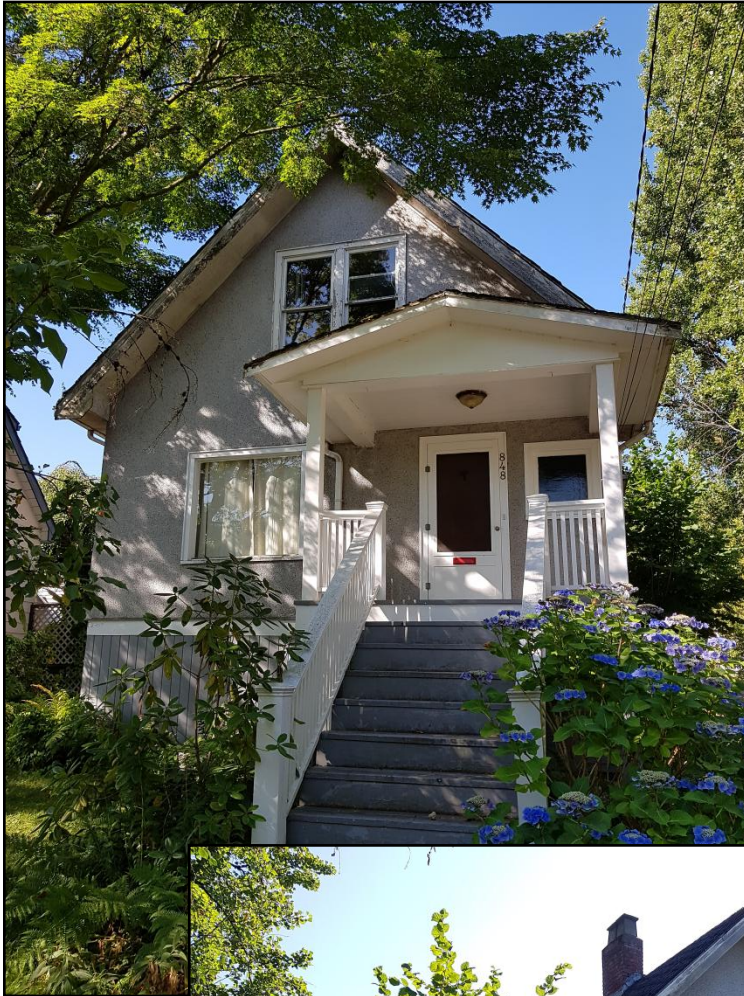
- BC Historical Newspapers

### Vancouver Public Library:

- BC City Directories, 1860-1955 (<https://bccd.vpl.ca/>)
- Historical Photograph Collections

Site visit. July, 2021.

## CURRENT PHOTOS

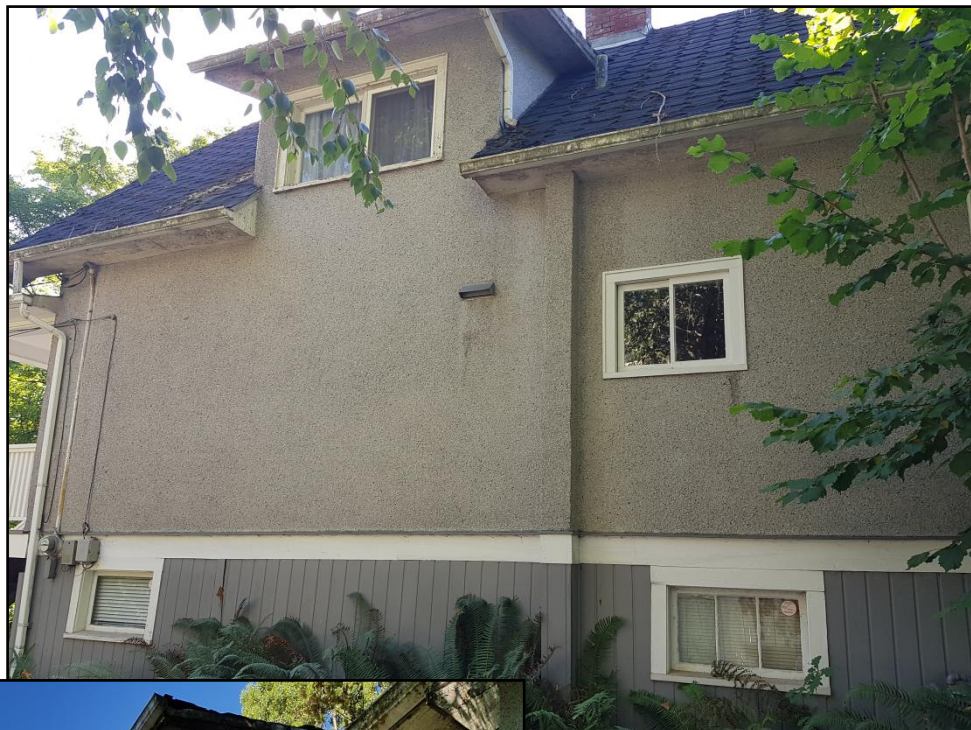


front view



rear view



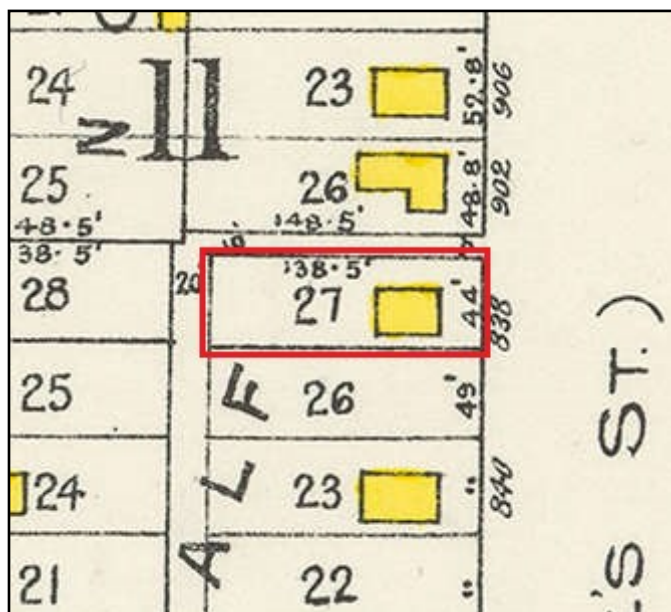


side view  
(north  
elevation)



side view (south  
elevation)

## ARCHIVAL IMAGES & RECORDS



Left: Fire Insurance Map of New Westminster, 1913. The map shows the subject property listed as 838 5<sup>th</sup> Street (previously St. George's St.), outlined in red. Note No. 840 south, and No. 902 north of the subject property.

Source: City of Vancouver Archives, Goad's Atlas of the City of New Westminster, 1913 (Volume III, plate 116), AM1594-MAP 342c (edited by author).

Right: A news article in The Pacific Canadian makes mention of Mrs. Pentland at 838 5<sup>th</sup> Street, who was protecting her geese from a large owl.

Source: The Canadian Pacific, 10 November, 1916.

Mrs. Pentland, 838 Fifth st., at the early hour of two Tuesday morning, captured a large horned owl which had one of her prize geese in its clutches. The midnight marauder, which had a wing spread of six feet and most formidable and business-like claws, had taken one of the fat geese on a previous occasion and, finding it good eating, had come back for the second, which it was trying to raise, when Mrs. Pentland grabbed the huge bird by both wings, close to the body, and hung on, calling for help. A neighbor, Mr. Hodson, fortunately came to her assistance and the winged poultry thief was landed and locked up.

**McLEAN — PASSED AWAY AT**  
the Royal Columbian Hospital, on Aug. 26, 1933, George Herbert McLean of 838 5th St., New Westminster, age 59 years. He leaves to mourn his passing his loving wife, 2 sons, Cecil and Alex, of Burnaby, and 2 daughters, Mrs. T. Douglas, New Westminster, and Miss Grace McLean, at home; also his mother and five sisters, Mrs. P. V. Kinnee, Mrs. J. D. Kinnee, New Westminster; Mrs. L. C. Mills, Burnaby; Mrs. W. M. Wood, Abbotsford, and Miss Evelyn McLean, at home; also 3 brothers, W. S. of Vancouver, Albert and Donald of New Westminster. Funeral will be held Tuesday, Aug. 29, at 2 o'clock at the funeral home S. Bowell & Son. Interment Fraser Cemetery. Rev. J. L. Sloat officiating.

Left and below: The McLean Family at 838 5<sup>th</sup> Street suffered several losses within a couple of years. Four years after Alexander McLean had passed away, George Herbert died at the Royal Columbian Hospital; another two years later, last respects were paid to his brother, Donald.

Sources: The Vancouver News-Herald, 29 August, 1933. / The Vancouver Sun, 21 January, 1935.

**McLEAN—PASSED AWAY JAN. 19TH,**  
1935, Donald McLean, 838 5th St., New Westminster, in his 48th year. Survived by his loving mother at home; 5 sisters, Mrs. W. M. Wood, Vancouver; Mrs. J. D. Kenney, Mrs. P. D. Kinnee, Mrs. L. C. Mills, New Westminster; Miss Evelyn at home; also 2 brothers, W. M. McLean, Vancouver, and Albert, New Westminster. The late Mr. McLean was a member of the 29th Battalion overseas. Funeral will be held Tuesday, Jan. 22nd, at 2 o'clock, from the Paterson Funeral Home, 8th St., and 6th Ave., New Westminster. Rev. Andrew Roddan officiating. Interment Returned Soldiers' Plot, Sapperton.



## TODAY'S PRIZE RECIPE

### *Serve These at Your Salad Meal*

Every day a prize of \$1 is awarded for the best recipe sent in by The Vancouver Sun readers.

Today's award goes to Miss C. McLean, 838 Fifth Street, New Westminster, for her tasty salad accompaniment.

#### CHEESE BALLS

1 cup grated cheese	1 egg
$\frac{1}{2}$ cup bread crumbs	1 teaspoon cream
$\frac{1}{2}$ teaspoon salt	$\frac{1}{2}$ teaspoon dry mustard
$\frac{1}{2}$ teaspoon Worcestershire Sauce	

Combine the cheese, bread crumbs, salt and sauce. Beat the egg slightly and add the cream and mustard. Combine the two mixtures and form into small balls. Roll in crumbs and dip in egg. Fry in deep hot fat. Drain well on absorbent paper. Serve with salads.

## Today's Tested Prize Recipe

### Bean Souffle

2 cups pureed beans	$\frac{1}{4}$ teaspoon dry mustard
3 tablespoons butter	$\frac{1}{2}$ teaspoon pepper
1 cup hot evaporated milk	1 tablespoon chopped pimiento
1 teaspoon salt	2 eggs, well beaten
$\frac{1}{4}$ cup grated cheese	

Any kind of beans can be used, such as baked beans or kidney beans. To the puree add the seasonings and beaten eggs. Pile lightly in a greased baking dish and sprinkle with the grated cheese and mustard.

Bake in a moderate oven of 350 F. for 30 to 40 minutes. Serve immediately.

Here is a good way to use up left-over beans. This is delicious served with a crisp green salad. It wins today's \$1 prize for Miss E. McLean, 838 Fifth Street, New Westminster, and it has been tested in the Home Service Kitchen of the B. C. Electric by Miss Jean Mutch and her assistants.

We Want Economical Recipes.

## Today's Tested Prize Recipe

### Shubert Tea Bread

2 cups sifted all-purpose flour	$\frac{1}{4}$ teaspoon nutmeg
$\frac{1}{2}$ cup sugar	$\frac{1}{4}$ teaspoon cinnamon
$\frac{1}{2}$ teaspoon salt	$\frac{1}{2}$ teaspoon ginger
$\frac{1}{2}$ cup butter or other shortening	1 egg, well beaten
$\frac{2}{3}$ cup sour milk	
$\frac{1}{2}$ teaspoon baking soda	

Sift flour once, measure, add sugar and salt and sift again. Cut in butter until mixture resembles coarse crumbs. Reserve 1 cup of crumbs. To remainder add baking soda, spices, egg and sour milk, mixing well. Sprinkle half of the reserved crumbs in the bottom of a shallow pan, turn batter on them and sprinkle with remaining crumbs. Bake in moderate oven of 350°F for about 45 minutes. Serve warm.

These little tea squares won a prize for E. McLean, 838 Fifth Street, New Westminster. They have been tested in the Home Service Kitchen by Miss Mutch and her assistants.

Perhaps you can win a \$1 prize with one of your economical recipes. Send your entry to Edith Adams, winner.

The McLeans were mentioned in The Vancouver Sun several times for their prize-winning recipes.

Sources, top to bottom: The Vancouver Sun, 12 June, 1934 / 3 May, 1937 / 5 August, 1938.

6-room house, all newly decorated; utility room off kitchen; full cement basement, new furnace. 848 5th St., New Westminster.

Above: Advertisement for 848 5<sup>th</sup> Street in 1947. Source: The Vancouver Sun, 12 June, 1947.

Right: The property at 848 5<sup>th</sup> Street was for sale in 1974; however, Ethel Berquist eventually decided to not sell, and kept it as her home until 1980. Source: The Vancouver Sun, 1 May, 1974.

**CATALOG 22**  
**ZONE**  
**New West.**

**848 Fifth Street**  
Lovely older home has been cared by elderly couple. 3 bdrms. & bath upstrs. Liv. rm., din. rm., kit and util. with toilet on main. Plus bsmt. Vendor may carry 10% mtge. for good client. **DAVID BIRCH 521-5196 or 438-1311.**

8. OUTSIDE NEEDS SOME WORK but interior is absolutely fantastic. 848 - 5th St. New Westminster. \$143,000

Left: 848 5<sup>th</sup> Street was listed for sale again in 1981. The Vancouver Sun, 30 March, 1981.