

# Heritage Conservation Plan

102 Seventh Avenue, New Westminster BC :: Maddock House ~ 1941



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: Revised for September 2021

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## **Statement of Significance - 102 Seventh Avenue, New Westminster**

### **Description of the Historic Place**

The Maddock House is a two and a half storey Tudor Revival wood-frame house with an asymmetrical cross-gabled roof located at the corner of 1st Street and Seventh Avenue in the Glenbrooke North neighbourhood of New Westminster, BC.

### **Heritage Values of the Historic Place**

Built in 1941, the Maddock House is valued for its association with one of the pivotal development periods of the Glenbrooke North neighbourhood of New Westminster. Glenbrooke North saw three major development periods in the first half of the 20th century - the Edwardian boom just prior to WWI, the 1920s-30s 'bungalow boom' and finally the WWII and post war growth of which the subject house is specifically representative. The subject block and surrounding streets near Herbert Spencer School (1912), are valued for representing the early section of the neighbourhood which developed initially due to its proximity to Queen's Park and other early neighbourhoods of the City.

The Maddock House makes a valued contribution to the architectural eclecticism of this historic neighbourhood. This one-of-a-kind house is noteworthy for being designed by an architect while the majority of the neighbourhood house designs were likely copied from house plan catalogues. Its strong Tudor Revival design, featuring unique and custom architectural details, is reflective of English-born Gerald and Bessie Maddock's culture from the "old country" and of Gerald's professional capacity as an architect. It is also important that this home befits the sense of stateliness that was a signature for many New Westminster streets prior to the "suburbanization" and "modernization" initiatives that began to reshape the city in the 1950s and 1960s.

Following the Maddock family 10-year residency, the Maddock House is valued for the subsequent longstanding ownership of the family of Ingval Fagerdahl, a life-long employee at the local Canfor lumber and pulp mill. This property was the Fagerdahl family home from 1951 until 2002 at least, reflecting the stability and community that many working-class families found in the Glenbrooke North neighbourhood in the decades following World War II.

### **Character-defining elements**

- Residential use since 1941
- Location on the corner lot, with primary facades and entrances on both Seventh Avenue and First Street.

- Elements of the property that provide a sense of an English country home, including the Tudor Revival design of the home, the intentional use of wood boards with some imperfections and a hand-hewn, rustic aesthetic for half-timbering details 'fastened' by round wood pegs, the informal masonry materials (granite and rubble stone) and the organic shape of the property's stone retaining walls with partially extruded cement mortar and the English-style garden.
- Residential scale, height (2.5 storeys) and massing
- Tudor Revival style, with asymmetrical facades, steeply pitched rooflines, stucco cladding and decorative half-timbering.
- Detailing of decorative half-timbering, including the use of rustically or irregularly finished boards with round wood pegs at joints, and extensive use of a crossed application pattern.
- Original window and door openings on all facades as well as two original wood entrance doors.
- Wood windows (single, double and triple assemblies) with segment top upper sashes.
- One internal brick chimney at side gable peak and one granite & concrete brick top end-wall chimney on 1st Street elevation



## Current Photos



Front elevation -  
north



Front and side  
elevations -  
northeast corner





Side elevation -  
east (facing 1st  
Street)



Rear elevation -  
south





Side elevation -  
west (viewed  
from front)

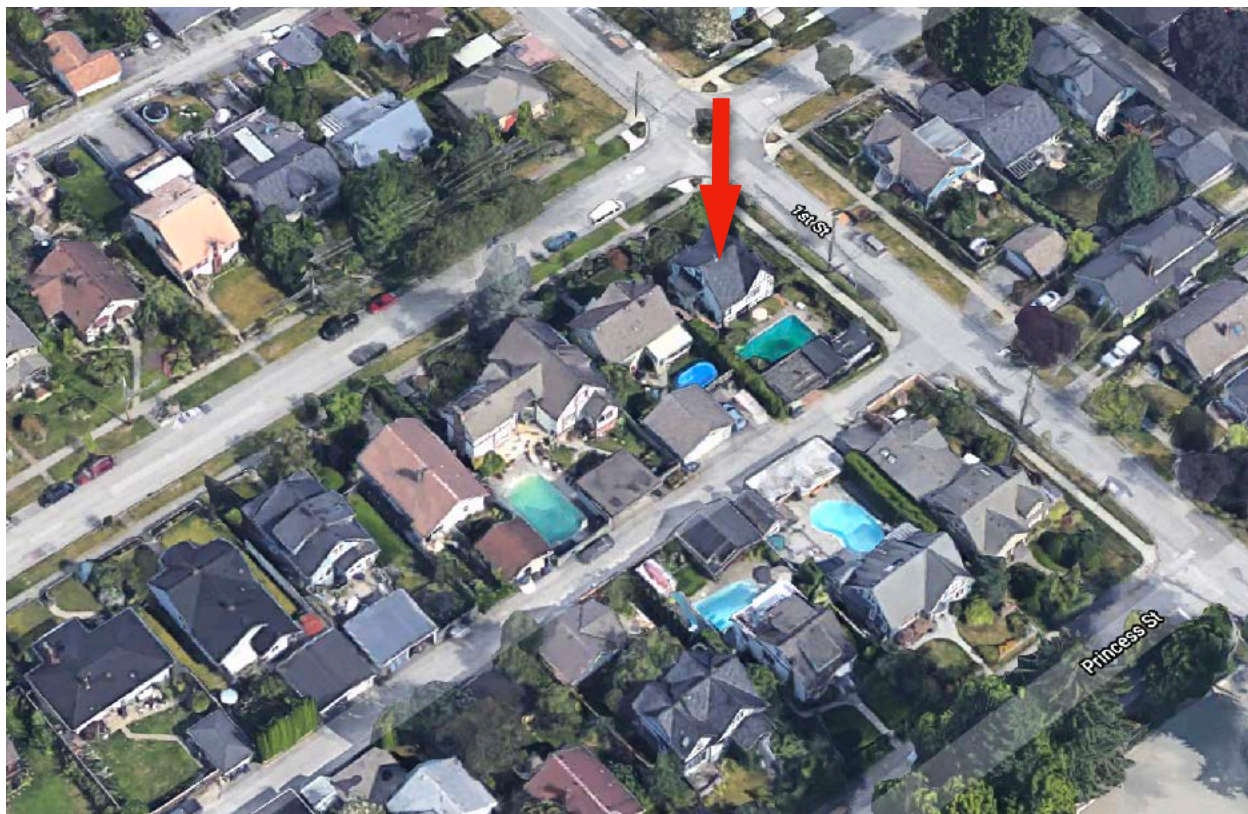


Side elevation -  
west (viewed from  
rear)



1st Street granite & concrete brick top chimney exposed after vine removal in early 2021.

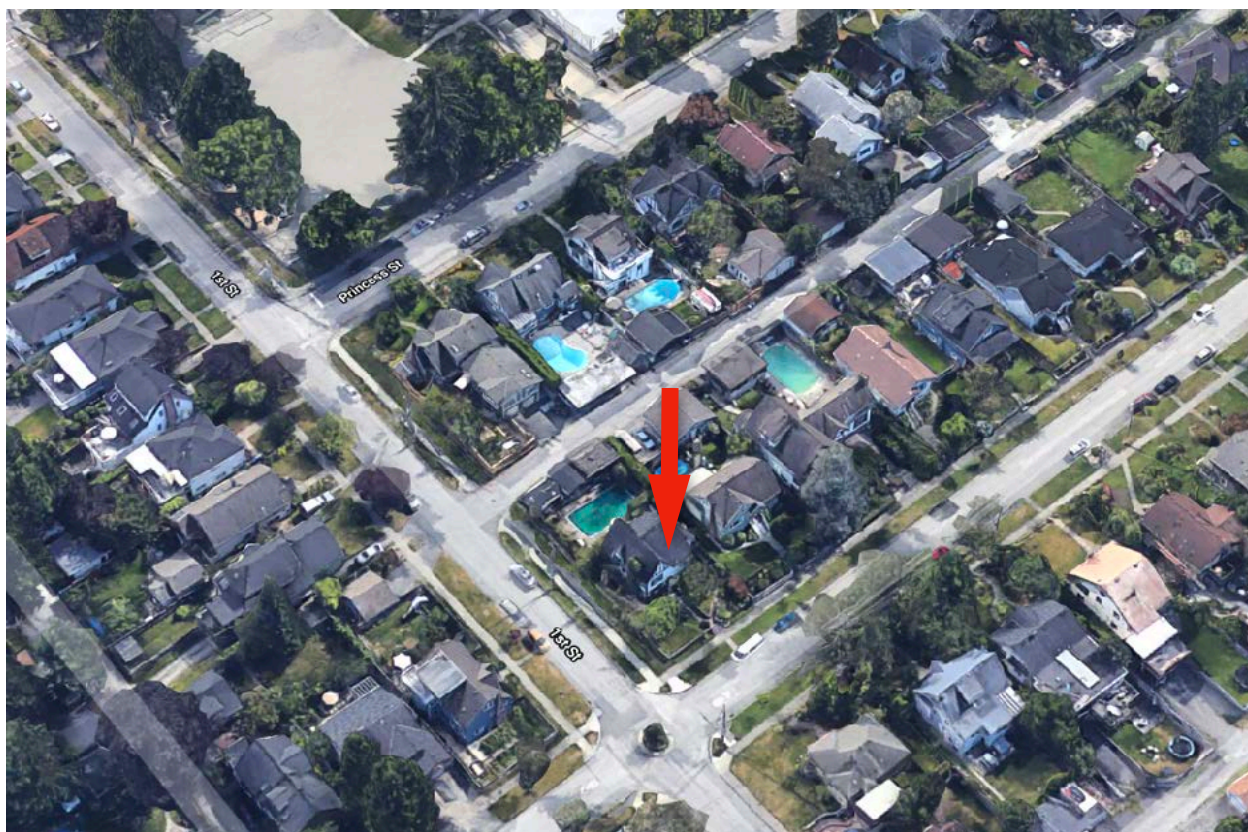




Google satellite 3D view

**above:** from southwest **below:** from northeast.

Subject house marked with an arrow



## Research Findings

**Legal Address:** LOT A, NEW WEST DISTRICT, PLAN NWP6672 SUBURBAN BLOCK 13, PART N 1/2, GROUP 1, OF LOTS 3 & 4; N1/2 OF LOT 6.

**Date of Construction:** 1941

Source: City of New Westminster Building permit – BPH07706

**Original Owners:** Gerald Lewellyn & Bessie Maddock

Source: City of New Westminster Building permit – BPH07706 and City Directories

**Architect:** Gerald Maddock

Source: City of New Westminster Building permit – BPH07706

**Builder:** unknown

### Residents:

1941 - 1950 Maddock family

1951 - 2002 (at least) Fagerdahl family

After Fagerdahl (2007 or 2010) until today - various renters

**1970:** No return

**1971:** Victor Chandar, mechanic at ABC Muffler, married to Joyce Chandar

**1972:** No return

**1973:** S. Smiley [no occupation mentioned]; Orval G. Smiley, laborer at Bby Corp; Antoni Gouglas, employee at Alcan, married to Brenda Gouglas

**1974:** Vacant

**1975-1981:** Dennis A. Broughton, shipper at Jan Eden's Ltd, married to B. Joan Broughton

**1982:** Vacant

**1983-1984:** Don Bayard, roofer at Sears, married to Jo-Ann Bayard

**1985:** Bio Force Can Ltd

**1986-1998:** Norman Rev Baugh, pastor, married to Kathy Baugh

**\*1994:** REDACTED



## Conservation Objectives

**Preservation** is the overall conservation objective for the historic house.

A minor **Restoration** intervention is proposed on the East (1st Street) elevation, and minor **Rehabilitation** interventions are proposed on the West (side) and South (rear) elevations.

**Rehabilitation** is the overall conservation objective for the property.

The Maddock House will be conserved on its original site, with its detached single-family & rental suite existing residential use, and preserved in its 1941 exterior appearance.

To meet the development potential of the property without impacting the heritage values and Character Defining Element of the historic building, allowable and additional FSR will be added in the form of an infill duplex at the rear of this rectangular, corner lot, fronting 1st Street. The contemporary duplex design does not distract from the prominence and unique character of the Maddock House. It fits in with the surrounding homes' scale, form and finishes while being distinguishable as a contemporary introduction.

Two low-visibility, minor exterior changes are proposed for the heritage house:

1. **Restoration:** Removal of the northern flight of a twinned stair on the East elevation, introduced in the 1960s, which cuts across a ground level window opening and partially obstructs the visibility of the character defining end-wall chimney. The southern flight, which is a stair direction deemed to be original to the design of the house, will be retained.
2. **Rehabilitation:** Adjustment of a few window and door openings on the two lowest visibility elevations (west and south) to accommodate layout changes on the interior.

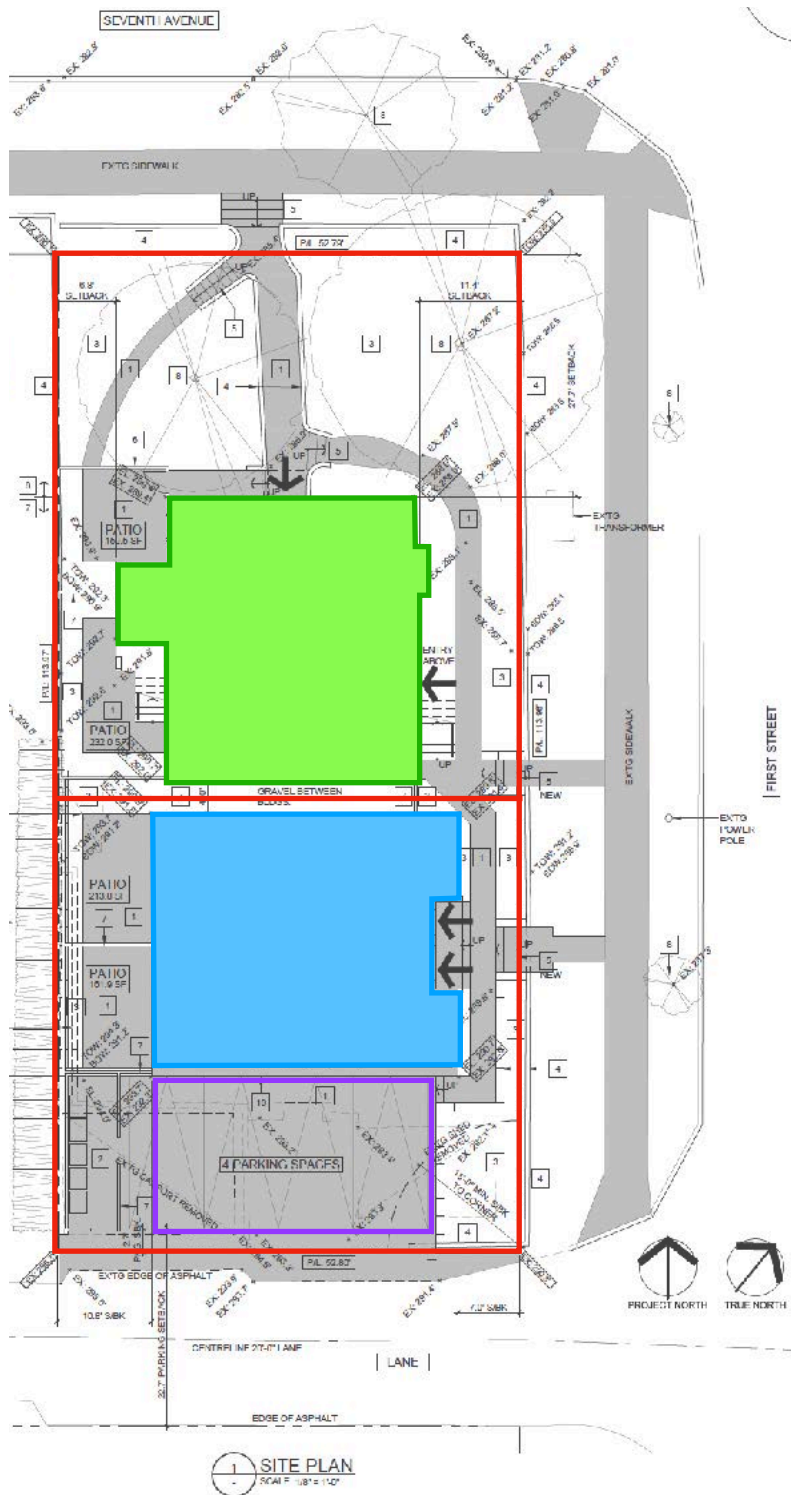
**Preservation:** *The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.*

**Restoration:** *The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

**Rehabilitation:** *The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

The above conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

## Site Plan



The relatively under built lot (outlined in red) can accommodate two separate buildings and four family units.

The existing heritage house (green) will be preserved in situ, retain its historic division into two suites, its original front yard size and landscaping character.

The proposed infill building (blue) will contain two side by side townhouses. The siting of the duplex building is at the rear of the heritage house but has its own frontage onto 1st Street.

Four off-street parking pads (outlined in purple) accessed from the lane, accommodate all four proposed units.

Site plan source: Lodge Craft.  
Colours and outlines applied by author.



The infill building design does not detract from the prominence and character of the Maddock House. See below renders of the preserved heritage house with the proposed infill duplex at the rear as viewed from Seventh Avenue (top), or along the side (bottom), as viewed from 1st Street. Standard 11 for Rehabilitation, in the Standards and Guidelines for the Conservation of Historic Places in Canada, requires new additions to historic places to be *subordinate*, *distinguishable* and *compatible*. The proposed duplex design, form and siting achieves this in its matching scale to the surrounding homes, and its traditional gabled roofs (compatibility); Clear contemporary design and finishes (distinguishability); Reduced texture and architectural ornamentation (subordinate).



Renders Source: Lodge Craft

## Condition Assessment

Overall the building is in **good** condition.

### a. Structure

The building lines are true to the eye - there is no visual evidence of structural distortion.

### b. Foundation

The visible portions of the board-formed concrete foundation on the exterior appear in **good** condition, but a full structural assessment of the foundation was not conducted.

Right: A photo of the northeast corner of the white-painted board-formed concrete foundation



### c. Exterior Wood Elements

The fascia and trim boards as well as the decorative half-timbering boards are all in **good** condition. No individual board was identified as damaged or deteriorated.

Right: A close-up photo of the intentional rustic character of the half-timbering boards





#### d. Stucco cladding

The textured stucco cladding is generally in **good** condition but there are minor spots (especially at corner or entrances) where it has been nicked and broken.

#### e. Roofing and gutters

The roof shingles and rainworks are all in **fair** condition and appear to be towards the end of their life cycle.

#### f. Chimneys

The internal brick chimney at side gable peak is in **fair** condition with gaping mortar joints and possibly inappropriate mortar. The excessive flashing is distracting. This chimney needs to be closely assessed by a conservation mason.



The granite & concrete brick top end-wall chimney on the 1st Street elevation is also in **fair** condition. There is evidence of inappropriate or inconsistent repairs in the concrete brick portion of the stack and evidence of missing mortar, loose granite stones and even missing granite stores on the north edge where it meets the roof. This chimney needs to be closely assessed by a conservation mason.



### g. Windows and Doors

All of the windows and doors are wood and appear to be original to the 1941 construction and design. They appear to be in **good** condition but their individual operability was not assessed yet.

Right: A photo showing the segment-top wood windows.



### h. Finishes

The current paint finish is in **good** condition both on the wood elements and stucco.

### i. Concrete side stair

Likely a 1960s replacement of an earlier stair case, this concrete stair at the 1st Street entrance is distinguishable and subordinate as an addition and is in **good** condition. The only flaw is its unnecessary twinned flights, the northern of which blocks an original basement window and encroaches too closely on the character defining granite chimney.

Right: The northern flight of the side concrete stair blocking a window and in very close proximity to the granite chimney.





## Recommended Conservation Treatments

### a. Structure - *Preservation*

Conserve the existing structure in situ with no proposed changes.

### b. Foundation - *Preservation*

Structural engineer to thoroughly inspect existing concrete foundation. Preserve in situ with no proposed changes.

### c. Exterior Wood Elements - *Preservation*

Preserve all exterior wood elements in situ, unless certain boards are determined by a finishing carpenter to be damaged beyond repair and confirmed by heritage consultant. Boards that cannot be preserved are to be restored (replaced in-kind with the same dimension, profile and unique rustic finish).

### d. Stucco cladding - *Preservation*

Retain the original, textured stucco cladding in situ. Repair any damaged spots with the help of a stucco professional who can replicate the exact texture seamlessly.

### e. Roof and gutters - *Restoration*

Reroof in multi-coloured duroid roofing shingles (an acceptable alternative for cedar shakes) to restore the look of a rustic cedar or thatched roof typical of Tudor Revival homes (see shingle specification in Lodge Craft HRA package). Install new neutral/discreet coloured gutters (slate grey).

### f. Chimneys - *Restoration*

Work with a conservation mason to assess both chimneys and conduct careful repointing for internal red brick chimney and carry out repointing, repairs and installation of missing granite stones (rustic, organic cuts as per current character of chimney) at granite end-wall chimney. For end-wall chimney also restore missing granite stones (see missing area in photo) using the ashlar pattern and multi-sized rough cut stones, and address inconsistent repairs and brick sizes at concrete brick stack.




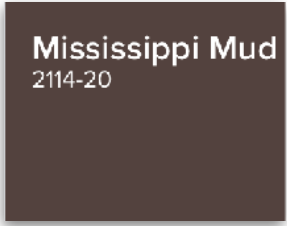
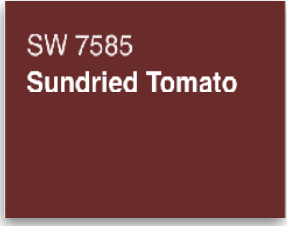

### **g. Windows and Doors - *Preservation and Rehabilitation***

Preserve all the windows and the front and side (1st St.) doors in situ. Assess their operability and perform any repair and maintenance needed to improve these, using an experienced finishing carpenter with proven experience in working with historic windows and doors.

Remove four low visibility windows on the south elevation and one basement window on the west elevation, which conflict with proposed new and improved layouts. Relocate the rear (west) door to an existing window opening and enlarge a small window opening on this elevation as well, both reasonable and low visibility interventions to improve natural light and flow in the main house. See door and window schedule in Lodge Craft HRA package and elevation details on pages 21 and 22.

### **h. Finishes - *Restoration***

Repaint the exterior in a traditional Tudor Revival colour scheme with traditional sheens, as current, but using researched late 1930s colours:

	<b><u>Building area</u></b>	<b><u>Researched 1930s Colour</u></b>	<b><u>Sheen</u></b>
	<b>body (stucco)</b>	Sensible White (California Paints) matches Benjamin Moore Dove Wing OC-18	Low luster
	<b>All trim boards, sills facia, half-timbering, window sashes</b>	Eclectic Trim (California Paints) matches Benjamin Moore Mississippi Mud 2114-20	Semi-gloss for trim boards and high gloss for window sashes
	<b>Doors</b>	Bright Red 33 (General Paint) matches Sherwin Williams Sun-dried Tomato 7585	High gloss
	<b>Roof shingles</b>	Royal Granite (Iko Crown Slate)	



### Light fixtures - Restoration

There are two high visibility locations for light fixtures at the front and 1st Street entrances.

Install new Tudor/Arts & Crafts style light fixtures - a flush mount for the front door and a wall lantern for the side door. Appropriate design/model options are below. Confirm with the heritage consultant before ordering.



Rejuvenation Columbia 5" Arts & Crafts Lantern Wall Sconce



Feiss Shepherd 2 Light Flush Mount

## Proposed Changes by Elevation

### Front (north) elevation

no proposed changes on front elevation expect for adjusted colour scheme



Existing front elevation  
north



Proposed front elevation  
north

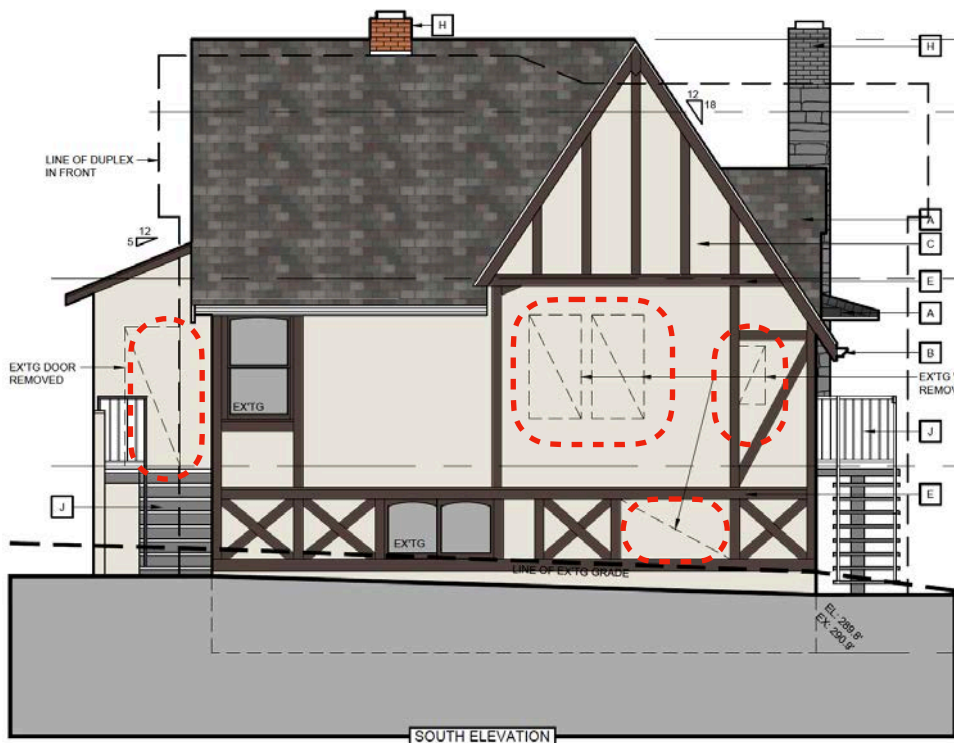


### Rear (south) elevation

Window and door opening changes to this very low visibility elevation to accommodate adjusted interior layouts (see outlined in red on proposed elevation).



Existing rear elevation  
south



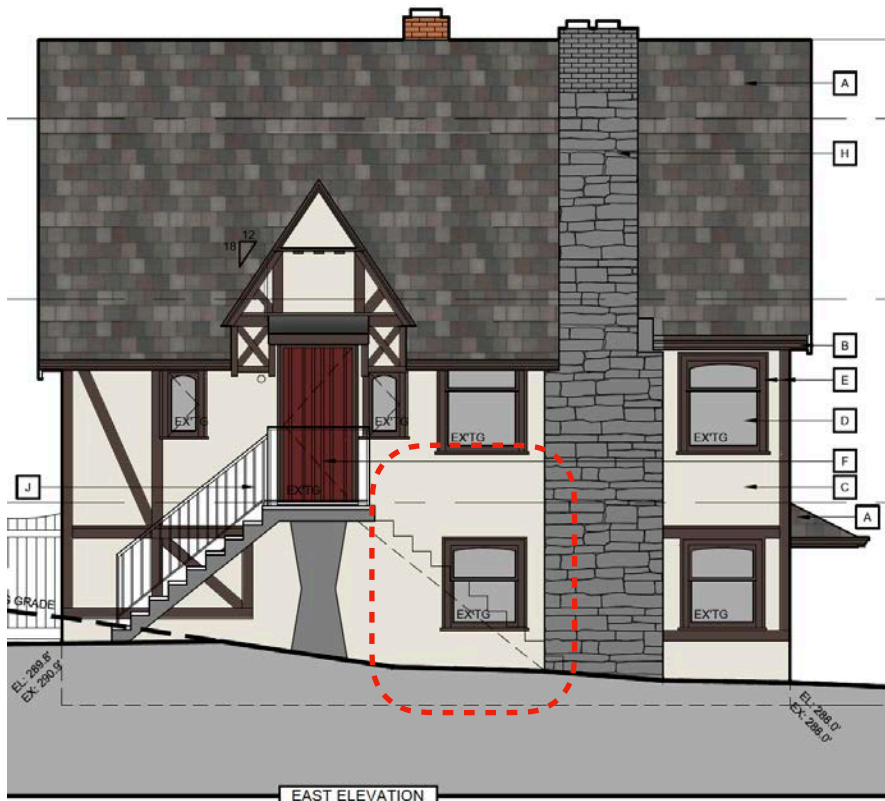
Proposed rear elevation  
south

### Side (east) elevation

Removal of northern flight of exterior stair



Existing side elevation  
east



Proposed side elevation  
east

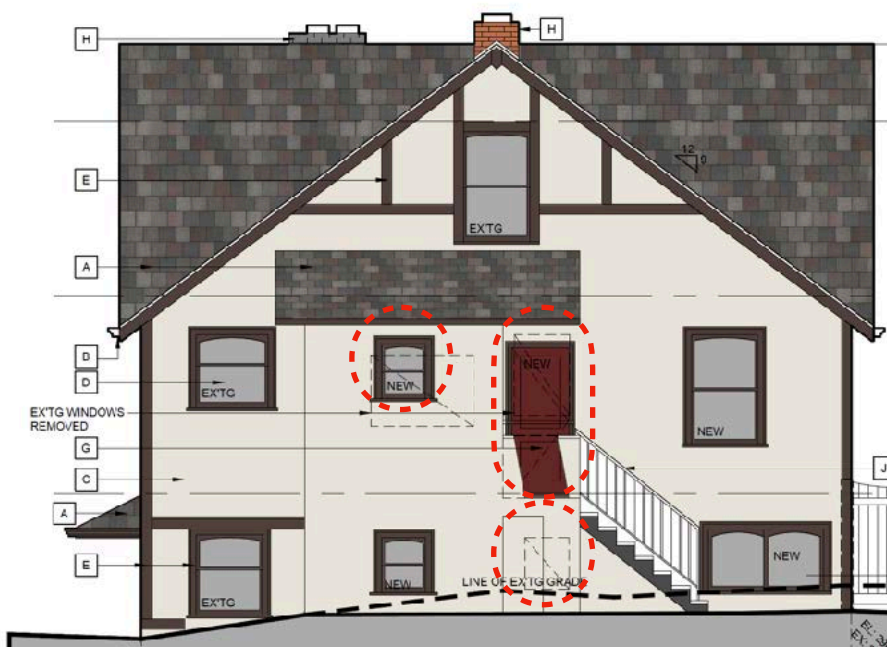


### Side (west) elevation

Window and door opening changes to this very low visibility elevation to accommodate adjusted interior layouts (see outlined in red on proposed elevation). Change of one window size (replica in-kind of existing window, but smaller), removal of a window, and change of one window opening into a door, through the relocation of the existing door from the porch structure to the elevation wall, now facing west.



Existing side elevation  
west



Proposed side elevation  
west

## **Maintenance Plan**

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

### **Maintenance Checklist**

#### **a. Site**

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

#### **b. Foundation**

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.



**c. Wood Elements**

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
  - o wood in contact with ground or plantings;
  - o excessive cupping, loose knots, cracks or splits;
  - o open wood-to-wood joints or loose/missing fasteners;
  - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
  - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
  - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.
- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

**d. Stucco**

- Most stucco deterioration is the result of water infiltration, either through the roof, around chimneys, window and door openings, or excessive ground water or moisture penetrating through, or splashing up from the foundation. After the cause of deterioration has been identified, any necessary repairs to the building should be made first before repairing the stucco.
- In the interest of saving or preserving as much as possible of the historic stucco, patching rather than wholesale replacement is preferable.

**e. Windows and Doors**

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.
- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

**f. Roofing and Rainwater Works**

- Inspect roof condition every 5 years, looking for:
  - o loose, split or missing shingles, especially at edges, ridges and hips;
  - o excessive moss growth and/or accumulation of debris from adjacent trees;
  - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

**g. General Cleaning**

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.



- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

## Research Resources

[ancestry.ca](https://ancestry.ca) Municipal voters lists

BC Archives - Death certificates for Maddocks and Fagerdahls

BC Assessment – Listing for 102 7th Avenue. States house built in 1941. Link: <https://www.bcassessment.ca//Property/Info/QTAWMDAzVVNZRw>

City of New Westminster- Building permit records - CityViews database

New Westminster Museum & Archives - Tax Assessments, Water Connection Records, Field Inspection Cards, 1931-1947 Fire Insurance Plan

New Westminster Public Library - Historic directories, Fire insurance maps, Municipal Voters Lists, Columbian Daily newspaper - various archival editions

Donald Luxton & Associates. 2018. Heritage Resources of Maple Ridge (Brief mention about architect Gerald Maddock on page 193)

Denise Cook Design, Birmingham & Wood, Jean Barman. 2009. Historical Neighbourhood Context Statement for Glenbrooke North.

[newspapers.com](https://newspapers.com):

Ingval Olaf Fagerdahl obit (with photo) Source: Province Newspaper July 5, 2007.

Newspaper obituary for Rita Fagerdahl, Vancouver Sun January 8, 2010.