

## Appendix E

### *Heritage Professional Review Memo of Work Completed in 2019 and 2020*

# **Memo: 323 Regina Street, New Westminster**

*Ex post facto review of work completed in 2019 and 2020*

Compiled for: Designer, Nancy Dheilly and Owners, Gary Holisko and Rosanne Hood

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August 25, 2021

In late July of 2021 the owners of 323 Regina Street received correspondence from the City of New Westminster's Land Use Planning Commission which included a number of comments on their proposal to receive a Heritage Revitalization Agreement for the property. The Commission specifically requested a heritage consultant's input for items included in the July 2021 Heritage Conservation Plan and Statement of Significance by Cummer Heritage Consulting, for the following two issues:

## **Request 1:**

"The Heritage Conservation Plan includes a catalogue and summary of recent work completed on page 16. Your heritage consultant should provide an analysis on whether these changes compromise/affect the heritage value of the heritage building and whether work done met the Canadian *Standards and Guidelines*."

## **Request 2:**

"Update the Heritage Conservation Plan (HCP) based on revised drawings and feedback above in your next submission. This is required for the HCP to be forwarded to the Community Heritage Commission."

Cummer Heritage Consulting was unavailable to address the two requests and Mountain Heritage was engaged by the owners to complete the task. A site visit and meeting with the owners took place August 20, 2021.

## **Request 1**

Request 1 is an ex post facto review of work completed in 2019 and 2020 prior to the completion of the July 2021 Heritage Conservation Plan and Statement of Significance (Cummer Heritage Consulting). The Heritage Conservation Plan and Statement of Significance have been reviewed as has the information about the property in the Queens Park Conservation Area Heritage Value Assessment. Both of these documents identify Character Defining Elements of the building. *The Standards and Guidelines for the Conservation of Historical Places in Canada*, on page 41, states that it "should be consulted only when the element to be intervened upon has been identified as a character defining element in a Statement of Significance or equivalent document."

## **Character Defining Elements of 323 Regina Street**

**2018** Queens Park Conservation Area Heritage Value Assessment (p.329)

- Two-storeys
- L-shaped building
- Clad in stucco
- Gambrel roof with clipped and rolled edges
- Front entry located at the inside corner where the two sections of the “L” meet
- Inset tower with arched openings on two sides at the entry
- Access to the front entry by stone stairs set in a fan pattern that are approached by a concrete walk that angles straight to it from the corner of the property
- Wall inside of the entry faced in stone
- Front door set against the elevation that faces Fourth Street, is wood and has a curved top and sits within a curved wood frame, a small window opening at the top that has a grated cover
- Wood-frame casement windows to the west side of the front entry and on the elevation facing Fourth Street each have a shallow arch with diagonal lead muntin-bars in the side sashes; window to the east of the front entry is a double wood-framed leaded window
- Some of the windows are topped with a solid fabric awning
- Wood frame window unit in the peaks of the roof on each street elevation; the one facing Regina Street is triple width and double-hung with a six-paned upper over a single paned bottom window; and the one facing Fourth Street is double-width, double-hung with a six-paned upper over a single paned bottom window
- Two internal brick chimneys, one at the front facing Regina Street and one on the rear

The 2018 assessment noted that the building retained much of its original design and materials.

**2021** Statement of Significance as part of the Heritage Conservation Plan, compiled by Cumber Heritage Consulting (p. 9), identified the following Character Defining Elements:

- Its location in the Queen’s Park neighbourhood.
- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style.
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the ‘L’ forming a shelter over the front door.
- Its arched windows, doorways and doors.
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.)
- Its stuccoed exterior.

It should be noted that the structure is included within the Heritage Inventories from 1986 and revised in 1989 and 2018 and in 2018 considered a Special Limited Property in 2018. However, it is not and has not been on the New Westminster Heritage Register, Designated or on the list of New Westminster's protected properties from 2020.

Cummer Heritage notes in the Conservation Plan, Conservation Objectives on page 16:

"Edgar House at 323 Regina Street will be preserved as part of a Heritage Revitalization Agreement in order to build a laneway house on their large lot and stratify their property. **The proposed changes do not affect the Heritage Values nor the Character Defining Elements of this historic place.** A number of changes and some restoration work has already taken place to this historic place."

In **bold type** below is the work to the house completed in 2019 and 2020 which Cummer Heritage catalogued in the Conservation Plan, page 16, and summarized based on the information provided by the current owners. For each of these actions the City of New Westminster has requested an analysis of the work that may have compromised or affected the heritage value of the heritage building and whether work done met the Canadian *Standards and Guidelines* each listed below.

#### Work Completed

**"A similarly pitched jerkinhead roof was put over the deck on the northern side of the property, without the rolling eaves featured on the heritage building."**

#### Potentially Impacted Character Defining Elements

- Its residential form, scale and massing (2021)
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door. (2021)

#### Analysis

- Work did not significantly alter the scale, form or massing of the structure.
- Work is not visible from the 4<sup>th</sup> Street which is the primary view-point for the building's front façade.
- Lack of rolling eaves distinguishes the deck covering as an addition.
- Work meets Standards and Guidelines listed below and does not significantly change heritage values or character of the historic place.

#### Standards and Guidelines Met

*Standard 11-* (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

*Standard 14-* Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.

*Standard 15-* Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

*Section 4.3 Guidelines for Buildings, 4.3.1 Exterior Form*

14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.

15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

Work Completed

**“The character-defining catslide on the western corner was repaired and restored, while being better revealed in moving the fence and installing a privacy gate.”**

Potentially Impacted Character Defining Elements

- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style. (2021)

Analysis

- Catslide feature has been stabilized with the reuse of original materials and the minimal use of new materials.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

Standards and Guidelines Met

*Standard 7* (a) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. (b) Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

*Standard 10* (a) Repair rather than replace character-defining elements.

*Section 4.3 Guidelines for Buildings, 4.3.3 Roofs*

7. Retaining sound or deteriorated roof assemblies that can be repaired.

### Work Completed

**“A small mudroom was added to the northern corner of the property, re-purposing one of the original windows that had to be removed from the kitchen.”**

### Potentially Impacted Character Defining Elements

- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the ‘L’ forming a shelter over the front door. (2021)
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.) (2021)

### Analysis

“In a rehabilitation project, additions or new construction may be needed to assure the continued use of an historic place.” Page, 34 *Standards and Guidelines*.

- The addition of the 6’ x8’ space is visually compatible with the historic form of the structure, yet physically distinguishable from the historic form with its lack of rolling eaves on the deck roof and the realignment of the moved historic window.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

### Standards and Guidelines Met

Standard 11- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Standard 12- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future. A sound addition can enhance the value of an historic place. An addition, in itself, can be intended to last and should be designed to be physically compatible. Although a certain amount of irreversible change may be unavoidable, strategies to reduce the size and impact of the addition should be explored. This can be achieved, for example, by using existing window openings to insert a connecting door, or attaching an addition to an elevation that is not character defining.

Standard 4 (a) Recognize each historic place as a physical record of its time, place and use. (b) Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted. Reusing identical windows within a building are appropriate from both conservation and sustainability standpoints. Where it is deemed critical to the honesty of the work, such additions can be rendered distinguishable in a discreet way.

*Section 4.3 Guidelines for Buildings, 4.3.1 Exterior Form*

14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.
16. Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.

*Section 4.3 Guidelines for Buildings, 4.3.6 Entrances, Porches and Balconies*

17. Modifying, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building's style, era and character.

Work Completed

**"A deck and patio were added on (the south façade) at the eastern corner of the property, along with a wrought iron fence, in a similar look to the window box ironwork that was added to the house shortly after it was built."**

**"A set of windows from the south face of the house were re-purposed on site and replaced by wooden French doors, providing an egress point and access to the newly added south side deck and patio."**

**"One original window was badly water damaged and unsalvageable."**

Potentially Impacted Character Defining Elements

- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door. (2021)
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.) (2021)

Analysis

- The addition of the small deck and deck roof are not located on the main façade of the structure.
- The addition of the deck and roof is visually compatible with the historic form of the structure, yet physically distinguishable from the historic form with its lack of rolling eaves on the deck roof.
- Egress to deck, the French doors, are aligned where window set was.
- Landscaping including fences were not considered character defining elements for this historic place. Landscaping upon maturity will screen this face of the structure.

- Window removed for the installation of the French doors was used to replace the water damaged window on the same elevation.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

#### Standards and Guidelines Met

Standard 11- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Standard 12- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future. A sound addition can enhance the value of an historic place. An addition, in itself, can be intended to last and should be designed to be physically compatible. Although a certain amount of irreversible change may be unavoidable, strategies to reduce the size and impact of the addition should be explored. This can be achieved, for example, by using existing window openings to insert a connecting door, or attaching an addition to an elevation that is not character defining.

Standard 4 (a) Recognize each historic place as a physical record of its time, place and use. (b) Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted. Reusing identical windows within a building are appropriate from both conservation and sustainability standpoints. Where it is deemed critical to the honesty of the work, such additions can be rendered distinguishable in a discreet way.

#### *Section 4.3 Guidelines for Buildings, 4.3.1 Exterior Form*

14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.

15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

16. Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.

#### *4.3 Guidelines for Buildings 4.3.5 Windows, Doors and Storefronts*

20. Designing and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.



*Section 4.3 Guidelines for Buildings, 4.3.6 Entrances, Porches and Balconies*

17. Modifying, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building's style, era and character.

Work Completed

**"An additional window box was also added to the south face of the property to match the one from the front."**

Potentially Impacted Character Defining Elements

Non-Applicable

Analysis

- Addition of window box is a replication of a feature of the house installed between its 1928 construction and the next known photograph of the building in 1989. However, the window box is not a character defining element of the building.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

Standards and Guidelines Met

Standard 14-Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Work Completed

**"The two small dormers along the northeastern, back side of the roof were combined into one longer one."**

**"Vinyl windows were installed in the two bathrooms and laundry room, along the northeastern, back side of the house with low visibility from the street. This is deemed an acceptable change on account of the minimal visual impact to the streetscape, since they are not visible from the street."**

Potentially Impacted Character Defining Elements

- Wood frame window unit in the peaks of the roof on each street elevation; the one facing Regina Street is triple width and double-hung with a six-paned upper over a single paned bottom window. (2018)
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style. (2021)

### Analysis

- Space converted from a single powder room to accommodate two full bathrooms and laundry.
- New windows installed for new use on non-character-defining elevation.
- Angle of roof remained the same.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

### Standards and Guidelines Met

Standard 11- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Standard 12- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future. A sound addition can enhance the value of an historic place. An addition, in itself, can be intended to last and should be designed to be physically compatible. Although a certain amount of irreversible change may be unavoidable, strategies to reduce the size and impact of the addition should be explored. This can be achieved, for example, by using existing window openings to insert a connecting door or attaching an addition to an elevation that is not character defining.

Standard 4 (a) Recognize each historic place as a physical record of its time, place and use. (b) Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted. Reusing identical windows within a building are appropriate from both conservation and sustainability standpoints. Where it is deemed critical to the honesty of the work, such additions can be rendered distinguishable in a discreet way.

### *Section 4.3 Guidelines for Buildings, 4.3.1 Exterior Form*

14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.
16. Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.

### *4.3 Guidelines for Buildings 4.3.5 Windows, Doors and Storefronts*

20. Designing and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.

#### *4.3 Guidelines for Buildings, 4.3.3 Roofs*

18. Modifying or replacing a roof or roof element, to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.

#### *4.3 Guidelines for Buildings, 4.3.5 Windows, Doors and Storefronts*

20. Designing and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.

#### Work Completed

**"The upper floor wood windows, facing Regina Street and Sydney Lane were replaced in-kind, with replica wood windows. The windows facing Fourth Street were not replaced and are still original."**

#### Potentially Impacted Character Defining Elements

- Wood frame window unit in the peaks of the roof on each street elevation; the one facing Regina Street is triple width and double-hung with a six-paned upper over a single paned bottom window; and the one facing Fourth Street is double-width, double-hung with a six-paned upper over a single paned bottom window (2018)
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.) (2021)

#### Analysis

- The approach was replacement in kind, wood windows for wood windows, same shape and light arrangement.
- Owners determined that original windows were beyond repair.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

#### Standards and Guidelines Met

Standard 13 a) Repair rather than replace character-defining elements from the restoration period. (b) Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

#### *4.3 Guidelines for Buildings, 4.3.5 Windows, Doors and Storefronts*

16. Replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.

#### Work Completed

**“Areas of the stucco wall were also damaged and needed extensive patching, particularly around the front entrance and the side facing Fourth Street.”**

#### Potentially Impacted Character Defining Elements

- Clad in stucco. (2018)
- Its stuccoed exterior. (2021)

#### Analysis

- Stucco repair work was necessary to conserve the building.
- Materials used were in kind and match as closely as possible the historic stucco.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

#### Standards and Guidelines Met

Standard 8- Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

*Guideline 24 Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.*

#### *4.3 Guidelines for Buildings, 4.3.3 Exterior Walls*

6. Protecting and maintaining exterior walls by cleaning and repairing damaged materials, and checking exterior wall assemblies for moisture penetration and insect infestation, taking corrective action, as necessary and as soon as possible.

7. Retaining sound or deteriorated exterior wall assemblies that can be repaired.

9. Repairing parts of exterior walls by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, of extensively deteriorated or missing parts of the exterior wall assembly. Repairs should match the existing work as closely as possible, both physically and visually.

#### Work Completed

**“The perimeter drain was replaced and at that time (as visible in the comparative photographs) a lot of landscaping was removed from the site, both from surrounding the house as well as from the corner portion of the hedge along Regina Street. This was to allow a clearer view of the house's front entrance, making it more accessible and visible, since the front entry largely faces Fourth Street, despite its address technically being Regina Street. The hedge was only partially removed to maintain some privacy for the new side patio on the eastern corner of the property. At this time, all of the drainage gutters and downspouts were replaced.”**

### Potentially Impacted Character Defining Elements

Non-Applicable

### Analysis

- None of the above-mentioned work applies to the building's character defining elements or its heritage values.
- The new gutter system (perimeter drain) installation, utilized a rounded aluminum painted black to resemble 'older style.' Neither of the available historic photos of the building are clear enough to see exactly what would have been installed historically though rounded gutters would be appropriate on a house built in the late 1920s, the newly installed gutters are constructed of contemporary materials and located as they would have been historically.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

### Standards and Guidelines Met

#### *Section 4.3 Guidelines for Buildings, 4.3.3 Roofs*

11. Replacing in kind extensively deteriorated or missing parts of roof assemblies where there are surviving prototypes.

### Work Completed

**"The later-addition chimney located on the south corner of the house was removed."**

### Potentially Impacted Character Defining Elements

- Two internal brick chimneys, one at the front facing Regina Street and one on the rear (2018)

### Analysis

- South corner chimney was added post 1928, date of installation occurred before 1989 however exact date is unknown.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

### Standards and Guidelines Met

#### *4.3 Guidelines for Buildings, 4.3.1 Exterior Form*

24. Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.

#### Work Completed

**“The later-addition blue awnings over the various windows were also removed.”**

#### Potentially Impacted Character Defining Elements

- Some of the windows are topped with a solid fabric awning (2018)

#### Analysis

- Awnings were not original to the structure.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

#### Standards and Guidelines Met

##### *4.3 Guidelines for Buildings* 4.3.1 Exterior Form

24. Reinstating the building’s exterior form from the restoration period, based on documentary and physical evidence.

#### Work Completed

**“The house’s original colour scheme (based on the 1928 newspaper article on the property) was restored.”**

#### Potentially Impacted Character Defining Elements

- Clad in stucco. (2018)
- Its stuccoed exterior. (2021)

#### Analysis

- Paint matched to historic colors at construction in 1928.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

#### Standards and Guidelines Met

##### *4.3 Guidelines for Buildings* 4.3.1 Exterior Form

24. Reinstating the building’s exterior form from the restoration period, based on documentary and physical evidence.

## Request 2

At the meeting the owners and designer stated that there will be no additional changes to be made to the main house, therefore there are no additional plans of the main house to submit.

The owner has determined not to stratify the property.

The size of the proposed laneway house has been reduced since the January 25, 2021 plans. The current plans, August 6, 2021, for the laneway house are attached.

As stated by Cummer Heritage and determined by Mountain Heritage the construction of the laneway house will not detract from the Heritage Values or Character Defining Elements of 323 Regina.

## Conclusion

**The 2019 and 2020 overall completed changes do not significantly affect or impair the Heritage Values nor the Character Defining Elements of this historic place, nor does the planned laneway house.**