

Appendix B:

*Heritage Assessment*

**September 2021**

## **Introduction**

The subject building is a single-family house located at 1031 Cornwall Street in New Westminster, British Columbia. It is being evaluated to determine if it has heritage value. There are two types of documents that discuss the heritage value of a building: a Heritage Assessment and a Statement of Significance. The purpose of a Heritage Assessment is to determine if a building has heritage value, while a Statement of Significance (SOS) is based on heritage value being already determined and identifies the details of that heritage value.

The heritage value of a place is determined by assessing if it has aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations (using the *Standards and Guidelines for the Conservation of Historic Places in Canada*<sup>1</sup>). If present, these values would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. This document is an assessment and therefore does not go into the level of detail of an SOS, but it will make general statements regarding heritage value and character-defining elements.

An in-person site visit was made on September 10, 2021, during which photographs of the house were taken and the overall condition of the house was discussed. In-person research at the library and the Archives was not conducted given the Pandemic; however, online research has been carried out.

## **Context**

The property has the following site physical characteristics:

Site Area:	607 sqm (6,534 sq ft)	Floor Space Ratio:	0.299
Frontage:	15.09 m (49.51 ft)	Site Coverage:	12.47%
Average Depth:	40.23 m (131.99 ft)		

The property is zoned Single-Family Residential (RS-1), the intent of which is to “allow single detached dwellings, secondary suites, and laneway or carriage houses in residential neighbourhoods.”<sup>2</sup>

The property is identified in the Official Community Plan as (RGO) Residential – Ground Oriented Infill Housing, the purpose of which is: “to allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units

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<sup>1</sup> *The Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, 2010. p. 5.

<sup>2</sup> City of New Westminster Zoning Bylaw, Section 310.

are expected to be located on larger properties. Units can be attached, detached or a combination of the two.”<sup>3</sup>

For more details on the expectations for this Zoning category and the OCP designation, please consult with the City’s Planning Division.

The property is shown on the following maps, outlined in yellow. It is located in the Brow of the Hill neighbourhood, on the north<sup>4</sup> side of Cornwall Street, between Tenth and Eleventh Streets. To its west are other single-family houses that were constructed in the same time period. To its east and to the rear are multifamily buildings. Across the street are single-family houses, the oldest having been constructed in 1892 and the most recent in 2016. The subject house is within a context of a mix of new and old houses and of multi-family buildings.



*Map Courtesy of City Views (CNW) V. 3.0*



*Map Courtesy of Google Maps, 2021*

<sup>3</sup> City of New Westminster Official Community Plan – Mainland Use Designations, p. 4.

<sup>4</sup> Project North



**Photographs of the Subject Building (September 2021)**



*Project South (Front) Elevation*



*Project North (Rear) Elevation*





*Project West (Side) Elevation*



*Project East (Side) Elevation*

## The Building

The building, according to the City's Development Site Report, was constructed in 1926 by J. Percy. The style is a simple vernacular cottage style, with a side gable roof and a small projecting porch that is covered with a front facing gable roof. At some point, likely in the 1950s or 60s when it was popular, the house was reclad in asbestos siding. There are windows of varying sizes and styles, all of which have newer vinyl inserts. There are open knee brackets in the medium width overhanging eaves and wide bargeboards in the gable edges. The roof is clad in a medium-dark asphalt shingle and there is one internal chimney, with a double chimney cap, on the rear half of the house.



*Asbestos Siding*



*Vinyl Insert Window*



*Porch Gable Roof with Wide Bargeboards*



*Wood Brackets*



The house next door, at 1033 Cornwall Street, was also constructed in 1926 in a very similar style and size, but by a different person (S. F. Mark).



*Image Courtesy of Google Maps, 2020. 1033 on the left, 1031 (subject house) on the right.*

## **Heritage Value and Evaluation**

### Heritage Value

#### *First Owner/Developer*

City documents show that the house is attributed to “J. Percy”. He was likely the builder and may have been William J. Percy, a carpenter who lived at 311 Seventh Avenue in New Westminster during this time period.<sup>5</sup> Between the year the house was constructed (1926) and 1955, there were three owners:

1927-35	William and Barbara Haverson
1936	Cleveland and Barbara Brownlee
1937-55+ <sup>6</sup>	Albert and Mary Tucker

William Haverson (1862-1933) was a “hostler” (someone who looks after horses) for Shelly’s Bakery, according to the 1927 BC Directory. In 1930, he was listed as a “barnman” for Canadian Bakeries Ltd. (which owned Shelley’s Bakery). Interestingly, the first owner of the house next door at 1033 Cornwall Street, W. Boulter, also worked at Shelly’s Bakery at the same time as Mr. Haverson. In 1927. Shelly’s Bakery had a few stores throughout the Lower Mainland. The one in New Westminster was at 231 Tenth Street, just down the road from the subject house.

Second owner, C. Brownlee was a longshoreman.

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<sup>5</sup> BC Directory for 1927, p. 1211.

<sup>6</sup> The on-line City Directories only go as far as 1955. It is possible that the Tuckers lived in the subject house beyond 1955.

Third owner, Albert Tucker, was a millworker with “C.W. Lbr.”<sup>7</sup> in 1940 and then a Machinist with the Brunette Machine Works in 1945.

In order to discover if there is more information about any of these owners, more time than is available for the writing of a Heritage Assessment would be required.

#### Heritage Value – Standards and Guidelines for the Conservation of Historic Places in Canada

The heritage value of the subject house has been assessed based on possible aesthetic, historic/cultural, scientific, social and/or spiritual importance or significance for past, present and future generations, as per the “Standards and Guidelines”. *See the definitions of these values in Appendix A.* As noted above, a more detailed listing of values, if present, would form part of a Statement of Significance.

For this Heritage Assessment, the following summary is provided:

The house has some historic value for its age (1926) and for retaining elements of its original style (overall massing and design, fenestration pattern, wood brackets). Not much information could be found on the builders or on the first three sets of owners; therefore, the house has no identifiable cultural value.

There is some social value for its contribution to the community’s sense of identity, and some scientific value for its contribution to the understanding and/or appreciation of the time when the house was constructed. There is no known spiritual value associated with the structure, but to determine if there is spiritual value associated with it or with the land upon which it sits would require consultation with First Nations and other cultural groups.

The character-defining elements for this house would include the overall design and massing, the fenestration pattern and the wood brackets.

#### **Conclusion**

After assessing the heritage value of the building, it is the recommendation of this heritage professional that the property has some heritage value for its age and original design. However, the original windows are gone, and it is unknown if the original siding is extant under the asbestos siding. If the original siding is present, there is no way to know what condition it is in without removing all of the outer layer of siding. Restoring the exterior of the house is possible but would be very costly. The house is not an unusual or rare example of this design nor do the original occupants have high cultural significance beyond being representative of hardworking families. There is a house of the same era and design next door (1033 Cornwall St) that appears to be in excellent condition. Given its very low floor space ratio and the small size of the lot, as well as the designation of the property in the Official Community Plan as ‘Residential – Ground Oriented Infill Housing’, there is significant pressure to develop the subject property to its fullest potential.

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<sup>7</sup> Definition of the abbreviation unknown. Used in the Directory 1940.



The owner and the City are encouraged to discuss retention options through the use of a Heritage Revitalization Agreement that would provide non-financial incentives (keeping in mind the likely cost of restoration); however, given the location of the house amidst multi-family buildings and newer houses, the loss of original cladding and windows, the high cost to restore the house, and because it is not rare or unusual, it would be reasonable to allow redevelopment of the site.

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## Appendix A: Definitions

The following definitions of heritage value are quoted directly from the “Canadian Register of Historic Places: Writing Statements of Significance” guide:

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Historical and cultural values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community’s sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.<sup>8</sup>

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<sup>8</sup> Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

# Appendix B: Historic Information

## NEW WESTR. CITY DIRECTORIES

## PERRY 1211

Pepper's Market (A M Pepper J Walters) meats 2039 Granville  
—Sausage Co G Pepper mgr 850 1/2 Robson  
Peppett Wm J credit mgr H B Co r 1343 Robson  
Peppin John of Peppin & Lafvire r 2533 Cambridge  
—(J) & Lafvire (S) bldg contrs 2533 Cambridge  
Pepponi Filippo conf 402 E Hastings  
Pepps Mrs Erna prop Pepps Gift Shop r 609, 1210 Jervis  
—Gift Shop (Mrs E Pepps) antiques and curios 804 Robson  
—Theresa nurse h 30, 840 Nelson  
Perazzo Nick cigars tobac and poolrms 714 Main h 1168 E 11  
Percal John ptry r Shaw PO Bby  
Perceral Cyril mstr mnrr r 730 E 13  
—Echlin turner Red Cross Wkshps h 730 E 13  
—Francis J retired r 730 E 13  
Percie Fredk E lngshmn h 902 5th st N Westr  
—Mildred clk White Gro r 902 5th st N Westr  
Percival Alfd E mtrmn BCER h 52 E 56  
—Annie R r 4022 W 33  
—Building (A G McCandless) 1150 Hamilton  
—Geo of Parsons & Percival h 2345 W 7  
—Geo E S carp h 1843 Robson  
—Hubert E frmn Clarke & Stuart r 1086 Bute  
—John L barber C D Morgan h 2135 E 5  
—John N mt ctr Mullett's Sausage Fety r 1811 Pine  
—J lab r 1280 Richards  
—Laura r 2345 W 7  
—Mary wid J sales H B Co r 1126 Barclay  
—Robt H swchmn CNR h 2537 Mayne Bby  
—Thos F lab City h 1811 Pine  
—Thos F jr clk Mc & Me r 1811 Pine  
—Thos H sales W T McArthur h 2294 W 10  
—Thos M retired h 4022 W 33  
—Wm r 641 Richards  
Percy Arthur S carp h 1369 Robson  
—Chas R attndt Prov Mental Hosp h 318 Royal N Westr  
—E C A r RR2 N Westr  
—Herbt H jntr Gen Hosp r 2407 Sperling Bby  
—Isabel V sales B M Clarke r RR 2 N Westr  
—Jane dom 2919 Alder  
—Joyce B r 1967 Barclay  
—Margt maid Gen Hosp r 1432 E 6  
—Norah A steno McClary Mfg r 1967 Barclay  
—Robt mstr mnrr h 630 Princess  
—Tom ydmn CPR r 1967 Barclay  
—Thos h 1967 Barclay  
—Wm J carp h 311 7th av N Westr  
Perdue Albt E jntr Cave & Co h 567 Hornby  
—Jack logger r 208 Union Highbury  
—John A agt Travelers Ins h 2889 Highbury  
—Jos retired h 517 10th st N Westr  
—Richd A of Arbutus S & D h 2135 W 16  
—Wm H drvr Arbutus S & D r 2714 Windsor  
Perelkin Wm lab h 224 10th av N Westr  
Perello Jas conf r 609 W Pender  
—Mike gen contr h 1663 W 4  
Perepelkin Saml lab h 831 2nd st N Westr  
Perepolin Mike lab r 842 E Georgia  
Pereyma P r 429 Campbell  
Perex Alex lab h 4332 Edward  
—Priscilla sales Spencers r 4332 Howard  
Perfect Constance M sales r 755 Seymour  
—Florence M sch tchr r 755 Seymour  
—Hannah wid H h 755 Seymour  
—Ladies' Wear Ltd A Sabo mgr 976 Granville  
Perfection (The) (Mrs G Knull) hair-drsrs 521 Lonsdale N Van

Perfection Products Co Ltd F Dymont mgr janitors' supplies 1624 Albert  
Perfitt Arthur lab h 4404 E Hastings N Bby  
—Arthur jr plstr r 4404 E Hastings N Bby  
—Birt lab r 658 Union  
Perie Rae baker r 736 W 15  
Perinuts Michl lab h 4, 638 Prior  
Perioux Mrs Marie r 506 W 7  
Periton John clk V M & G Co h 4, 1620 Coml  
—P V lab V M & G Co r 4, 1620 Coml  
Perkett Susan wid E O h 12 E 4  
Perkin Francis R prop Vets Rotary Bread Shopp h 4464 W 12  
—Willfrid J civil eng h 4138 W 14  
—Wm F mtrmn BCER h 2636 Burns  
Perkins Albt tmstr h 214 8th av N Westr  
—Alice G sch tchr r 4850 Granville  
—Alvin E piano tuner h 1873 Nelson  
—Arthur W pdlr h 2565 W 14  
—Chas H golf prof h Austin rd N Westr  
—Earl M sales Woodward's r 3840 Venables N Bby  
—Edgar E sch tchr S Van r 2113 Kway  
—Ella D sch tchr Van r 4850 Granville  
—E Jean r 1850 Granville  
—Francis T grdnr h 278 Manor  
—Fredk retired h 4850 Granville  
—Fredk emp Can S I Wks r 2141 Pandora  
—Fredk A elec r 632 E 26  
—Fredk B drvr F V Dairies h 632 E 26  
—Geo agt Prud Ins r 3721 Windsor  
—Geo A mtrmn BCER h 1114 E 23  
—Harriet wid E H h 2667 E 45  
—Harry F carp h 2636 Trinity  
—Harry M carp h 3840 Venables N Bby  
—Hugh E M mach Am Can h 3537 W 6  
—Ina G r 3840 Venables N Bby  
—Katie waitress r 1125 Granville  
—Lindsay W mach r 915 Granville  
—Mervyn G sales h 6, 621 Jervis  
—Raymond A sales Clamans h 1, 1873 Nelson  
—Russell L clk B C Perm Loan r 3840 Venables N Bby  
—Saml lab h 2042 E 49  
—Sarah wid W D h 2843 Alma  
—Wm boommn r 103 Columbia  
—Wm C firmn h 1068 E 62  
—Wm P bldg contr 3714 W 12  
—Wm T mtrmn BCER h 126 E 26  
—Winifred sales Woodward's r 126 E 26  
—Winifred steno r 4850 Granville  
Perkis A lab Van Harb Bd r 845 E Pender  
Perks Florence L hairdrrs H B Co r 2655 Turner  
—Richd C sales Van Music r 2655 Turner  
—Wm W shpr h 2655 Turner  
—Walter W sch tchr Conchord Conserv r 2655 Turner  
Perley Rev Danl M pastor Six Ave Un Ch h 1019 5th av N Westr  
Perlstrom Louise W hairdrrs Violet Beauty Parlor r 2507 E 41  
—Wm L glazier Carlton S & D Fety h 2507 E 41  
Perman Arthur E custodian Van Safety Deposit Vaults h 6437 Angus  
—Barbara I C r 6437 Angus  
Permanent Dye Works Ltd H L James mgr 1656 W 4  
Pernell John W mlwrt h 1414 Alberni  
Pernevowsky John fl lyr h 1806 E 34  
—Saml hlpr Morrison Steel r 1806 E 34  
Pero Felix lab h 1652 E 42  
—Geo mech Can Liq Air h 2129 Yukon  
Peroni John lab r 552 E Hastings  
—J waitress White Lunch r 636 Prior  
Perosino Sophia wid C h ns Thorley Pk  
Perowne Geo T J h 180 E Kings N Van  
Perras Arsene waitr London Hotel Beer Parlor r 710 Main  
Perraton Percy R of Perraton & McLaren h 4988 Arbutus

Perraton Vera M prop Vera's Beaute Salon r 4988 Arbutus  
—(PR) & McLaren (GR) ins adjusters 301, 615 W Pender  
Perrault Alderic J resawmn B C Mfg r 1008 Queens N Westr  
—Annie wid N P h 430 Helmcken  
—Denis mech r 430 Helmcken  
Perreault Ernest A carp h 5552 Wales  
Perrett Henry log scaler h 5225 Wales  
—Morris br mgr Wallace Marketeria h 3875 Parker N Bby  
—Roy mach Van Mill Machy h 666 E 32  
Perrie Georgina wid — Indy wkr r 2028 Wall  
Perrigo John J prop Viola Court r 773 Seymour  
Perrin Alfd putr Can Bag h 37, 884 Bute  
—Elmer clk Western Gro r 425 E 23  
—Emma drsmkr 2720 Columbia  
—E wid — r 1049 Robson  
—Felix lab r 634 E Georgia  
—Gladys steno Work Comp Bd r 425 E 23  
—Harry mach CPR h 2350 Cornwall  
—Harry opten Standard Jewly r 19th & Waterfront W Van  
—Mrs Isabella of Perrin & Co r 425 E 23  
—John mlwkr Rat P Lbr h 1912 W 1  
—Josephine E steno Newman & Fyfe r 1049 Robson  
—J Wordsworth asst dir Dorchester Institute h 1625 W 11  
—Kath S hlth supr B C Tel r 3629 W 2  
—Lester r 307 W Pender  
—Rodk of Perrin & Co h 425 E 23  
—Sarah wid W h 3629 W 2  
—Thos lngshmn r 769 E Hastings  
—Wm clk Western Gro r 425 E 23  
—& Co (R and Mrs I Perrin) tailors 2148 Main  
Perrins Regd J lab h 4825 Lanark

Percy Arthur S carp h 1369 Robson  
—Chas R attndt Prov Mental Hosp h 318 Royal N Westr  
—E C A r RR2 N Westr  
—Herbt H jntr Gen Hosp r 2407 Sperling Bby  
—Isabel V sales B M Clarke r RR 2 N Westr  
—Jane dom 2919 Alder  
—Joyce B r 1967 Barclay  
—Margt maid Gen Hosp r 1432 E 6  
—Norah A steno McClary Mfg r 1967 Barclay  
—Robt mstr mnrr h 630 Princess  
—Tom ydmn CPR r 1967 Barclay  
—Thos h 1967 Barclay  
—Wm J carp h 311 7th av N Westr  
Perdue Albt E jntr Cave & Co h 567 Hornby

—Chas r 308 Union  
—Chas H clk CPR h 3573 Quebec  
—Chas L clk PO h 3962 W 12  
—Chas W dectr h 2, 1349 E 2  
—Chris P chkr CPR h 785 E 16 N Van  
—Clara wid G H r 2875 Balaclava  
—C Albt carp h 2428 Birch  
—C Clifton Indian agt Can Govt 1 2649 W 3  
—Dallas G phys 211, 718 Granvill h 3330 W 25  
—Darragh M steno BCER r 30 E 12  
—David W limnn BCER h 1791 E 6:  
—Della B r 1758 W 49  
—Dorothy A sch tchr N Van r 324 1 10 N Van  
—Edw B of Olympic Cafe h 2742 P Grey rd



*Wrigley's BC Directory 1927, p. 441*

**SHELLY'S BAKERY.**

**(Canadian Bakeries Ltd.)  
W. C. Shelly, Mng. Dir.  
Bread and Cake Manufac-  
turers, 601 West 10th, cor.  
Ash. Phone Fair. 44. Also  
North Vancouver Plant, 123  
East 13th, Phone N. 244.  
N. West., 231 Tenth St.,  
Phone Westr. 14.**

*Wrigley's BC Directory 1927, p. 1278*

## Appendix C: Bibliography and Sources

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