



REPORT

To:	Community Heritage Commission	Date:	September 7, 2022
From:	Alex Altamura, Planning Assistant and Kathleen Stevens, Heritage Planning Analyst	File:	HER00872
		Item #:	2022-611
Subject:	Heritage Review (Demolition): 933 Fourth Street		

PURPOSE

To review the heritage value of the building and provide a recommendation on demolition.

SUMMARY

The house at 933 Fourth Street in the Glenbrooke North neighbourhood, was built in 1910. The building is not legally protected by bylaw, and hasn't been listed on the City's Heritage Register nor Inventory. The building would be considered a front-gabled vernacular style, and based on visual observation its likely many interventions have been made over time. However, as a result of the building's age (112 years old), the Community Heritage Commission is being asked to review the heritage value of the building in advance of a Demolition Permit process.

GUIDING POLICY AND REGULATIONS

100 Year and Older Heritage Review Policy

In 2020, Council approved a revised heritage review policy, which highlights the City's interest in retaining New Westminster's oldest buildings. As such, redevelopment applications for buildings that are 100 years and older require a Heritage Assessment and review by the Community Heritage Commission.

Demolition Permits

Demolition Permits are issued by the Director of Climate Action, Planning and Development, though the Director may forward the application to Council for further consideration, or consideration of a temporary protection order where warranted.

Temporary Protection Order

A temporary protection order may be issued by Council for a property that is or may be considered to have heritage value sufficient to justify its conservation. Without consent of the owner, a temporary protection order may only last 60 days, after which the demolition permit must be issued.

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term protection on the land title of a property and which is the primary form of regulation that can prohibit demolition. Heritage Designation does not require owner consent. However, without consent of the owner, the owner is entitled under Provincial law to claim compensation for loss of zoning entitlement value from the Designation.

BACKGROUND INFORMATION

Property Description

The house at 933 Fourth Street was built in 1910 and is approximately 190 sq. m. (2,046 sq. ft.). It is one story above a basement, and has a density of about 0.352 floor space ratio (FSR), which is approximately 70% of the square footage available to the property in the Zoning Bylaw. The property is on the east side of Fourth Street and is on a relatively flat lot. A site location map is included as Appendix A.

This house has a front gabled roof and little decorative detailing. The historic fenestration pattern and trim appears to have been retained with the addition of aluminum replacement windows. The exterior cladding is horizontal siding with shingles at the basement level. Based on the property's building permit records, a rear addition was added in 1983, though other alterations have likely also been made over time.

Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and conditions assessment (Appendix B), it's clear the house's overall form and massing has been retained, though the building's exterior has been altered including:

- possible enclosure/removal of the original front porch;
- replacement of the original front stairs and railings (replaced with wood steps on metal stringers and metal railings);
- addition of larger front door assembly which is not consistent with historic design;
- replacement of the original windows with aluminum; and
- replacement of the roofing material with duroid/laminate shingles.

The exterior surfaces of the house show evidence of deterioration of materials, in particular, there have been several repairs and plywood patches applied over the walls. Overall the house appears to be in fair condition. The conditions assessment indicates it would cost approximately \$300,000 to \$325,000 to restore it to be a contemporary replica of its historic design.

Development Policy Context

The property is zoned Single Detached Residential Districts (RS-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. The owners are permitted a 30% increase above their current site density without further Planning approvals.

In the Official Community Plan (OCP), the property is designated as “Residential – Detached and Semi-Detached Housing” (RD) which envisions low density ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character.

Site Context

The subject site is located in the Glenbrooke North neighbourhood, on the east side of Fourth Street between Tenth Avenue and Blackman Street. On both sides of the street, in this block, are single-detached houses and duplexes that were constructed in various time periods, ranging from 1910 (1) to 2020 (1); many built mid-century or in the last 15 years: 1946 (1), 1950 (1), 1952 (1), 1995 (1) 2007 (1) 2012 (1), 2015 (1), and 2019 (1). A site location map is included as Appendix A.

DISCUSSION

Heritage Value

This house may have historic value for its age (1910). It appears to have retained some of its original design and character-defining elements including:

- overall form and massing including front gabled roof,
- horizontal and shingle siding, and
- original windows openings.

There have been several unsympathetic interventions to the building as listed in the Building Condition subsection earlier in this report.

An online search of the City's archives found no results for this address nor the building's developer, Frank McCubbin. An online biographical history (<https://www.memorybc.ca/ila-mccubbin-embree-fonds>) for a daughter of a Franklin McCubbin did not indicate any close ties with New Westminster. Franklin McCubbin resided on Dinsmore Island in Richmond where his two eldest children were born. His family expanded with a child born in Langley and another born in New Westminster. He also resided in Delta, where his eldest child (born in 1901) attended Ladner Public School and Ladner High School.

FEEDBACK FROM THE COMMISSION

The following options are available for consideration by the Community Heritage Commission:

- 1) That the Community Heritage Commission recommend the Director of Climate Action, Planning and Development issue a Demolition Permit for the house at 933 Fourth Street and that the applicant consider deconstruction as an alternative to demolition waste;
- 2) That the Community Heritage Commission recommend the Director of Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 933 Fourth Street; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order for 933 Fourth Street; or
- 4) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Conditions Assessment and Current Photographs

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