



Corporation of the City of
NEW WESTMINSTER

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission

Date: November 3, 2021

From: Kathleen Stevens,
Heritage Planning Analyst

File: HER00827

Item #: 2021-470

Subject: Heritage Review (Demolition): 349 Cumberland Street

PURPOSE

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

SUMMARY

The duplex at 349 Cumberland Street in the Sapperton neighbourhood was built in 1939 in the Mission Revival style. The building is not legally protected by bylaw, and is not listed on the City's Heritage Register. Though, the house is listed on the City's Heritage Resource Inventory, and retains many of its original features. As a result of the building's age (over 50 years old) and Inventory listing, the Community Heritage Commission is being asked to review the heritage value of this building in advance of a Demolition Permit process.

GUIDING POLICY

Heritage Protection

The building is not legally protected by bylaw or listed on the City's Heritage Register. Though, it is on the City's Heritage Resource Inventory (1986). The Inventory is an informal listing of historic New Westminster properties. The Inventory was the City's first step to identify local heritage assets, and listing acts as a flag for potential heritage value in a property.

50 Years and Older Heritage Review Policy

The City's heritage review policy is that demolition applications for a building or structure older than 50 years is automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.

Demolition Permits

Demolition Permits are issued by the Director of Development Services, 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. This can include properties that are not listed on the Heritage Register. Without consent of the owner, a temporary protection order may only last 60 days, after which the 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

Property Description

The duplex building at 349 Cumberland Street was built in 1939 and is approximately 246 sq. m. (2,648 sq. ft.). The only building permit on record was to erect the duplex in 1939. The subject site is located in the Sapperton neighbourhood, on the north side of Cumberland Street between Richmond Street and Miner Street. Photographs of the building in its current condition are available in Appendix A.

Building Condition

Based on current photos (Appendix A), the building at 349 Cumberland Street appears to be in good condition. The stucco siding and wood trim appear to be in good condition. The windows and doors appear to be original and also appear to be in good condition.

Development Policy Context

The property is zoned Duplex Districts (RT-1). In the Official Community Plan (OCP), the property is designated as “Residential – Detached and Semi-Detached Housing” (RD) which envisions a mix of low density residential units including houses and duplexes. The building is consistent with its property’s zoning and land use designation.

Site Context

The properties in this block, fronting on the north side of Cumberland Street, are also zoned for duplexes – with the exception of 341 and 343 Cumberland Street which are zoned for small lots, and a portion of Fraser Cemetery. The properties in this block, fronting on the south side of Cumberland Street are primarily zoned Single Detached Residential Districts (RS-1).

This block is dominated by a grouping of homes constructed in the 1980s (approximately 84% of all houses on the block). The remaining three houses were built in either the 1939 (11%) or 1947 (5%). The two houses built in 1939 are listed on the City’s Heritage Resource Inventory, their listings are included in Appendix A. Information on surrounding houses is included in Appendix C and a site context map is included as Appendix B.

DISCUSSION

Heritage Value

Built in 1939, in the Mission Revival style, 349 Cumberland Street retains many of its original features including:

- the symmetrical shaped roof parapet,
- the cantilevered narrow tile roof segment,
- the roughcast smooth stuccoed wall surface,
- arched front door openings, and
- windows with a segmented upper portion.

Its Inventory listing describes the building as a fine example of the Mission Revival style. Along with 355 Cumberland Street, it is also one of only a few examples of the Mission Revival style in New Westminster, and is one of only two buildings located in this block of Cumberland Street that is listed on the Inventory.

Does this building have heritage value?

If so, does it warrant consideration for retention or legal protection?

Redevelopment Potential

Under the existing zoning, a new duplex may be larger than the current building: up to 573 sq. m. (6,168 sq. ft.). With an allowable increase in floor space of up to 327 sq. m. (3,520 sq. ft.), this would result in a building over two times larger than what currently exists. Development beyond a duplex, such as for small lot subdivision, a triplex or quadruplex, could not be considered on this site without a Heritage Revitalization Agreement (HRA) which retains the existing building: such a project without retention of the building would require an OCP Amendment application to Council as well as a rezoning. It is unlikely such an application would be supportable without an alternate community benefit or amenity.

The owner has provided information, included in Appendix A, on redevelopment costs and relocation. The owner has determined redevelopment with retention is not a financially feasible option and relocation would not be feasible due to the steep grade of Cumberland Street and the dimensions of the building which exceed the maximum route width.

OPTIONS

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

- 1) That the Community Heritage Commission recommend the Director of Development Services issue a Demolition Permit for the duplex at 349 Cumberland Street;
- 2) That the Community Heritage Commission recommend the Director of Development Services direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 349 Cumberland Street; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order for 349 Cumberland Street; or
- 4) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Current Elevation Photos, Heritage Resource Inventory Listing and Information from Owner

Appendix B: Site Context Map

Appendix C: Site Context Information

APPROVALS

This report was prepared by: Kathleen Stevens, Heritage Planning Analyst

This report was reviewed by: Britney Dack, Senior Heritage Planner