

Appendix D

Heritage Assessment for

250 Agnes Street

Heritage Assessment

250 Agnes Street, New Westminster, BC :: Holly Manor Apartments ~ 1910/1955



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RESEARCH FINDINGS

NEIGHBOURHOOD: Downtown

ORIGINAL OWNERS:

- 1910 dwelling: Lillooet (nee Armstrong) and Edward Newby Sutherland (1910-1955)
- 1955 Holly Manor Apartments: Reginald and Laura Monk (1955-1960)

ARCHITECTS:

- 1910 dwelling: Gardiner & Gardiner
- 1955 Holly Manor Apartments: Unknown

BUILDERS:

- 1910 dwelling: Unknown
- 1955 Holly Manor Apartments: Unknown

CONSTRUCTION DATES: 1910 (dwelling) / 1955 (Holly Manor Apartments)

LEGAL: Lot 1 and 2 Block 27 Plan NWP2620 Land District 36 NORTHERLY HALF

STATE: Rented (rental units)

HERITAGE STATUS: N/A

HISTORIC BRIEF

Originally listed as 65 Merivale Street in the city directories, the subject building at 250 Agnes Street was transformed from a 1910 detached single-family dwelling into an 8-unit, two-storey (plus basement) apartment building in 1955. The original Arts and Crafts house was built in 1910 and designed by Gardiner & Gardiner, who designed many New Westminster and Vancouver buildings throughout the first half of the twentieth century.

In 1910, “One of the most fashionable weddings of the season” took place at the Armstrong House at 63 Merivale Street, when Edward Newby Sutherland (1883-1966) married Lillooet Armstrong (1888-1971). A new house was built for the newlyweds that summer next door at 65 Merivale Street. Mr. Sutherland, son of Ottawa’s Major E.D. Sutherland and a young real estate man, and Mrs. Sutherland, moved in in August 1910. The Sutherlands hired renowned architects Townley & Matheson to design an interior renovation to the house in 1923, involving mostly custom built-ins to the living room and den (Townley also designed the Armstrong House next door in 1916).

Mid-century zoning policies and the post-World War II housing crisis resulted in the demolition of many New Westminster homes and the conversion of many larger ones for the purpose of multi-unit buildings. Both houses at 63 Merivale Street (multi-family rental since 1955) and 65 Merivale Street are testament to this era of change. When Mrs. and Mr. Sutherland sold their house to Reginald and Laura Monks in 1955, the new owners significantly altered and expanded the house, transforming it into an apartment building facing Agnes Street, to be known as the Holly Manor Apartments.

A site visit confirmed that portions of the timber floor structure of the 1910 house were retained and are today partially visible in the basement area. The original 1910 chimney on the north elevation was retained within the 1955 apartment building, including its fire place which survives in one of the units on the ground floor. Other than the two mentioned above, there are no other surviving elements from the 1910 house inside the apartment building, which features a 1955 (and later) layout and finishes. Archival photographs from 1959 show that portions of the 1910 roof, including remnants of the projecting front gable, were engulfed in the new 1955 apartment building’s flat roof, but have since been removed, likely in the mid-1960s. Notwithstanding partial evidence on the interior of the building today that the 1910 house was not completely demolished when the apartment building was created, it is clear that the interior walls and layout of the 1910 house, as well as every one of its exterior character defining elements (except for the one chimney stack) including its massing, form, scale, design, finishing materials and orientation to Merivale Street, were irreversibly altered or removed as part of the development in 1955.

Ownership of the apartment building changed several times throughout the 1960s and 1970s. The building was purchased by the current owners, the Gastaldo family, in 1987.

HERITAGE ASSESSMENT ¹

Evaluation criteria	Value	Comments
Historical Association	7/20	
a. Level of importance of a directly associated person or event (national/provincial/local).	7/10	Lillooet Armstrong, daughter to Joseph Charles and Kate Armstrong of the Armstrong House at 63 Merivale Street, and Edward Newby Sutherland, son to Ottawa's Mayor E.D. Sutherland, were the first and only owners and residents of the original 1910 house.
b. Does the building illustrate a significant phase in the history/development of the local community?	0/10	The 1910 dwelling was irreversibly altered into an apartment building and no longer illustrates the single-family character of the Albert Crescent/downtown neighbourhood of that time.
Architecture	11/40	
a. Visual quality of the building in the context of an architectural style or type (aesthetics).	0/15	The 1910 dwelling was irreversibly altered into an apartment building and its original architectural design, massing and finishes do not survive.
b. Is the building still used for original function?	5/10	The original use of the site was residential in a single-family detached home. With the conversion of the original house into an apartment building, the use of the site changed to multi-unit residential.
c. Quality of workmanship and handling of materials.	1/10	Except for portions of the timber floor structure, the original chimney and fire place, there is no surviving evidence of workmanship nor materials from the 1910 house within or on the Holly Manor Apartments building.

¹ This table assesses the heritage value of the 1910 dwelling, as per the City of New Westminster's "Buildings 100 Years Old and Older" heritage review policy, and does not include an assessment of the Holly Manor Apartments.

Evaluation criteria	Value	Comments
d. Association with particular designer or architect.	5/5	The original 1910 house was designed by the renowned architecture firm Gardiner & Gardiner, and included later interior interventions designed by Townley & Matheson.
Context	0/35	
a. The integrity of historic relationship between the building and its associated context.	0/10	The original 1910 house was built for Lillooet Armstrong, whose parents lived next door at Merivale 63. With the construction of the 1955 Holly Manor Apartments and later renovations of the roof (including the removal of surviving parts of the original 1910 roof) the historic relationship between the two houses on 63 and 65 Merivale Street was obliterated.
b. Influence of the building on the present character of the area (setting).	0/10	Since there is no notable surviving exterior fabric of the 1910 dwelling, and its design and massing have been obliterated by the apartment building, the 1910 dwelling no longer contributes to the character of the area.
c. Nature of the building's identity within the community (landmark).	0/15	There is no visual evidence of the 1910's existence left.
Adaptability	5/20	
a. Can the building continue with its current/original use?	5/10	The 1910 dwelling's original use as a single-family dwelling discontinued with the irreversible alterations into an apartment building in the 1950s. The original use only partially survived through the continuation as a residential building (contrary to, for example, to commercial use).
b. Can the building be adapted for new contemporary uses without compromising heritage values?	0/10	Insufficient elements of the 1910 dwelling survive to conserve any of its heritage values.

Evaluation criteria	Value	Comments
Integrity	2/30	
a. Presence of original character-defining elements.	1/10	There are no surviving character-defining elements (except for one of the chimney stacks and its residential use - although the latter changed from single-family to multi-unit).
b. Compatibility of contemporary alterations and materials.	0/10	The irreversible interventions to the 1910 dwelling completely altered the original massing, form, scale, design, finishing materials and orientation of the building.
c. Overall exterior condition of structure and materials.	1/10	There is no surviving exterior fabric of the 1910 dwelling (except for a chimney stack).
Summary: 17%	25/145	

CONCLUSION

This heritage assessment was undertaken as per the City of New Westminster's "Buildings 100 Years Old and Older" heritage review policy, and as such only includes an assessment of the 1910 dwelling. The Arts and Crafts style dwelling, designed by renowned architects Gardiner & Gardiner, was transformed into an 8-unit apartment building in 1955, an intervention which irreversibly altered all of its original massing, form, scale, design, finishing materials and building orientation (except for portions of the timber floor structure and a fire place only visible on the interior, and the location of one of the chimney stacks). As a result, there are no surviving character-defining elements and the tangible historic relationship between the two houses at 63 and 65 Merivale Street was erased. Therefore, this site has almost no heritage value in regards to the 1910 dwelling, and is not a candidate for conservation.

RESEARCH RESOURCES

Ancestry.ca

- British Columbia, Canada, Death Index, 1872-1990
- British Columbia, Canada, Marriage Index, 1872-1935
- Canada, Voters List, 1935-1980
- Find a Grave Index, 1600s-Current
- 1901 Census of Canada

BC Archives

- Birth, marriage and death indexes

BC Assessment (<https://www.bcassessment.ca/>)

Biographical Dictionary of Architects in Canada, 1800-1950

(<https://dictionaryofarchitectsincanada.org/>)

City of New Westminster Archives

- Archival photographs
- Field Assessment Card
- Fire Insurance Maps, 1931/1957
- Tax Assessment Rolls, 1910/1911/1923/1924/1954/1955/1956
- Water Permit (13 August, 1910)

City of New Westminster, CityViews Maps

- Public Development Site Report, 250 Agnes Street
- Public Development Site Report, 63 Merivale Street

City of Vancouver Archives

- Goad's Atlas of the City of New Westminster, 1913 (Volume III)
- E.N. Sutherland residence alterations : Agnes and Merivale, New

Westminster, B.C., (May 11, 1923) -- AM1399-S1--

New Westminster Public Library

- BC Weekly, 1902-1913
- Columbian Newspaper, 1957-1983
- Information Files
- Lower Fraser Valley Directory, 1956 - 1992
- Public Library Photo Database

Newspapers.com

UBC Library Open Collections
- BC Historical Newspapers

Vancouver Public Library:
- BC City Directories, 1860-1955 (<https://bccd.vpl.ca/>)
- Historical Photograph Collections

Vintage Air Photos (<https://vintageairphotos.com/>)

Wolf, Jim. 2005. Royal City: a photographic history of New Westminster 1858-1960. Surrey, BC: Heritage House.

Site visit. November, 2021.

CURRENT PHOTOS



front view



rear view

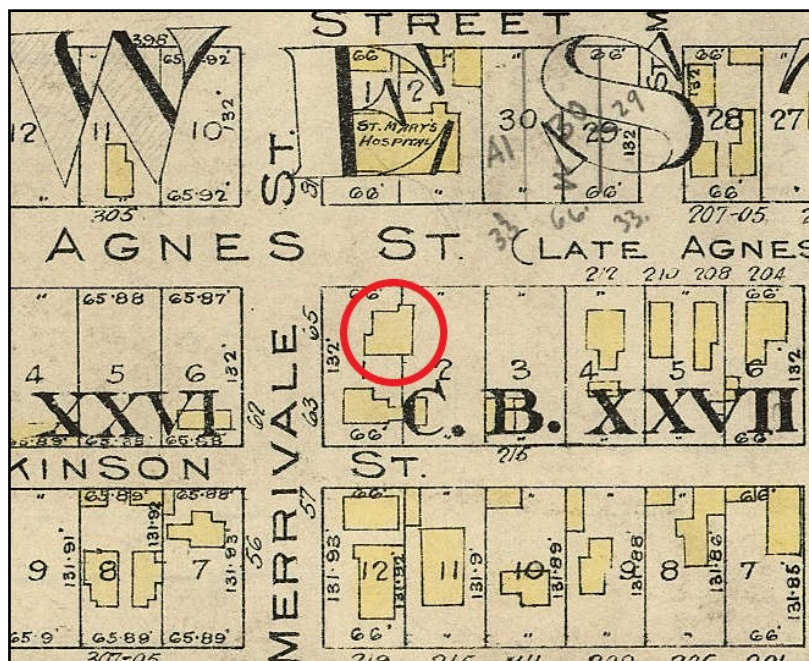


side view
(east
elevation)



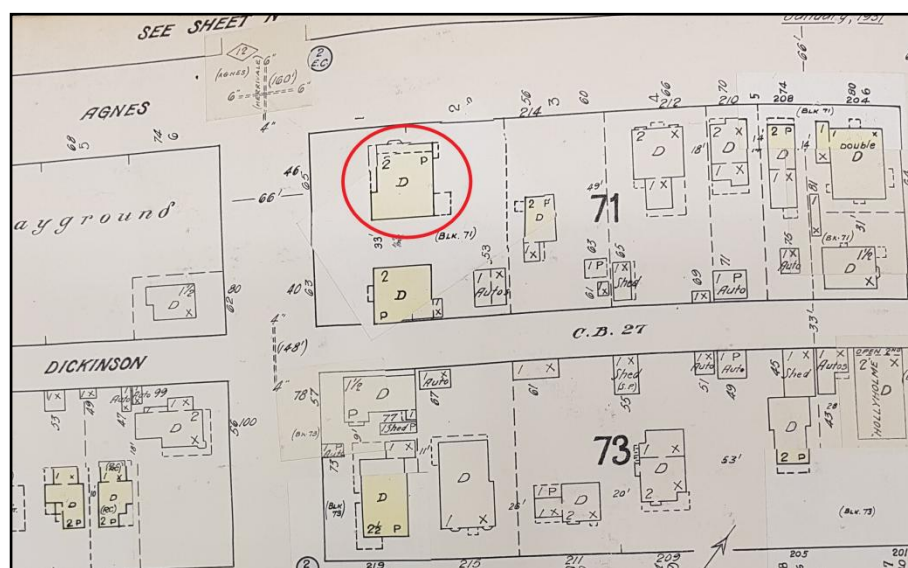
side view
(west
elevation)

ARCHIVAL IMAGES & RECORDS



Left: Fire Insurance Map of New Westminster, 1913. The map shows the subject property listed as 65 Merrivale Street, circled in red. South of the subject house is the former Armstrong House at 63 Merrivale Street, demolished in 1916.

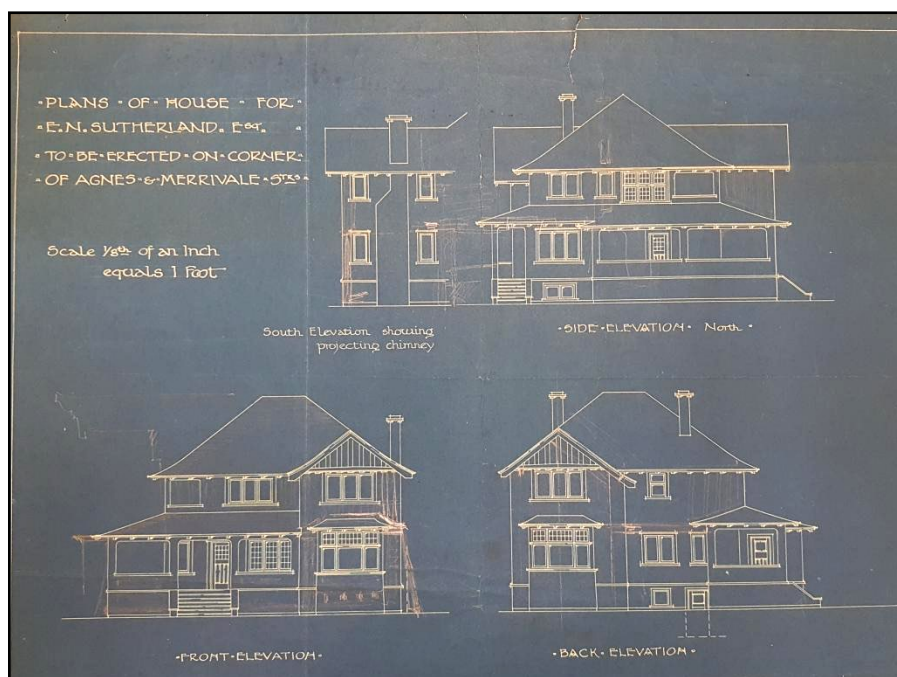
Source: City of Vancouver Archives, Goad's Atlas of the City of New Westminster, 1913 (Volume III, plate 124), AM1594-MAP 342c.



Fire Insurance Map of New Westminster, 1931. The subject house is circled in red. Note the alterations that were made to the north elevation of the house, as well as the 'new' Armstrong House at 63 Merrivale Street, constructed in 1916. Source: City of New Westminster Archives, City of New Westminster, 1931 Insurance plans.



Aerial photograph of New Westminster (1951). The 1910 house at 65 Merivale Street is marked with a red circle. Source: Vintage Air Photos, 1-8: Front st. New Westminster (cropped by author).



Plans for the house at 65 Merivale Street, by Gardiner & Gardiner (1910). Source: City of Vancouver Archives, AM1399-S1-- (May 11, 1923).



Aerial photograph of 63 Merivale Street and 250 Agnes Street (former 65 Merivale Street), New Westminster (1959). Remnants of the original 1910 roof were engulfed in the new apartment building.
Source: City of New Westminster Archives, IHP9718-114 (cropped by author).



Aerial photograph of 250 Agnes Street (1959). Note the projecting gable on the north elevation. Source: City of New Westminster Archives, IHP9718-109 (cropped by author).



Aerial photograph of 250 Agnes Street (1955). North of the subject building are located the old and new St. Mary's Hospital (demolished, now the École Qayqayt Elementary School). The houses to the east of 250 Agnes Street were all replaced with apartment buildings in the 1960s. Source: City of New Westminster Archives, IHP6936-046.

Source: City of New Westminster Archives, IHP6936-046 (cropped by author).

The engagement has been announced at New Westminster, B.C., of Miss Lilloet Armstrong, daughter of Mr. Joseph C. Armstrong of that city, to Mr. E. N. Sutherland. Mr. Sutherland is an old Ottawa boy, son of Major E. D. Sutherland of the auditor-general's office, and commenced his business career here with the Bank of Montreal. He was transferred to New Westminster about four years ago, but has recently resigned from the bank to take the position of manager of the New Westminster branch of the Vancouver Financial corporation. The wedding will take place during June.

Plans are also being prepared for houses for E. N. Sutherland, to be erected on the corner of Merrivale and Agnes streets; G. Bruce Corbould, on Royal avenue; E. L. Webber, an eight-room house, on Queen's avenue, and D. McPherson, on the corner of Third and Fourth avenues.

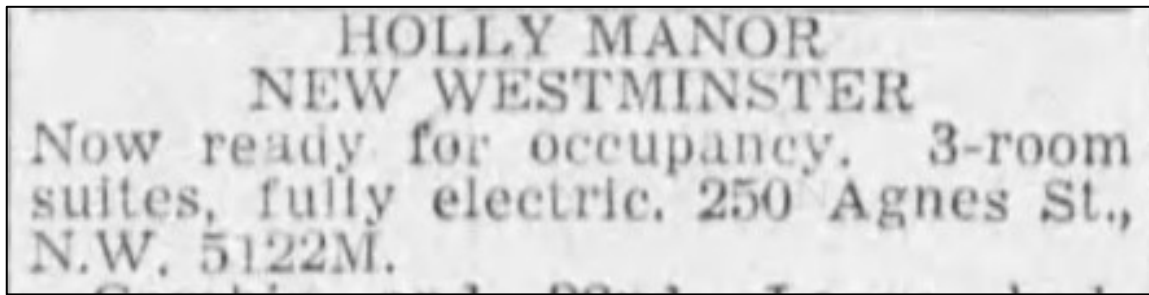
1910 was an exciting year for Lilloet Armstrong and Edward Newby Sutherland. In January, their engagement and wedding were announced. The wedding took place at Lilloet's ancestral house (63 Merivale Street). Meanwhile, plans were being prepared for a house at the corner of Merivale and Agnes. The house was built over summer, and the couple moved in in August.

Sources: The Ottawa Citizen, 18 January 1910; The Daily News, 12 March 1910 (above); The Province, 25 June 1910; The Daily News, 7 July 1910; and The Province, 20 August 1910 (below).

Royal City Society.
New Westminster, June 25.—The residence of Mr. J. C. Armstrong, Merrivale street, was the scene of a very pretty wedding on Wednesday at 2:30, when his elder daughter, Lilloet, was united in wedlock to Mr. Edward Newby Sutherland, eldest son of Major Sutherland of Ottawa. The ceremony was performed by Father O'Boyle in the presence of the relatives and intimate friends of the young couple. In the drawing-room,

A fine house for E. N. Sutherland on the corner of Agnes and Merrivale streets is nearing completion.

* * *
Mr. and Mrs. E. N. Sutherland moved into their new home during the week.
* * *



In September 1955, the Holly Manor Apartments were ready for occupancy. Source: The Vancouver Sun, 27 September 1955.