

Appendix B

*Heritage Value Assessment
and
Current Photographs*



Heritage Value Assessment 309 Lawrence Street, New Westminster, B.C.

July 2022

TABLE OF CONTENTS

Background to the Heritage Value Assessment	Page 3
Methodology	Page 4
City of New Westminster's Approach to Heritage	Page 5
Understanding Queensborough's Heritage	Page 6
Queensborough's Heritage Values	Page 8
Thematic Framework for Queensborough's Heritage	Page 11
309 Lawrence Street - General Description	Page 12
309 Lawrence Street - Identification	Page 13
309 Lawrence Street - Historical Significance	Page 14
309 Lawrence Street - Usage	Page 15
309 Lawrence Street - Architecture & Structure	Page 16
309 Lawrence Street - Context	Page 19
309 Lawrence Street - Contextual Analysis	Page 20
309 Lawrence Street - Professional Opinion	Page 25
Appendices	Page 27

BACKGROUND

Synaxis Associates was contacted to conduct a Heritage Value Assessment for the house located at 309 Lawrence Street, in the Queensborough neighbourhood of the City of New Westminster. Since the house on the property is over 100 years old, the City of New Westminster required that a Heritage Value Assessment be completed for pre-development application or review.

Synaxis Associates specializes in assessment of community Heritage values. The firm's principal consultant, Matthew Francis, has been a leader in the field of values-based approaches to Heritage Conservation and Heritage-based development for over a decade.

The property located at 309 Lawrence Street is not listed or otherwise documented on the City of New Westminster's [Heritage Inventory Interactive Map](#), but was included on the 2010 [Queensborough Residential Heritage Inventory](#). Due to the age of the existing house at 309 Lawrence Street, a values-based Heritage Assessment, carried out by a qualified heritage professional, is required to provide sufficient contextual knowledge, to ensure that the City's heritage values are appropriately conserved. An enriched understanding of sustainability, which includes heritage values, balanced with the parallel priorities of quality and affordable housing, assist local governments to achieve their goals - not least in the overall liveability of the built and social environment.

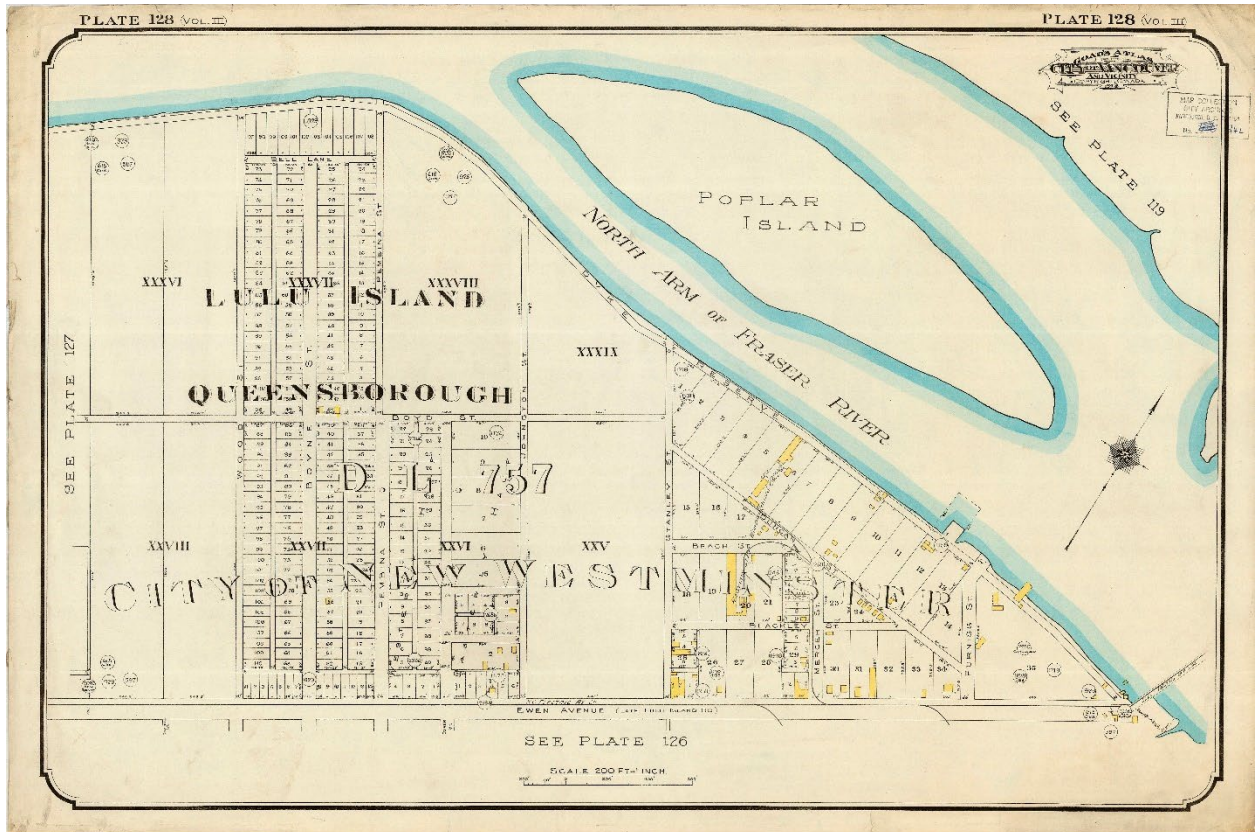
Matthew Francis, MA, CAHP, Principal of Synaxis Associates, is a Professional Member in good standing of the Canadian Association of Heritage Professionals | Association canadienne d'experts-conseils en patrimoine (CAHP-ACECP) and the British Columbia Association of Heritage Professionals.



Synaxis Associates' Matthew Francis (pictured at right), leading a workshop for the leaders of the Alberta Main Street Program in the City of Lethbridge's historic Chinatown, June 2014.

METHODOLOGY

Synaxis Associates employs a hybrid methodology to determine community Heritage Value. These methods are informed by the Pan-Canadian Historic Places Initiative, and the tools that have been developed since the early 2000s, as part of that partnership of Provinces, Territories, and Indigenous communities, with the Government of Canada. Local practices and articulations of Heritage value are always taken into consideration, alongside best practices drawn from other contexts, both in Canada, and globally.



City of Vancouver Archives File MAP 342c - Goad's Atlas of the City of New Westminster, B.C., 1913 Fire Insurance Maps. Item : 1972-472.14 - Plate 127 Queensborough - north-west

The City of New Westminster describes Heritage value as follows:

<https://www.newwestcity.ca/heritage>

IMPORTANCE OF HERITAGE

There are social, financial and environmental benefits to retaining heritage buildings in a community.

- First, heritage sites are a connection to the past and provide a sense of history and continuity. Heritage sites also tell the stories of who we are what we have experienced as a community, in addition to functioning as landmarks and having significant aesthetic value.*
- Second, heritage buildings often retain their value with more resiliency as property markets shift through time and support tourism.*
- Third, the retention of a heritage building is the more sustainable choice over demolition and replacement when the costs of the embodied energy in the building, accumulation of material in the landfill and the cost of new construction is balanced against potential energy savings. Heritage conservation just make sense.*

HERITAGE CONSERVATION AND HERITAGE VALUE

Conservation is the management of change. It is a comprehensive and continuous activity that has its foundation in legislation and in community participation and support.

The Standards and Guidelines for the Conservation of Historic Places in Canada, a comprehensive guide to best historic conservation practices, defines heritage value as the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations.

Generally, any structure older than 50 years may have heritage value. Each building and structure is unique and it will have its own distinct set of character-defining elements. Character-defining elements can range from the tangible features (e.g., massing, materials, construction, decorative details, how and where it sits on the site, and its relation to its surroundings) to the intangible features (e.g., memories, stories, cultural practices, associated people or events, and its sense of time and place).

Where local governments have not explicitly expressed or defined their own frameworks for understanding, Synaxis Associate often employs the following Heritage Significance (Value) Criteria. In this case, however, the City of New Westminster has well articulated its own considerations by which it may understand, determine, or express the Heritage value of a place. The following criteria, then, are only supportive and supplementary in guiding examinations of heritage value in such contexts.

A	Theme / Activity / Cultural Practice / Event	A resource must be directly associated with a theme, activity, cultural practice or event that has made a significant contribution to the broad pattern of municipal history.
B	Institution / Person	A resource must be directly associated with a significant institution or with the life of a significant person in the municipality's past.
C	Design / Style / Construction	<ol style="list-style-type: none"> 1. Style / Type / Method of Construction 2. Work of a Master 3. High Artistic Value <p>A resource must embody the distinctive characteristics of a type, style, period or method of construction, or represent the work of a master, or express high artistic values.</p>
D	Information Potential	A resource must have yielded, or be likely to yield, information important to the municipality's history, prehistory or natural history.
E	Landmark / Symbolic Value	A resource must be particularly prominent or conspicuous, and must have acquired special visual, sentimental or symbolic value that transcends its function. A landmark contributes to the distinctive character of the municipality.

The City of New Westminster has a long record of attention to the neighbourhood of Queensborough's unique characteristics and heritage values. The City of New Westminster's 1986 Heritage Inventory identified five potential heritage buildings in Queensborough.

- *Tatra Hall (c. 1939) at 401 Ewen Street,*
- *Queen Elizabeth Elementary School (1939) at 510 Ewen Street,*
- *the Slovak Home (1939) at 647 Ewen Street, and residences at*
- *321 (c. 1930) and*
- *326 (c. 1914) Mercer Street.*

Of these properties, only the Tatra Hall and the Slovak Home - examples of Queensborough's diverse multicultural heritage - remain standing in 2022. The Queen Elizabeth School was destroyed by fire in 1987, and the Mercer Street properties have been demolished, making way for new development.

The City's subsequent 1993 Heritage Management Plan, set out both a narrative and chronological history of the Queensborough neighbourhood.

The 2010 *Queensborough Residential Heritage Inventory* surveyed 34 places of interest, and the property at 309 Lawrence Street was one of those. In its 2012 Context Statement, the City subsequently articulated Heritage values for Queensborough, and also a *Thematic Framework* for the neighbourhood. These values provide the relevant context and criteria for assessing the potential Heritage significance for the properties identified on the *Queensborough Residential Heritage Inventory*.

PLAN

SHOWING

SUB-DIVISION OF GOVERNMENT RESERVE

ON

LULU ISLAND

TO BE SOLD BY

Public Auction

ON

SATURDAY, MAY 21, '92

IN

Herring's Opera House,

AT

7.30 P. M.

THE property herein described is situate at the head of Lulu Island, and is within the limits of the City of New Westminster, and forms part of the 700 acres contained in the Government Reserve as shown on the maps of the District of New Westminster.

This property has all been reclaimed by Messrs. D. McGilvary & Co., and a substantial dyke now encloses the whole Reserve.

A permanent gravel road, two miles in length, runs through the centre of the property, which is connected with the City of New Westminster by a traffic bridge. This

road is designed to be a part of the main trunk road of Lulu Island, connecting with and giving an outlet to New Westminster by wagon road to the Gulf of Georgia at Steveston and other sea ports.

The electric tramway system, we are assured from headquarters, will be extended down this road to intersect with the line from Vancouver to Steveston at an early date.

The property is very favorably situated and is admirably adapted for manufacturing and shipping purposes, as well as for market gardens and fruit growing.

There are already located upon this property the following establishments: McGilvary & Co.'s Hydraulic Steel Pipe Works, Reid & Currie's Iron Works, E. H. Port & Co.'s and C. F. Pretty's Fish Freezing Establishments, and the Pacific Coast Lumbering Company, which we expect to be supplemented by several other industries during the coming summer.

About 120 acres only will be offered at the coming sale but should any of the purchasers wish to secure adjoining Blocks to those sold they will be allowed to do so.

This sale affords a rare opportunity for persons wishing to secure a productive piece of land near the city for market garden or nursery purposes that can be found anywhere, and is very similar to the market garden land around the city of New York that commands a yearly rental of from \$300 to \$500 per acre.

The water frontages are also unsurpassed for manufacturing and shipping purposes and it should only be a matter of time when all the manufacturing establishments of the city are located on this property.

A large portion of this land is open prairie and easily brought under cultivation and has been divided in such a manner as to give a frontage on the main gravel road or on the water front, with cross roads from the wagon road to the water and vice versa.

The terms are exceptionally liberal and are 1-3 cash, 1-3 9 months, 1-3 18 months at 7 per cent interest.

T. J. TRAPP,
Auctioneer.
New Westminster, April 25, 1892.

Details of the auction of building lots in Queensborough in 1892 (Richmond Archives)

Source: *New Westminster's Neighbourhood Historical Context Statements Queensborough* (2012)
Denise Cook Design • Birmingham & Wood • Jean Barman, p. 8.

Further analysis of the subject property, with reference to the other properties on the *Queensborough Residential Heritage Inventory*, in accordance with the Heritage Values articulated in the *Thematic Framework*, is required to make a professional determination of Heritage Value. This is precisely the purview of the current Heritage Value Assessment.

From a values-based perspective of Heritage resource management and conservation, these elements – the Heritage values for Queensborough and its accompanying Thematic Framework – provide the most relevant criteria for considering the potential significance of specific properties, such as our subject property at 309 Lawrence Street.

Queensborough - Heritage Values

Located on Lulu Island in the Fraser River, south of the main settlement districts of the City of New Westminster, the neighbourhood which later became known as Queensborough was developed in the late 19th and early 20th centuries primarily as an industrial and agricultural enclave. Connected to the mainland by bridges, and later also by the B.C. Electric Railway, Queensborough gradually became a residential district supporting a predominantly working-class population. The westernmost portion of the Island is part of the City of Richmond. Bisected by the Lulu Island Road, later named Ewen Avenue, mostly modest housing stock was built over time, expanding from this central corridor. Retaining both its agricultural and industrial character throughout the 20th century, the neighbourhood's unique, island characteristics contributed to its sense of place and shaped the attitudes and identity of its residents.

According to the City of New Westminster's 2012 Context Statement,

Queensborough is valued for its singularity as a neighbourhood of New Westminster, derived from its isolated location, geography, culturally diverse early history, significant agricultural and industrial histories, and development potential.

Location:

- *Situated on the eastern tip of Lulu Island, across from the rest of the City of New Westminster, providing a unique perspective on the city and visibility from other city neighbourhoods*
- *Relative isolation with more tenuous communication to the rest of the city than other neighbourhoods all on the north bank of the Fraser River*
- *Perseverance of its residents through times when lack of infrastructure was a problem*
- *Aesthetic values through the near views and filtered views through to the Fraser River*

Geography and related infrastructure:

- *Alluvial flat land, outcomes of its location in the Fraser River system of islands*
- *The floodplain soils that made its agricultural roots possible, and the remaining patterns in the landscape that still reveal these roots*
- *Small beaches*
- *Dyke and ditch systems*
- *Bridges*

- Roads named after local people
- Still recognizable survey patterns seen in the subdivisions and field patterns
- Greenways as open space and infrastructure (sewer pipes)

Cultural diversity

- Cultural traditions from the different ethnic groups that settled here
- Places of worship, community halls and other buildings reflecting the cultural diversity and a tight-knit community

Agricultural history

- The remaining rural character of the place seen in fallow fields and pasture, ditches and the surrounding dyke
- Aesthetic values seen in the modest housing, mostly from the 1930s and onwards

Industrial uses

- Valued for its long industrial history and connection to the past
- Presence of the railway
- Create local employment

Development potential

- Residential development on agricultural and industrial flat lands; the loss of both agriculture and industry impacts landscape/ cultural values and job diversity
- The creation of the Queensborough Ratepayer's Association in the early 1900s as related to the Queensborough community plan and a distinct period of development

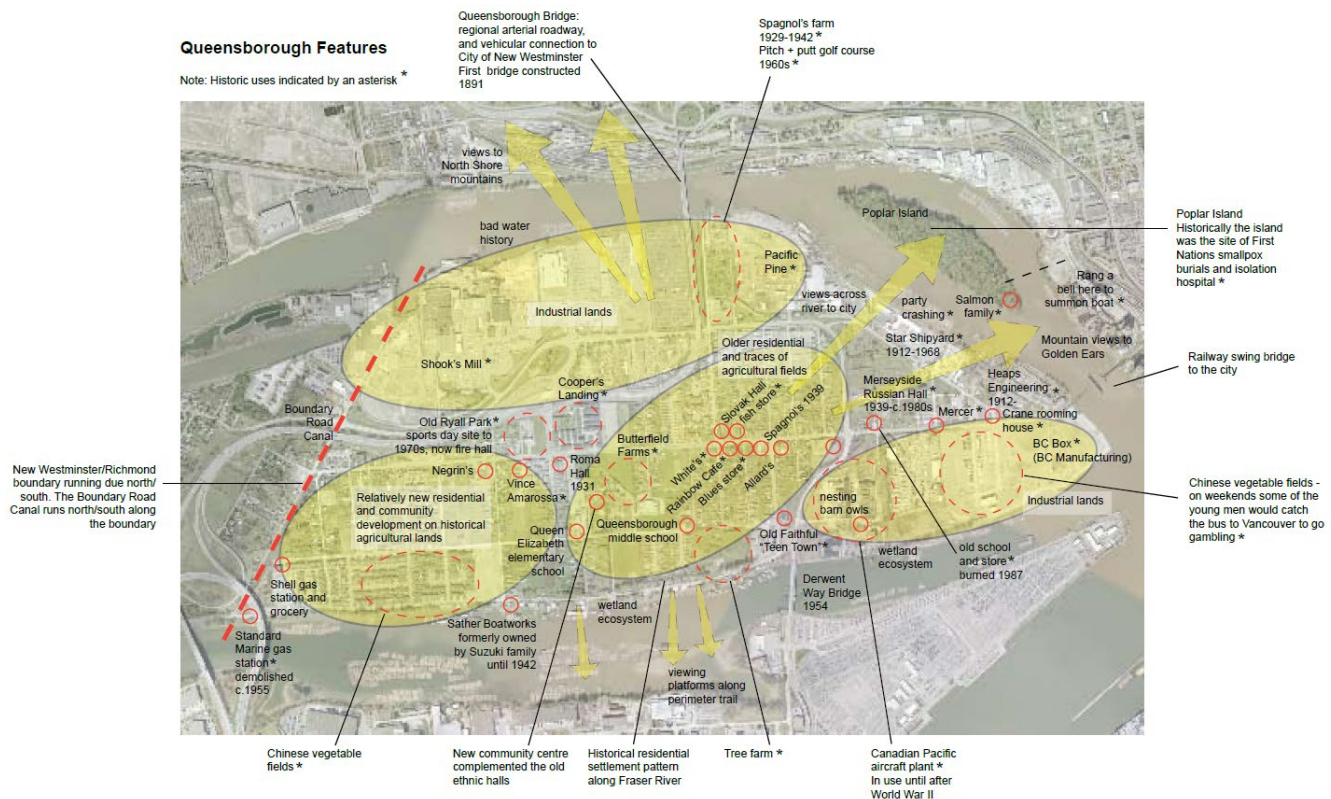
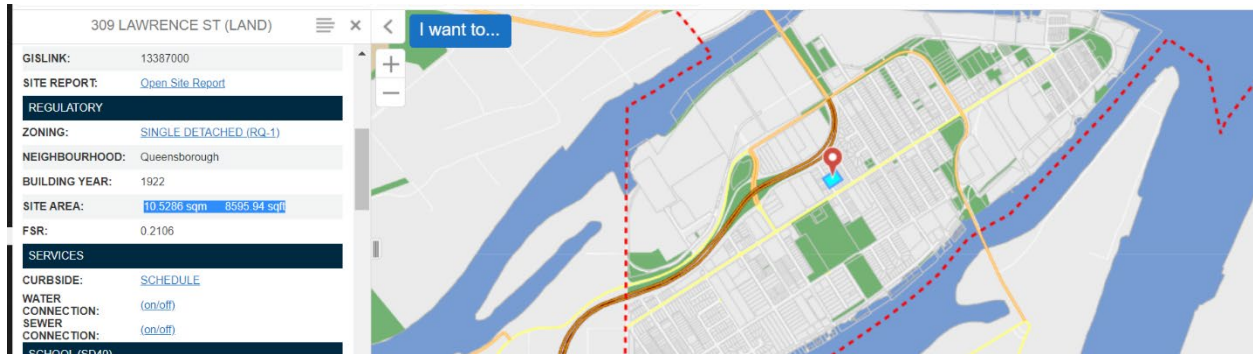
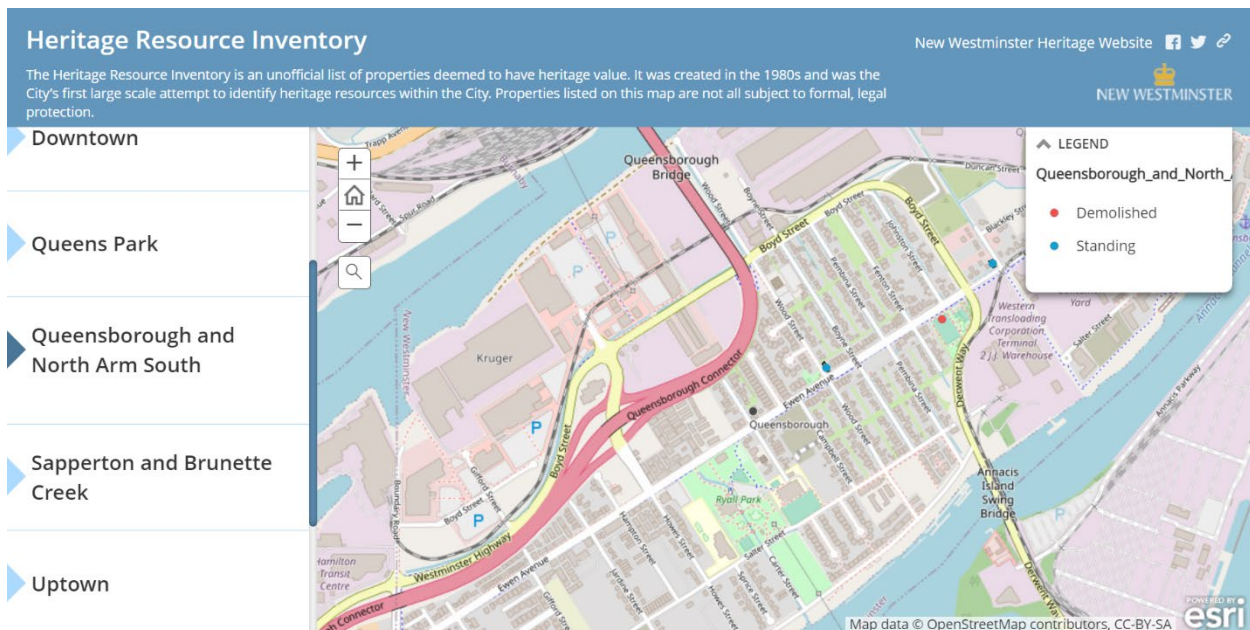


Diagram Image from *New Westminster's Neighbourhood Historical Context Statements Queensborough* (2012)
Denise Cook Design • Birmingham & Wood • Jean Barman, p. 8.



The image above, from one of the City of New Westminster's Interactive Planning Maps, shows the location of the property at 309 Lawrence Street, relative to the features noted further above in 2012 Context Statement.



Queensborough Thematic Framework (2012)

The following themes best express the Heritage value of Queensborough to the City of New Westminster more broadly.

Early industry and agriculture:

- *Few original landholders during the settlement of Queensborough in the 1890s*
- *Survey into large lots for industry and agriculture*
- *Fishermen established themselves along the southeast shore of the Fraser River, also doing net repairs and some boat building*
- *Resource-based industries, particularly water-based industries such as sawmilling, fishing, canning, boat building, marine gas stations and cold storage*
- *Small farm holdings for dairy, fruit orchards, berry farms and vegetable gardens*

Post WWII transformation:

- *Urban renewal through infrastructure development*
- *Unique character based on its historical development*

Cultural diversity:

- *Attraction of the place to a variety of cultural groups with individual traditions*
- *Cohesive communities were diverse yet not divisive*
- *Residents and groups helped each other for a common cause*
- *The community is diverse yet not divisive*

Suburban development:

- *Large scale residential settlement occurred later than in other parts of New Westminster due to its remote location*
- *Distinct periods of development after the death of Alexander Ewen and during the boom years between the wars*
- *Little commercial development until Queensborough Landing*
- *Mix of lot sizes and diverse building styles*
- *Impact of Highway 99 and the Ring Road*

HERITAGE VALUE ASSESSMENT - 309 Lawrence Street



Front (West-facing) elevation

General Description

Facing west toward Lawrence Street in the Queensborough neighbourhood of the City of New Westminster, the house located at 309 Lawrence Street is currently separated by one civic lot to the north side of Ewen Avenue, the main traffic corridor through Queensborough.

The raised, one-storey house has a small porch leading to an upper entry below a modest gable, offset to the right. The semi-pyramidal, low-hipped roof is covered in asphalt shingles, and the remainder of the house in a combination of wooden shingles or shakes and shiplap siding. This exterior treatment has also been painted in two tones. The lower level has a front-facing alternate entrance door, offset to the left. An enclosed porch area on the raised storey of the rear side surmounts a shed-type addition to the house. A single, stained-glass window adorns the south-facing side of the house.

In front of the house is a paved area, and to the rear and south of the house there is a yard area, currently seeded to grass.



Rear (South-facing) elevation

1.0 - IDENTIFICATION

Name of building: None (no historic or informal name associations on record) The house was referred to in the 2010 Queensborough Residential Heritage Inventory as the "Ellis House."

Street address: 309 Lawrence Street, New Westminster

PID: 013-044-931

Legal description: LOT 40 OF THE EAST HALF BLOCK 29 DISTRICT LOT 757 GROUP 1 PLAN 2620

Zoning: Single-Detached (RQ1)

Site Area: 10.5286 sqm | 8595.94 sqft

Evaluation status: Not listed or otherwise documented on the City of New Westminster's [Heritage Inventory Interactive Map](#), but included on the 2010 [Queensborough Residential Heritage Inventory](#).

2.0 - HISTORICAL SIGNIFICANCE

Construction date and source: 1922

Original owner and source: Corporation of the City of New Westminster (LTSA), built by Annie Ellis with a building permit approved January 1922.

People or events of historic interest associated with the site: None. See below for comments on the ownership chronology.

309 Lawrence Street New Westminster, BC

Registered Owner(s)	Date Registered	Title
Corporation of the City of New Westminster	October 24, 1921	42838E
Annie Ellis	September 25, 1926	67672E
James Howard Ellis and Annie Ellis	June 11, 1934	107651E
James Howard Ellis	January 8, 1936	114235E
George Henry Gunter and Marie Emma Gunter	September 4, 1947	228076E
Amos Glen Phillips and Ruby Merle Phillips	July 13, 1953	314240E
Louise Bridson	February 12, 1957	381753E
Bruno DePaoli and Antonieta DePaoli	June 11, 1965	557811E
Bruno DePaoli and Antonieta DePaoli	February 2, 1989	AC25099
Antonietta (Note change of spelling) DePaoli	November 26, 2006	1280879

Comments:

1. The initial building permit was applied for in the name of "A. Ellis," January 16, 1922, who is listed as the property's developer. This refers to Mrs. Annie Ellis, who is listed as the initial owner on title, and later co-owner with her husband, James Howard Ellis. Water was connected to the property on March 10, 1922. None of the directories or available records list Mr. Ellis' occupation, while later Canadian voting records list his occupation as "retired." City permitting records show that on October 25, 1926 an application was filed and permission granted to erect an addition to the property.

2. George Henry Gunter and Marie Emma Gunter moved to New Westminster from Hastings County, Ontario. Canadian voting records from 1949 and City directories list his occupation as "carpenter," and Marie Emma Gunter's occupation as "housewife," according to the nomenclature of that era.
3. Amos Glen Phillips immigrated to Canada from South Dakota, in the United States, before settling with his wife Ruby Merle Phillips, in New Westminster. No evidence available documents his occupation.
4. Louise Bridson was born in Odessa, in what is now Ukraine, in 1885, however no records are available presently of the date and circumstances of her immigration to Canada. Canadian voter records also list her occupation as "housewife."
5. Bruno and Antonieta (also spelled "Antonietta") DePaoli, purchased the house in 1965, retaining ownership for well over 55 years. The 2006 *Vancouver Sun* obituary for Bruno DePaoli indicates that he immigrated to Canada from Monfumo, Italy. Voting records list Mr. DePaoli's occupation as "millworker," and Mrs. DePaoli's occupation variously as "housewife," or "retired."

While obituaries and other records pertaining to the succession of owners of the subject property mention their respective family relationships, little to no mention is made of their work lives or civic associations. Similarly, there are no relevant holdings in the City of New Westminster's Archives, or other British Columbia repositories, that would indicate any significant historical associations or events involving these persons. As a result, the evidence indicates that no determination of Heritage Value can be ascribed to the house located at 309 Lawrence Street, solely on the basis of the historical significance of its succession of owners or reasonably associated individuals.

3.0 - USAGE

Original Use: Single family residence, CIHB number: 0101

Present Use: Single family residence, CIHB number: 0101

4.0 - ARCHITECTURE AND STRUCTURE

The following descriptive images are derived from the Canadian Inventory of Historic Buildings (CIHB), as employed in the Government of Alberta's Municipal Heritage Partnership Program.

As expected, the house has evolved over its lifespan, with various elements replaced over time, including windows and roofing.

Footprint or General Plan:



1202

Rectangular
Long Facade

Number of storeys:



1502

Storeys: 1

Foundation Material:

Unknown

Structural Material: Wood Frame



3011

Nailed Frame

Basement: None.



1701

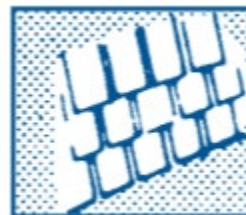
None

Superstructure Cover / Exterior Treatment:



2011

Shiplap



2016

Shingle
or Shake

Windows: It appears that a combination of fixed, double-hung, and horizontal sliding aluminum/vinyl replacement windows are in place throughout. It is not possible to know whether the historic fenestration pattern has been retained, although it appears that several alterations may have taken place over the lifespan of the house. No extant historic photographs are available.



5807

Horizontal Sliding



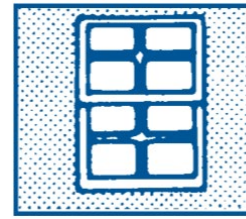
5803

Single or
Double Hung



5808

Fixed



5703

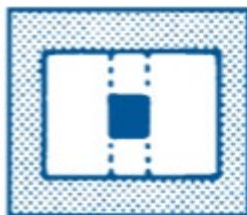
Two, Double Hung

Stained Glass Window:

A small rectangular pane of ornamental stained glass, typical of the first half of the 20th century, adorns the south facade. This modest, decorative element suggests the pride of ownership which the working-class residents of Queensborough sometimes took in the construction of their dwellings. There is no documentation on when this stained-glass was installed, but we know it was before the 2010 Queensborough Residential Heritage Inventory, which refers to it.



Chimney Location:



4303

Side to Side:
Centre

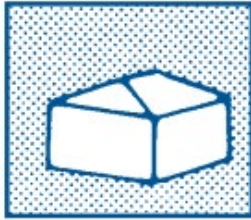
Chimney Stack Massing:



4603

Single

Roof Type:



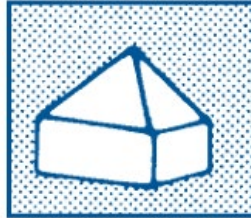
3207

Low Hip



3303

Offset Gable (Facade)



3206

Pyramidal

(It should be noted that the roof structure is not fully pyramidal, but incorporates elements of that shape, combined with a low-hipped roof system).



3508

Plain Soffit

Roof Cover: Asphalt shingles.

Other Features:



3135

Upper
Storey Door

Along with many other Queensborough properties, the house was raised, at some point in its history, addressing the high water table on Lulu Island. It is not known when this intervention occurred. The newly created lower level has been used as additional space over the years, while the main entrance has been retained through a small front-porch entry.



7106

Upper Floors,
Open Railing

Condition:

As already noted in the 2010 *Queensborough Residential Heritage Inventory*, some deterioration is evident on exterior surfaces and materials; and some elements appear to require repair and general maintenance. In 2022 we can observe the progression of this deterioration, with some signs of possible structural subsidence on the rear portion of the building.

5.0 - CONTEXT

Siting on lot: The house, on a flat lot, faces West towards Lawrence Street, and maintains a residential setback, with an open yard area on the south side, currently in a grass lawn.

Significant Landscape Features: The property, located on a flat lot, features a grassy lawn, with open space to the south and east portions. A small fruit tree is located immediately behind the lean-to portion added to the rear elevation of the house. No other significant plantings or vegetation are present. The front of the house features a substantial paved area.

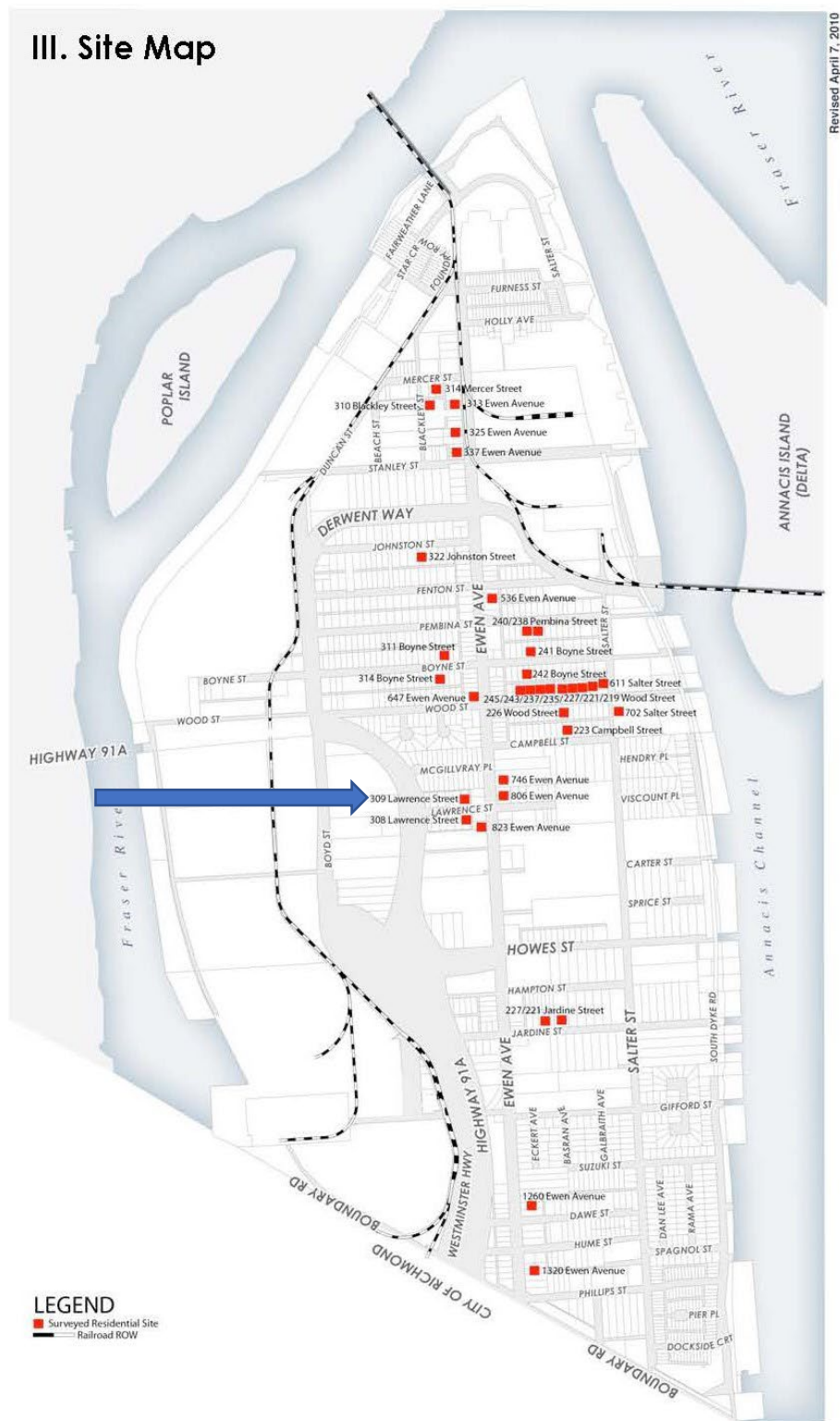
6.0 - RESEARCH INFORMATION

- LTSA Records – Historic Titles (See Appendix)
- British Columbia City Directories, <https://bccd.vpl.ca/>
- City of New Westminster Archives

In order to make a fully-informed assessment of potential Heritage Value, a contextual analysis is required between the house at 309 Lawrence Street, and the other 33 properties included on the 2010 *Queensborough Residential Heritage Inventory*.

Contextual Analysis

Queensborough Residential Heritage Inventory, 2010



Address (Alphabetical)	Year of Construction (1910s = YELLOW , 1920s = BLUE , & 1930s = RED)	Heritage Value Indicated (per 2012 Thematic Framework, other factors - such as condition - described in 2010 Queensborough Residential Heritage Inventory).
310 Blackley Street	1915	Significantly altered, but in good condition.
314 Boyne Street (Fujiki Residence)	1920	Associated with Japanese-Canadian presence in New Westminster.
311 Boyne Street	1925	Significantly altered. Poor condition.
242 Boyne Street	1911	Fair condition, with some original wood-frame windows retained.
241 Boyne Street	1911	Significantly altered / poor condition.
223 Campbell Street	1925	Significantly altered / poor condition.
1320 Ewen Avenue	1925	Many original design features / poor structural integrity.
1260 Ewen Avenue	1911	Original siding replaced with vinyl, but some original windows in place.
823 Ewen Avenue	1922	Significant alterations.
806 Ewen Avenue	1921	Many original features - not raised.
746 Ewen Avenue	1923	Significant alterations.
Slovak Home/Hall, 647 Ewen Avenue	1939	Significant cultural associations with Slovak-Canadian community and retention of historic design features and materials.

536 Ewen Avenue	1922	Significant association with Japanese-Canadian community and retention of design features / materials.
337 Ewen Avenue	1911	Significant association with Japanese-Canadian community, including early function as a rooming house, and retention of design features / materials.
325 Ewen Avenue	1911	Significant association with shipbuilder Noah Mosdell, with extensive 'restoration' treatment in 2007. Relatively 'grand' residence in Queensborough.
313 Ewen Avenue	1925	Original design elements and materials present, such as windows and siding.
227 Jardine Street	1922	Somewhat comparable to the subject property, but in a better state of preservation with regard to historic materials. Demolished since 2010.
221 Jardine Street	1919	Significant alterations.
322 Johnston Street	1911	Association with the developers Smith and Whittaker, elsewhere notable in New Westminster.
309 Lawrence Street	1922	Significantly altered but retains one unique stained-glass window.
308 Lawrence Street	1922	Significantly altered. Poor condition. Demolished since 2010.
314 Mercer Street	1912	Association with the Japanese-Canadian community. Abandoned and in extremely poor condition.

240 Pembina Street	1911	Significantly altered, poor structural condition. Demolished after 2010.
238 Pembina Street	1911	Significantly altered. Demolished after 2010.
702 Salter Street	1912	Retains integrity of design and materials.
611 Salter Street	1911	Significantly altered.
245 Wood Street	1912	Significantly altered.
243 Wood Street	1911	Originally a rooming house. Significantly altered.
237 Wood Street	1913	Significantly altered.
235 Wood Street	1912	Significantly altered.
227 Wood Street	1911	Unique pyramidal roof and pyramidal dormer. Significantly altered.
226 Wood Street	1911	Significantly altered.
221 Wood Street	1913	Significantly altered.
219 Wood Street	1911-1912	Significantly altered.

Of the thirty-four (34) properties surveyed on the *Queensborough Residential Heritage Inventory*, twenty-one (21) were constructed in the 1910s, thirteen (13) in the 1920s, and only one (1) in the 1930s. As might be expected, not a single property on the *Inventory* was built during the First World War.

It should be noted that none of the properties included on the 2010 Inventory speak to the Heritage Value described in the subsequent 2012 Thematic Framework regarding the “Post WWII Transformation” of the neighbourhood. Rather, all, save on - the Slovak Home - date from the 1910s or 20s. This is likely due to the fact that the Inventory was completed before the Thematic Framework, so the team conducting the Inventory did not have the benefit of the thematic considerations and values later articulated.

Interpreting the 2010 Inventory through the principles of the Thematic Framework, priority would be given to places best embodying these significance criteria. In the case of the properties identified in Queensborough, priority would be given to the earlier period of significance (the 1910s) associated with the earlier agricultural and industrial development of the neighbourhood. So these properties would generally take priority over the 1920s properties, depending on the mix of other associated heritage values. Newer properties could be deemed to have greater significance, if their associations with the values articulated in the Thematic Framework were documented and more compelling.

The historical context of the house at 309 Lawrence Street is largely associated with the period of residential development that took place in the Queensborough area of New Westminster, in the early 1920s, following the recovery which took place after the end of the First World War. 12 other properties on the 2010 Inventory also date from this period.

Six properties from the 1920s, including the subject property, were described in 2010 as being “significantly altered,” while the other seven were described as either having compelled historical associations or retaining significant integrity of design and materials.

By contextual comparison, in consideration of the *Thematic Framework* and the comments of the *Queensborough Residential Heritage Inventory*, from a values-based heritage resource management point of view, more straightforward cases could be made for the following properties being ranked ahead of 309 Lawrence Street:

- 314 Boyne Street
- 536 Ewen Avenue
- 806 Ewen Avenue
- 313 Ewen Avenue

While we do note that some of the other properties on the 2010 Inventory have been demolished for redevelopment, the house at 309 Lawrence Street is not the “last and best” surviving example of a once common type, or even of the remaining 1920s properties surveyed.

Rather, it is typical of 1920s residential building stock in the Lower Mainland of British Columbia. While now of interest due to its relative age, this property could easily have been built in other local communities where the same kinds of common materials were also available. This house is not extraordinary or unique for either its method of construction, its materials, or its associations with the Heritage values described in the Thematic Framework.

The City of New Westminster's Thematic Framework for understanding Queensborough's Heritage Values sets out various themes which may be considered in relation to the house at 309 Lawrence Street. Built in 1922, the property is neither part of the earlier "Agricultural and Industrial development" period of significance, nor is it an example of the "Post WWII Transformation" of the neighbourhood. Rather, the relevant clause under the heading of "Suburban Development" in the *Thematic Framework* speaks to:

- *Distinct periods of development after the death of Alexander Ewen and during the boom years between the wars.*

When we consider the subject property contextually, in view of the other Queensborough properties on the 2010 Inventory developed during "the boom years between the wars," it is our opinion that at least four other properties would better represent that thematic value.

When we consider the property at 309 Lawrence Street in relation to the criteria established by the 2012 Thematic Framework, one is hard pressed to make a strong case for ongoing conservation, as compared with other properties captured in the 2010 *Queensborough Residential Heritage Inventory*. While development did occur in Queensborough in the 1920s, the City's Thematic Framework identifies "Post WWII Development" as being more defining periods of significance. As a result, there is insufficient rationale to make a compelling case for heritage protection and retention of the subject property in 2022.

DETERMINATION of Heritage Value / Professional Opinion

From a values-based perspective, considering the City of New Westminster's values-based approach to Heritage management, and upon review of the available evidence, my professional assessment would be that the house at 309 Lawrence Street does not possess city-wide community Heritage Value to merit ongoing protection or conservation activity at this time.

Respectfully submitted,



Matthew Francis, MA, CAHP, BCAHP



Canadian Association of Heritage Professionals
Association canadienne d'experts-conseils en patrimoine

Founded in 1987
Créée en 1987

This is to certify that
La présente atteste que

Matthew Francis

is a Professional Member of the Canadian Association of Heritage Professionals (CAHP)
est membre professionnel de l'Association canadienne d'experts-conseils en patrimoine (ACECP)

Founded in 1987, CAHP | ACECP represents heritage professionals in Canada who have established, and are committed to maintain, high standards of practice in the conservation of our valued Canadian heritage.

Créée en 1987, l'ACECP | CAHP représente les experts-conseils en patrimoine au Canada qui s'engagent à instaurer et à maintenir des principes et des normes de pratique dans les nombreux domaines connexes à la conservation du patrimoine canadien.

This certificate is the property of CAHP | ACECP. Upon the termination of membership, this certificate shall be returned to CAHP | ACECP. Ce certificat demeure la propriété de l'ACECP | CAHP. À la cessation de l'affiliation, ce certificat doit être retourné à l'ACECP | CAHP.

Dima Cook
President/ Présidente

Alan Stacey
Chair Membership Committee/
Président du Comité de la membreship

Elijah Karlo Sabadlan
Secretary/Secrétaire



This 10th Day of December 2019
Ce 10e jour de décembre 2019

Certificate /Certificat No. 2019-35

APPENDICES

Historic Title Records

THE CERTIFICATE OF INDEFEASIBLE TITLE IS VALID AS AGAINST THE TITLE OF ANY PERSON ADVERSELY IN ACTUAL POSSESSION OF AND RIGHTS, LIMITED TO THE HEREDITARY INTERESTS INCLUDED IN SAME AT THE TIME OF THE APPLICATION UPON WHICH THIS CERTIFICATE WAS GRANTED, AND WHO CONTAINS IN POSSESSION, AND IS SUBJECT TO—

(a.) The subsisting exceptions or reservations contained in the original grant from the Crown;

(b.) Any Provincial tax, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed and which was not then due and payable;

(c.) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situate;

(d.) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same;

(e.) Any public highway or right-of-way, water course, or right of water, or other public easement;

(f.) Any right of expropriation by Statute;


(g.) Any lien, mortgage, or mechanic's lien, judgment, award, or other charge, or any assignment for the benefit of creditors or receiving order or authorized assignment under the "Bankruptcy Act," registered since the date of the application for registration;

(h.) Any condition, exception, reservation, charge, or interest noted or endorsed hereon;

(i.) The right of any person to show that the whole or any portion of the land is by reason of boundaries or parcels improperly included in this certificate;

(j.) The right of any person to show fraud, wherein the registered owner at whose the person from or through whom the registered owner derived his right or title otherwise than bona fide for value has participated in any degree.

No. 423361


THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

Certificate of Indefeasible Title

Date of Application for registration, the 19th day of October, 1921.

Register, Vol. - - - 401 423361.

This is to certify that CORPORATION OF THE CITY OF NEW WESTMINSTER

absolutely and indefeasibly entitled in Fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to 1000

pieces of land situate in the DISTRICT OF NEW WESTMINSTER,
and Province of British Columbia, and more particularly known and described as:

Lots 1001 (1) to 1004 (4) and 1005 (5)
(1001) to 1004 (4) all inclusive of the latterly
part of lot 1005 (5) of lot 1006 (6) and
and 1007 (7) to 1008 (8) of lot 1009 (9).

THE FOLLOWING PIECES OF LAND HAVE BEEN TRANSFERRED:

Land.	Cert. No.
Lot 1001 (1)	423361
Lot 1002 (2)	423362
Lot 1003 (3)	423363
Lot 1004 (4)	423364
Lot 1005 (5)	423365
Lot 1006 (6)	423366
Lot 1007 (7)	423367
Lot 1008 (8)	423368
Lot 1009 (9)	423369

In witness whereof I have hereunto set my hand and Seal of
Office at NEW WESTMINSTER, British
Columbia, this 19th day of OCTOBER

28

29

On the reverse of this certificate there is set out a statement of the facts of the case, and a statement of the results of the investigation conducted by the Registrar of the Land Office, and a statement of the results of the investigation conducted by the Registrar of the Land Office, and a statement of the results of the investigation conducted by the Registrar of the Land Office.

From Certificate No. 104662.

ANALYSIS.

Certificate of Indefeasible Title

Date of Application for registration, the 15th day of January, 1913.

Register Vol. 114662.

This is to certify that JAMES EDWARD WELLS

is absolutely and indefeasibly entitled in fee simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, covenants, and reservations set out herein, to

piece 3 of land situate in the City of New Westminster

and Province of British Columbia, and more particularly known and described as:

Lots Twenty-nine (29) and thirty (30) of the First Half of Block Twenty-five (25) of Lot Seven Hundred and Fifty-seven (757) Group One (11 Map Two Thousand Six Hundred and Twenty (26-9))

THE FOLLOWING PRICES OF LAND HAVE BEEN TRANSFERRED:

Lot No.	Price
228076	

CANCELLED

In witness whereof, I have hereunto set my hand and seal of office at New Westminster **Province of British Columbia, this** 15th **day of** January, 1913.

Registrar

31

32

33

This certificate of indefeasible title is void as against the title of any person adversely in actual possession of and rightly entitled to the land included in same at the time of the application upon which this certificate was granted, and who continues in possession, and is subject to—

(a) The subsisting exceptions or reservations contained in the original grant from the Crown:

Any Dominion or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which may thereafter be imposed or made a lien on the land;

(c) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed for local improvements or otherwise and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situated;

(d) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same;

(e) Any public highway or right-of-way, water-course, or right of water, or other public easement;

(f) Any right of expropriation by Statute;

(g) Any in pignus or mechanics' lien, judgment, caveat, or other charge, or any assignment for the benefit of creditors or receiving order or authorized assignment under the Bankruptcy Act, registered since the date of the application for registration;

(h) Any condition, exception, reservation, charge, lien, or interest noted or endorsed thereon;

(i) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate;

(j) The right of any person to show fraud, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or title otherwise than bona fide for value has participated in any degree;

(k) Any restrictive condition, right of reverter, or obligation imposed on the land by the Forest Act when noted and endorsed thereon.

THIS CERTIFICATE MAY BE AFFECTED BY THE LAND ACT AMENDMENT ACT, 1961.

From Certificate No. 381753E

No. 557811E
A24887

Register, Vol. 2204

THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA
LAND REGISTRY ACT
FORM F (Section 143)

Certificate of Indefeasible Title

Date of application for registration, the 11th day of June, 1965

This is to certify that

BRUNO DePAOLI and ANTONIETA DePAOLI
"Joint Tenants"

CONVERTED

are absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to those piece s of land situate in the City of New Westminster and Province of British Columbia, and more particularly known and described as:—

Lots Thirty-nine (39) and Forty (40) of the East Half of BLOCK
TWENTY-NINE (29) of Lot Seven Hundred and Fifty-seven (757)
Group One (1) Plan Two Thousand Six Hundred and Twenty (2620)

THE FOLLOWING PIECES OF LAND HAVE BEEN TRANSFERRED

LAND	CERT. NO.
<u>Sec 168 - Lot 39</u>	<u>BC 25098</u>

*Rem Cancelled
Feb 2/89
By BC 25099
Sec 188*

In witness whereof I have hereunto set my hand and seal of office
at New Westminster, British Columbia,
this 22nd day of June
19 65

[Signature]
Registrar

(OVER)

TITLE SEARCH PRINT

File Reference: 9445527-9

2022-06-08, 11:35:23

Requestor: Shelly Clark

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 172 LAND TITLE ACT SECTION 188 LAND TITLE ACT
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	AC25099 A24887 557811E
Application Received	1989-02-02
Application Entered	1989-02-24
Title Cancelled	2006-10-30
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BRUNO DE PAOLI ANTONIETA DE PAOLI NO ADDRESS ON FILE FOR THIS OWNER AS JOINT TENANTS
Taxation Authority	New Westminster, The Corporation of the City of
Description of Land Parcel Identifier: Legal Description:	013-044-931 LOT 40 OF THE EAST HALF BLOCK 29 DISTRICT LOT 757 GROUP 1 PLAN 2620
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers Registration Date: Description:	2006-10-30 ALL BA16899

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 126650

2022-06-07, 15:36:26

Requestor: Matthew Francis

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	BA16899
From Title Number	AC25099
Application Received	2006-10-26
Application Entered	2006-10-30
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ANTONIETTA DE PAOLI, RETIRED 835 CUMBERLAND STREET NEW WESTMINSTER, BC V3L 3H2
Taxation Authority	New Westminster, The Corporation of the City of
Description of Land	
Parcel Identifier:	013-044-931
Legal Description:	LOT 40 OF THE EAST HALF BLOCK 29 DISTRICT LOT 757 GROUP 1 PLAN 2620
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

City of New Westminster
511 Royal Avenue
General Tel: 604-521-3711
New Westminster, BC V3L 1H9

Public Development Site Report 309 LAWRENCE ST



Site Information

Neighbourhood:	QUEENSBOROUGH	No. Buildings:	1
Site Area:	799 sqm (8,596 sqft)	Zoning Category:	SINGLE DETACHED
Frontage:	20.12 m (66.01 ft)	Zoning:	RQ-1
Average Depth:	39.70 m (130.25 ft)	OCP	Q_RL (RESIDENTIAL - LOW DENSITY)
FloorSpace Ratio:	0.211		
Above Grd FlrSpace:	168 sqm (1,810 sqft)		
Below Grd FlrSpace:	sqm (sqft)		
Total FlrSpace:	168 sqm (1,810 sqft)		
Total Coverage:	84 sqm (905 sqft)		
Site Coverage:	1052.86%		

Building on Site

Address:	309 LAWRENCE ST ()	Building ID:	8016
Developer:	A. ELLIS	Num Res Units:	1
Architect:		Strata	N
Age:	1922	Height:	0.00 m (0.00 ft)
Year Moved:	0	Footprint:	84 sqm (905 sqft)
Heritage Info:	N	Site Coverage:	84 sqm (905 sqft)
Below Grd Flrs:	0	Below Grnd Flrspce:	sqm (sqft)
Above Grnd Flrs:	2	Above Grnd Flrspce:	168 sqm (1,810 sqft)
Mezz Flrs:	0	Total Flrspce:	168 sqm (1,810 sqft)
Residential FlrSpce:	168 sqm (1,810 sqft)	Non Residential FlrSpce:	sqm (sqft)
Residential Exempt:	sqm (sqft)	Non Residential Exempt:	sqm (sqft)
Secondary Suites:		Registration Year:	

Permits Issued on Site

Permit No.	BPH03913	Application Date	Oct 25, 1926
Permit Type	RESIDENTIAL		
Status	RETIRED		
Category	BUILDING PERMITS HISTORIC		
Purpose:			

Permit No.	BPH02555	Application Date	Jan 16, 1922
Permit Type	RESIDENTIAL		
Status	RETIRED		
Category	BUILDING PERMITS HISTORIC		
Purpose:			

Please note: Only development permits are displayed in this section and not all permits issued on the site.

This report is a user generated static output from the City of New Westminster's mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Please contact the individual city departments for additional information for this site.

Printed: 7/7/2022 11:04:54 PM

Page 1 of 1

PHOTOGRAPHS





