

Appendix B

Heritage Values Assessment

and

Current Photographs

Heritage Values Assessment
413 Rousseau Street
New Westminister, BC



October 2022

Introduction

The subject building is located at 413 Rousseau Street in New Westminister, British Columbia and is being evaluated in order to determine if it has heritage value.

A Heritage Values Assessment is a high-level evaluation that analyzes the potential heritage value of a place in order to assist with decision-making options for the property. It helps City Planners and owners determine if there is sufficient heritage value to discuss retention options, including non-financial incentives in exchange for retention and restoration of the place.

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*¹). 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.



A site visit was conducted on October 20, 2022, in order to take photographs of the exterior of the building and to assess it for heritage value.

Context

Constructed in 1907, the house is located in the Sapperton neighbourhood of New Westminister, British Columbia.

The property has the following site physical characteristics²:

Site Area:	472 sm (5,085 sf)
Frontage:	13.72 m (45.01 ft)
Average Depth:	34.44 m (113.00 ft)
Floor Space Ratio	0.338
Site Coverage:	15.8%

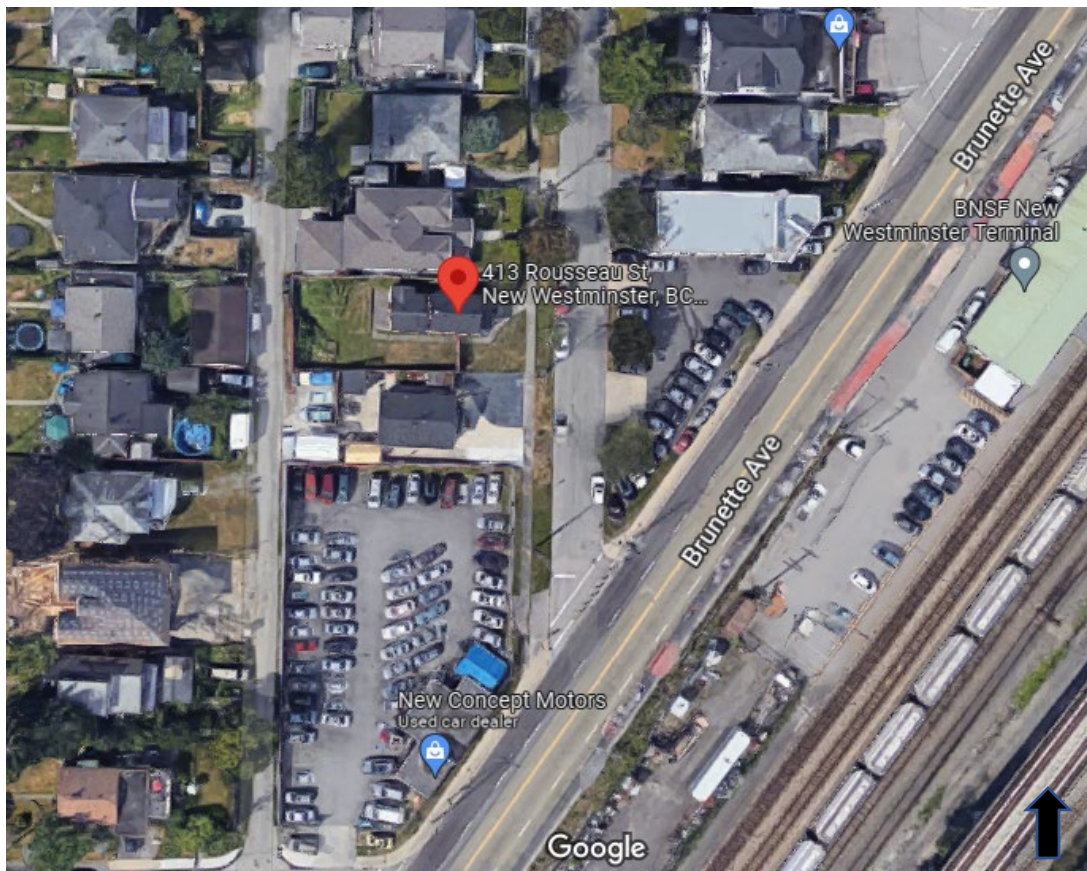
¹ *The Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, 2010. p. 5.

² From the City's Site Development Report.

The property is zoned Single Detached Residential (RS-2), the intent of which is to “allow single detached dwellings and secondary suites in residential neighbourhoods”³. For more details on the expectations for this zone, please consult with the City’s Planning Division.

The property is identified in the Official Community Plan as Residential – Infill Townhouse (RT), the purpose of which is “to allow small scale, side-by-side townhouses and rowhouses which are compatible within areas of single detached housing and other lower density ground-oriented housing”⁴. For more details on the expectations for this land use designation, please consult with the City’s Planning Division.

The property is identified with a red marker on the following Google map. Directly across the street to the east is a car dealership. On the south side is another single family house and then another car dealership. To the north and west are single family houses. Most impactful is Brunette Avenue and the railway tracks that are both visible and audible from the house.



³ City of New Westminster Zoning Bylaw, Section 311.

⁴ City of New Westminster Official Community Plan – Mainland Use Designations, p. 4.

Photographs of the House (October 2022)



East (front) elevation



West (rear) elevation



Side view of front porch



Oblique view of rear and side elevations



South elevation



North elevation

The Building

The house was constructed in 1907, according to City records. It sits forward on the lot, facing Rousseau Street. The design is a Gable Vernacular, according to the Vancouver Heritage Foundation House Styles guide. It typifies this style through its 2 storey height, front gable roof, full-width front porch with the front door set on the side and in line with the front stairs, and the way the main floor is set ½ storey above ground.

The body of the house is clad in stucco on the main and upper levels. The lower level is clad in horizontal wood clapboard siding with a 5 ½ inch profile. The top half of the gable end on the front elevation is clad in wood shingles, in both square cut and octagonal cut patterns. According to the current owners, the house was completely renovated inside and out in c. 2003 and it was likely at this point that the stucco was added. Without removing all of the stucco, it is impossible to know if any of the original wood siding is underneath, to what extent and in what condition.



Front gable with wood shingles



When the house was photographed in c. 1982 for placement on the Heritage Resource Inventory, it was clad in horizontal wood siding with the same shingles in the front gable. The siding appears to be similar to the siding that is on the base of the house today. In 1982, the front porch had been enclosed. At some point, likely in c. 2003, the front porch was opened up again (although the area under the porch remains enclosed). The front porch is full width with square posts that support a hip roof. There is a sympathetic wood railing system around the porch and on either side of the wood stairs (no risers), all added within the last 10 – 15 years. The floor of the porch is clad in ceramic tile and the ceiling over the porch is tongue-



Ceramic tiles on front porch



Tongue-in-groove ceiling on front porch

in-groove wood. The front door, with a wide frame, is located on the right side of the porch and the stairs are directly in line with it. Also on the front elevation is a small door, nicely framed, leading to the area under the porch.

There are few windows on the house, all of which appear to be an older style with wide wood frames and projecting wood sills, and most of which have had vinyl inserts installed. There are two small windows on the north elevation, a basement window and a small window just above, that have not had vinyl inserts added. There is also a stained glass window (a piano window) on the north elevation, main floor, near the front of the house.



South elevation – showing similarity in windows between the original portion of the house and the addition



Stained glass window on north elevation

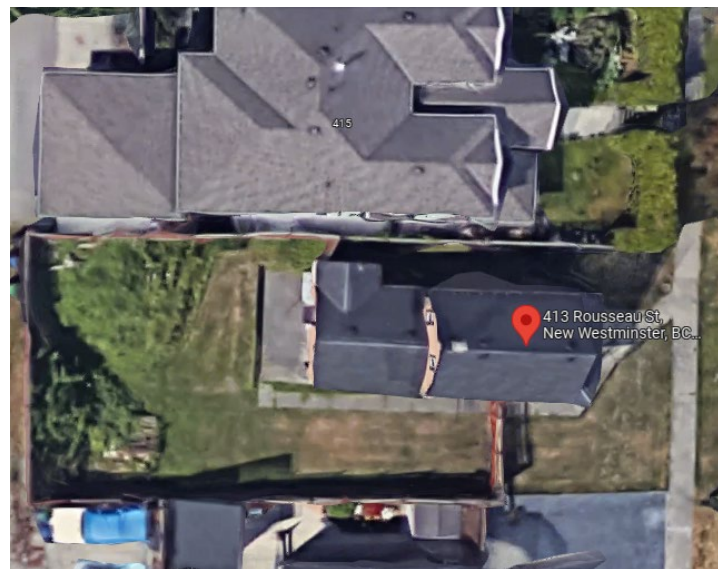


Basement window with wood frame on north elevation

At some point an addition was made to the rear of the house. It is 1 storey with a front facing gable roof with a smaller intersecting gable roof, both of which have a smaller pitch than the primary roof. The frames and sills of the windows on this addition match those on the house, suggesting either that someone matched the frames and sills at the time of the addition, or that this addition was made at the same time that all of the windows were installed. Without permits, it is impossible to know when these changes occurred.



Rear addition



Aerial view from Google Maps showing the rear addition



There is one internal red brick chimney with a concrete chimney cap, located at the rear of the original portion of the house. The style of the brick is running bond.

Comparison of the subject house: c. 1982 on the left and 2022 on the right.



Photo courtesy of the NWMA, c. 1982, IHP 14794
Note the closed-in porch



Photo courtesy of the author, 2022

Heritage Value and Evaluation

Heritage Value – Early Occupants

City records identify that the house was constructed in 1907 for or by N. E. Braithwaite. A search of the on-line City Directories, the Vancouver Public Library website and the BC Archives genealogical site for birth, marriage and death certificates provided no information or listing of N. E. Braithwaite. A search of the on-line historical newspapers did provide a few references to a “J. E. Braithwaite”. In The Daily News (December 21, 1906, p. 8) his name is listed under the title “The Transient Throng”. In the Daily Building Record (October 31, 1913. P.1) his name appears beside of list of Vancouver Building Permits (#5489): “J. C. Clifford, repair res, 902-8th Ave W. W. J. E. Braithwaite, contr. \$375”. If the “N. E. Braithwaite” listed in the City records is in fact “W. J. E. Braithwaite”, then it would suggest that Braithwaite was the contractor rather than the owner.

There is one more reference to a “J. E. Braithwaite” in the New Westminster News (an insert page from the Semiahmoo Gazette, August 23, 1913, p. 7) under the White Rock Personals stating: “Mr. and Mrs. J. E. Braithwaite of Kitsilano, who are returning home this week, have had numerous visitors to their summer house on the Stevens addition, amongst whom were Mrs. Alexander and daughter, Mrs. Zaff and Mrs. Langley from Vancouver, Mrs. Thos. Smith of Eburn, Mrs. George MacKenzie of Wash. and on Friday last Mrs. Braithwaite entertained a number of friends in the afternoon.” There is a Mr. John E. Braithwaite listed in Henderson’s Greater Vancouver City Directory in 1913 (p. 633) with the occupation of ‘real estate’ and with a residence at 2455 W. 8th Ave in Vancouver. Without further information, there is no way to know if “J. E. Braithwaite” and “N. E. Braithwaite” were the same person.

The first time that the address of the subject house is listed in the on-line City Directories is 1938. Between the time stated as the construction year (1907) and 1938, it is not until 1925 that Rousseau Street appears in the on-line Directories. During this time period, the lowest house number is 415 Rousseau Street.

In 1938, when 413 Rousseau Street is first listed, the owner is identified as “A. MacDonald”. Alex MacDonald was married to Mary MacDonald. He worked as a ‘labourer’ but there was no information stating what kind of labourer he was or for which company he worked. Beginning in 1945, Alex is no longer listed with the house; only “Mrs. Mary MacDonald” is listed. No birth, marriage or death certificates could be found for either Alex or Mary, nor was any further information about them found from other sources.

1907	House constructed (according to City records)
1908 – 1924	Rousseau Street not listed in the on-line City Directories
1925	Rousseau Street now listed in the on-line City Directories
1938	First time 413 Rousseau Street is listed
1938 – 1944	Alex and Mary MacDonald (owners)
1944 – 1955 ⁵ +	Mrs. Mary MacDonald (owner)

⁵ The on-line Directories only go as far as 1955. It is possible that Mrs. MacDonald lived in the house for a longer period of time.

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 C. A more detailed listing of values would form part of a Statement of Significance.

For this Heritage Assessment, the following summary is provided:

The house has some aesthetic value for its Vernacular Gable style, which would include its slender and tall massing, front gable roof with wood shingles in the gable end, and open front porch with hipped roof. It has historic value for its age (1907) and for retaining the overall style of that period, even though the exterior cladding and windows have been altered.

The house does not have any cultural or social value as nothing other than names can be associated with it. There is no known spiritual value associated with the property⁶.

The character-defining elements for this house would include the overall form, massing and design, including the wood clapboard siding below the main level, wood shingles in the front gable end, the style of the windows and the stained glass piano window.

Conclusion

After assessing the heritage value of the house, it is the opinion of this heritage professional that the property has heritage value for its age and architectural style, but that it does not have any known cultural, social or spiritual value.

The house would be eligible for a discussion about retention options, particularly through a Heritage Revitalization Agreement. The work to restore the house would be extensive and would likely include removing the stucco and replacing it with wood clapboard siding, restoring the front porch, assessing and restoring all of the windows, possibly removing the rear addition, etc. A conditions assessment was not carried out but would be something to consider as it may provide additional information to help inform any future decisions about the house.

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⁶ To determine if there is spiritual value associated with the house or the land upon which it sits would require consultation with First Nations and other cultural groups.

Appendix A: Historic Information

**413 Rousseau Street
circa 1907
Pioneer Tent Style -- Late Victorian
Period**

Built around 1907, this house has a simple gabled facade with a rear shed roof addition characteristic of the Pioneer Tent style. The octagonal shaped shingles, double hung windows, and weatherboard siding are original, while the enclosed front porch is an addition.




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Excerpt from the New Westminster Historic Resources Inventory, Volume 3, 1986, p. 49.



Photograph of 413 Rousseau St. c. 1982. Courtesy NWMA IHP 14794

Building File from the New Westminster Museum and Archives – p. 1

CITY OF NEW WESTMINSTER HERITAGE ADVISORY COMMITTEE INVENTORY FORM: Houses, Buildings, Sites, Structures, Trees, et. al.	CATEGORY	Roll 1 - #3A/4 PLEASE NOTE DISCLAIMER
ADDRESS <u>413 ROUSSEAU STREET</u>		
LEGAL DESCRIPTION _____		
KNOWN AS _____		
OWNER(S) _____		
ADDRESS(ES) _____		PHONE _____
PRESENT USE <u>Residence</u>		
DATE General _____ Exact _____		
COMMENTS Appearance <u>O.K.</u> <u>grey/green/brown wood</u> _____ Condition <u>O.K.</u> _____ Setting <u>Residential</u> _____		
		
Style <u>typical gable</u> <u>working class</u> <u>long and narrow</u> <u>enclosed porch - added?</u>		
History _____ _____ _____		
Useability _____ _____ _____		
***** _____ _____		

New Westminster Museum / Archives Building File

Current Address: 413 Rousseau Street
Previous Address: _____
Construction Date: C. 1907
Legal Description: _____
Original Owner: _____
Building Name: _____
Architect: _____
Contractor/Builder: _____
Landscape: _____
Other (): _____
Other (): _____
Architectural Style: Pioneer Tent - Late Victorian

Water Connection

"Connector's" name: _____
Date: _____
(Time of construction / After construction)
Connect #: _____
Additional info: _____

See Also

People File: _____

N.W.M.A. Photo: _____

N.W.P.L. Photo: _____

Other: _____

Additional Information

Heritage Inventory YES / ~~NO~~ 1980s
Designated YES / NO - Date _____
Evolution info. YES / NO _____
Comments: _____

Directory Study YES / NO _____
Plans YES / NO _____
Fire Atlas _____

Additional Notes

Appendix B: Description of Gabled Vernacular Architectural Style

Vancouver Heritage Foundation Website

Form

The most common surviving houses of old Vancouver, Gabled Vernaculars are 1-1/2 to 2-1/2 stories tall with front-gabled roofs; the roof may have a skirt across the bottom of the gable. In this style, the house is usually set a half to a full storey above the ground (due to the basement space required for central heating). Its full-width front porch commonly has a hipped roof held up by posts (typically round Tuscan-style). The front door is almost always set on one side of the facade in line with the front stairs and there may be a bay window on one side of the porch, sometimes repeated on the upper storey. Dormers may be hipped or gabled. Examples of the style usually have very few decorative elements such as brackets and fretwork.

Background

The Gabled Vernacular style drew on several popular styles, adapted them for simpler homes for everyday living in the late 19th – early 20th century. Following the rise of the Greek revival movement in the 19th century, gable-fronted houses became more common, with designs that echoed the pediments of ancient Greek temples. This style gained popularity for American homes between 1830 and 1850. Pre-fabricated houses like many of the BC Mills houses and mail-order plans made the style easy to access. Gabled Vernacular homes were common in Vancouver since their narrow two-storey form made front-gabled houses well suited for urban lots. Today, the style is one of the most common historical house styles left in the city.

Details

- Steeply pitched, front-gabled roof
- Often roof skirt across bottom of gable
- Usually 2 to 2-1/2 storey
- Full-width porch
- Set a half- to full-storey above ground
- Few decorative elements
- Drop siding or narrow lap siding, sometimes shingles

Materials

Gabled Vernacular roofs were usually made of cedar shingles. Siding was usually drop siding with a pronounced channel or concave cove shape at the top of the board.

Appendix C: 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.⁷

⁷ Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

Appendix D: Bibliography and Sources

British Columbia City Directories

<https://bccd.vpl.ca/>

BC Historical Newspapers

<https://open.library.ubc.ca/collections/bcnewspapers>

Google Maps

google.com/maps

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006

New Westminster Heritage Resource Inventory, Volume 3, "Sapperton, Victory Heights, Queensborough, Connaught Heights, West End, Kelvin, Glenbrooke", 1986.

Royal BC Museum for Marriage and Death Certificates

<http://search-collections.royalbcmuseum.bc.ca/Genealogy>

Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

Vancouver Heritage Foundation

<https://www.vancouverheritagefoundation.org/house-styles/early-cottage/>