

Attachment 2  
*Statement of Significance*

## Statement of Significance



### Description of Historic Place

The Sincock House is a 1.5 storey wood-frame house (plus basement) sited on Eighth Street near the corner of Eighth Avenue and Moody Park in New Westminster, BC.

### Heritage Values

Constructed in 1929, the Sincock House is valued for its direct association with the interwar development boom in New Westminster, centred around the late 1920s, when new neighbourhoods were developed in the city, and existing neighbourhoods, such as Moody Park, were filled in. This period saw the major expansion and development of the park itself which coincided with, and likely helped to spark, the filling in of the remaining empty residential lots in the Moody Park neighbourhood.

The house represents the work of local residential building contractors, Bodley & Sons who built numerous homes in the Burnaby and New Westminster areas in the same interwar period. Ontario-born Samuel Whitman Bodley was considered a 'pioneer building contractor' according to his obituary of 1949. All the known homes he constructed in New Westminster still stand today - 802 Fifth St (1929), 806 Eighth St. (1929), 701 Third Ave. (1938), 505 Eighth Ave. (1930), 809 Eighth Ave. (1937) and 725 Fifth St. (1931).

The Sincock House is valued as a working-class 1920s Craftsman Bungalow, which although modest in scale, features high quality craftsmanship and finishing. This building type represents the trending working-class house designs popularized in house plan catalogues of the 1920s often utilized in the construction of the over 500 new homes built between 1927 and 1929 in New Westminster's 'bungalow boom'. It contributes to the dominant historic character of the Moody Park streetscapes along the park which were filled in in the 1920s and 30s with 'bungalow homes'. Although many of the

homes built in this period still stand today, the character of Eighth Street is diminished by the impacts of the arterial traffic and the resulting high hedges.

The historic place is further important for its association with its original owners, Thomas and Stella Sincock, and its builder, Bodley & Sons, who each in their own way had enduring impacts on the social and physical development of New Westminster in the first half of the 20th century. The historic place endured as the Sincock family home for over 40 years. Thomas Henry Sincock (1891-1989) was born in Fort Langley and was a life-long resident of New Westminster. Sincock worked as a driver for two New Westminster 'institutions' Royal City Taxi (established just after WWI and still exists today) and Royal City Laundry which functioned under that name until 1960.

### **Character Defining Elements**

- Residential use since 1929
- Location on Eighth Street in close proximity to Moody Park and houses of a similar vintage
- Set back in line with other houses on the street each with a modest front yard
- Residential form, scale and design
- One and a half storey height plus basement level
- Side-gabled roof with pronounced overhangs
- Craftsman Bungalow style as expressed in its horizontal orientation, large side-gabled roof with deep eaves, pointed fascia board ends, prominent front porch with flared column piers and a mix of several finishing materials (stucco, wood siding, granite, brick)
- Central, projecting front porch with flat roof and two wood support columns with flared granite piers
- Concrete front stairs with rounded corners on lowest stair
- Wide plank horizontal lap siding on the main and attic levels with rough-cast stucco on the basement level separated by a wood belt course with moulding.
- Flower boxes with decorative reliefs and brackets on either side of the front porch
- Original window and door openings throughout
- Wood double-hung windows with divided vertical light upper sashes
- Window and door trim with backband moulding
- Internal brick chimney