

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** May 4, 2022
From: Dilys Huang, Development Planner **File:** REZ00196
Item #: 2022-312
Subject: 909-915 Twelfth Street – Interpretive Panel

PURPOSE

To provide feedback on the interpretive panel proposed for a new multi-unit residential development on a site with intangible heritage.

SUMMARY

In October 2021, the Community Heritage Commission (CHC) reviewed the demolition of a group of buildings on which a new development is proposed. In their review, the CHC recommended incorporating an interpretive element, to reflect the site's intangible history as the once home of Croton Studio. The applicant for the development has worked with a heritage professional to develop an interpretive panel (a collage of photographs) to be installed on the new building. As it was requested by the CHC, the design for the panel is returning to the Commission for feedback and endorsement.

BACKGROUND INFORMATION

Previous Committee Direction

A redevelopment application for a five storey multi-unit residential building at 909-915 Twelfth Street includes the proposed demolition of a 1911 house along with three mid-century commercial buildings. In October 2021, the Community Heritage Commission (CHC) reviewed and supported the demolition of the existing buildings. Through the review, the CHC also recommended that the development consider incorporating an interpretive element at the corner of London Street and Twelfth Street regarding the history of the site.

At the October 6, 2021 Community Heritage Commission (CHC) meeting, the following motions were passed:

THAT the Community Heritage Commission recommend that the Director of Development Services issue demolition permits for all existing buildings at 909-915 Twelfth Street; and;

THAT the applicant consider incorporating an interpretive element at the corner of London Street and Twelfth Street regarding the history of the site.

A copy of the October 6, 2021 CHC report (with further details on the development) and meeting minutes are included as Attachments 1 and 2.

PROPOSAL

Overview

The development project's heritage professional conducted further research into the site's history. Their analysis indicates the story of Croton Studio can be divided into five categories: the Studio, the clients, events, the community, and merchandise. Archival photographs in each of these categories were sourced from the New Westminster Museum and Archives for inclusion in an interpretive panel, as a collage. Each category's photographs are framed with some introductory text. Each photograph is also briefly described including the IHP reference number.

The panel's proposed graphic layout is provided in Attachment 3. Its proposed placement is shown in the Figure 1 renderings below and on the Attachment 4 site plan.



Figure 1. Renderings showing the interpretive panel at the main entrance.

Materiality and Location

The panel collage of photographs is proposed to be mounted as a mural onto an exterior wall on the new building. The panel is proposed to be located on the right side wall of the building's main entrance. This chosen location would provide clear visibility to the public. It is proposed to be made of silkscreened aluminum, which is a generally durable material, regularly used for exterior interpretive panels.

Diversity and Inclusion

The applicant notes that the photographs have been selected as being representative of Croton Studio's work in New Westminster in the 1950s. These include iconic images or events that are representative of New Westminster, some of which are events and traditions that carry on to the present day. However, as this was the 1950s, there are very few photographs showing the diversity of New Westminster's population. Every attempt has been made to find photographs that are inclusive, and a few have been found. The photographs being suggested for the mural have been chosen with care with the goal of being as inclusive as possible and of avoiding any images that might have or could one day have negative associations.

FEEDBACK FROM THE COMMISSION

The Community Heritage Commission is being asked to provide feedback in relation to the interpretive panel for the development. The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission support the proposed interpretive panel regarding the history of Croton Studio; or
- 2) That the Community Heritage Commission provide an alternative recommendation, stemming from elements identified in their discussion.

ATTACHMENTS

Attachment 1: October 6, 2021 CHC Report
Attachment 2: October 6, 2021 CHC Meeting Minutes
Attachment 3: Graphic Layout of Interpretive Panel
Attachment 4: Location of Interpretive Panel

APPROVALS

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