

# 441 Fader Street CHC Presentation 2022

Applicant/Owner:

Michelle Yueh and  
Tomas Malapitan

Project Architect:

Tej Singh  
Simplex Home Design

Heritage Consultant:

Julie Schueck  
(Schueck Heritage  
Consulting)

Landscape Architect:

Klimo & Associates



# The Project



- Retain and restore the exterior of the Cottage-Style 1930 house
- Construct a new infill dwelling at the rear of the property



# Heritage Value



- Historic value for its age (1930).
- Aesthetically valued for its Cottage Style and for representing a working-class house on an appealing street in Sapperton.
- For its proximity to the oldest working-class neighbourhood in the city.
- Cultural association with first owners, the Anderson family, and long-term owners, the Robson family.
- Historic value for being located on the site of the old Sapperton Public School.

# Character-defining Elements



Location on and orientation to Fader St. in the Sapperton neighbourhood

The original form, scale and massing as expressed by its:

- 2 storey height
- Gable roof with clipped ends

Location and fenestration pattern of window openings



# Character-defining Elements



Its design and architectural elements such as the:

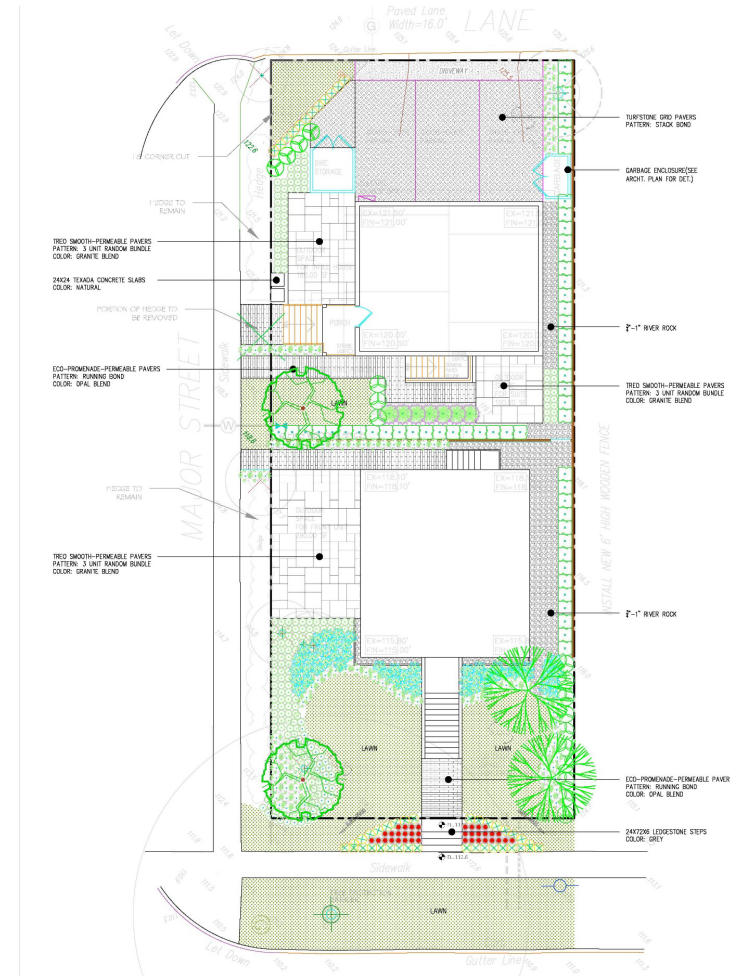
- Medium overhanging closed eaves
- Decorative eave brackets
- Hexagonal roof vent in the front gable
- Front porch

Original cladding:

- Wood shingles in the front gable
- Wood clapboard siding on the side elevations
- Wood corner boards on the front elevations

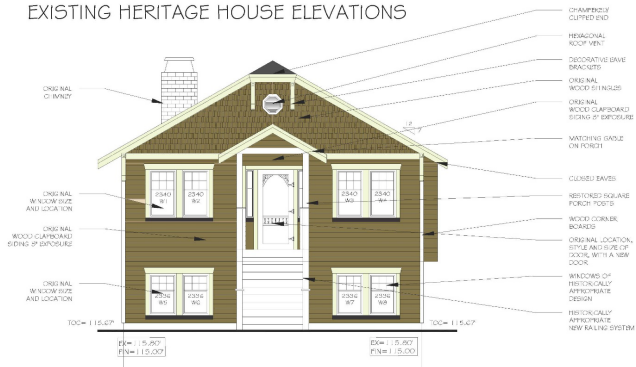
# The Project Stats

• Lot Size:	5,106.30 sf
• Lot Coverage:	27%
• Floor Area Heritage House :	1,414.00 sf
• Floor Area Infill House	1,968.70 sf
• Combined Floor Space Ratio:	0.66
• Off-Street Parking:	3
• Bicycle Storage:	3



# Heritage House – Proposed

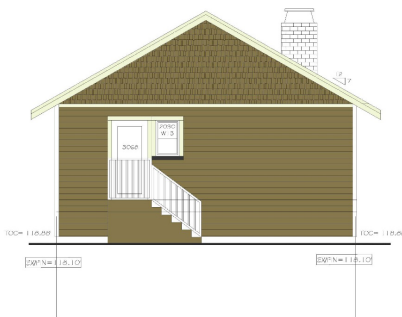
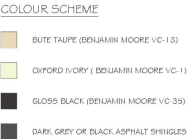
EXISTING HERITAGE HOUSE ELEVATIONS



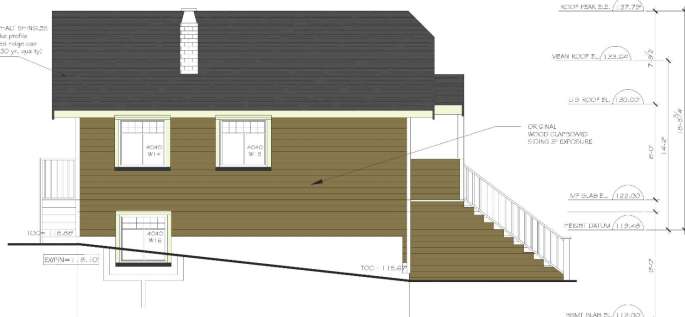
FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"



REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

PROPOSED HRA for HERITAGE HOUSE on 441 FADER ST. AND INFILL HOUSE on 247 MAJOR ST. FOR TOMAS MALAPITAN on CITY OF NEW WESTMINSTER, B.C.

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SCALE: AS SHOWN  
DATE: NOVEMBER 4, 2021  
REV: APRIL 11, 2022  
REV: MAY 10, 2022

PLAN: 25-0-6-21

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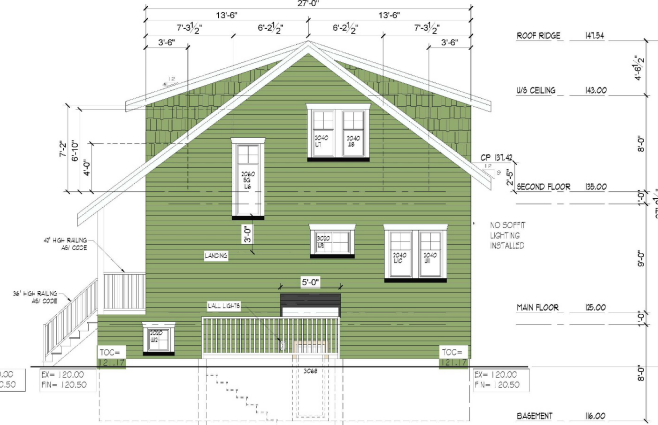


# Proposed Infill House

## PROPOSED INFILL HOUSE ELEVATIONS

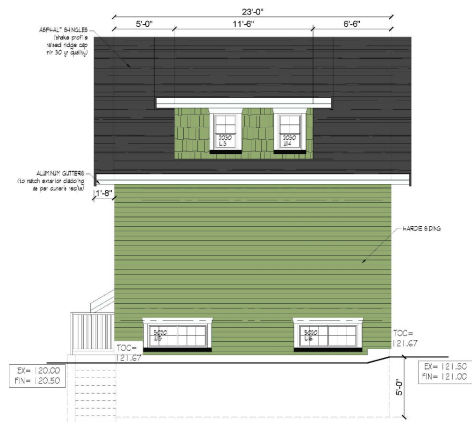


**FRONT (SOUTH) ELEVATION**  
FACING MAJOR STREET  
PROPOSED GLAZED OPENINGS: 61.50 SF



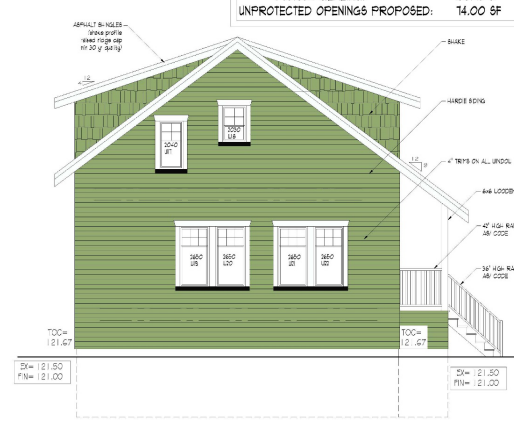
**RIGHT (EAST) ELEVATION**  
FACING FADER STREET

TOTAL WALL AREA: 605.00 SF  
LIMITING DISTANCE: 12.45'  
UNPROTECTED OPENINGS PERMITTED:  
( 25.02% GLAZING ) 156.42 SF  
UNPROTECTED OPENINGS PROPOSED: 14.00 SF



**REAR (NORTH) ELEVATION**

TOTAL WALL AREA: 434.00 SF  
LIMITING DISTANCE: 4.66'  
UNPROTECTED OPENINGS PERMITTED:  
( 1.38% GLAZING ) 33.98 SF  
UNPROTECTED OPENINGS PROPOSED: 33.00 SF



**LEFT (WEST) ELEVATION**  
FACING LANE

TOTAL WALL AREA: 605.00 SF  
LIMITING DISTANCE: 29.02'  
UNPROTECTED OPENINGS PERMITTED:  
( 100% GLAZING ) 605.00 SF  
UNPROTECTED OPENINGS PROPOSED: 64.00 SF

### COLOUR SCHEME

- BUTE TAUPE (BENJAMIN MOORE VC-13)
- KENNEDUNKPORT GREEN (BENJAMIN MOORE H)
- JET BLACK (BENJAMIN MOORE 2120-10)
- DARK GREY OR BLACK, ASPHALT SHINGLES

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SCALE: AS SHOWN  
DATE: OCTOBER 05, 2021  
REV: REV 11, 2020  
REV: MAY 10, 2020

PNR: 23-0-6-21

DRAWN: JT

10

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**Schueck**  
HERITAGE CONSULTING

# The Heritage Conservation Plan - Highlights

Form/Massing • The rear addition will be removed.



# The Heritage Conservation Plan - Highlights



## Front Porch:

- The front porch will have its CDEs retained and repaired.
- The front door location will remain but an historically-appropriate door will be installed.
- The mock wood dentils and Tudor stickwork will be removed.
- The concrete steps will be replaced with wood steps.
- The railing system will be replaced with a simple wood railing system.



# The Heritage Conservation Plan - Highlights



## Cladding:

- The shingle in the front gable will be repaired or replicated.
- The clapboard siding on the side elevations will be retained or replicated.
- The corner boards will be retained or replicated.
- The faux stone cladding on the front elevation will be replaced with wood siding that matches that on the side elevations.

# The Heritage Conservation Plan - Highlights



## Windows:

- The windows have been assessed by M.R. Windows (May 2022)
- The windows have vinyl inserts, new sills and trims.
- Only one window has original components: a basement window but it has had its original sash replaced with a vinyl insert.
- All of the windows will be replaced with wood frame windows in a design that respects the age and design of the house.

# The Heritage Conservation Plan - Highlights



## Colour Scheme for Heritage House:

- The body will be Bute Taupe, the casings/brackets, etc. will be Oxford Ivory and the window and door sashes will be Gloss Black. The roof will be dark.

## Colour Scheme for Infill House:

- The body will be Kennebunkport Green, the trims will be Decorator's White and the window sills will be Jet Black. The roof will be dark.