

Knott House

Heritage Revitalization Agreement

Owners

Caroline and Perry
Roussy

Heritage Consultant

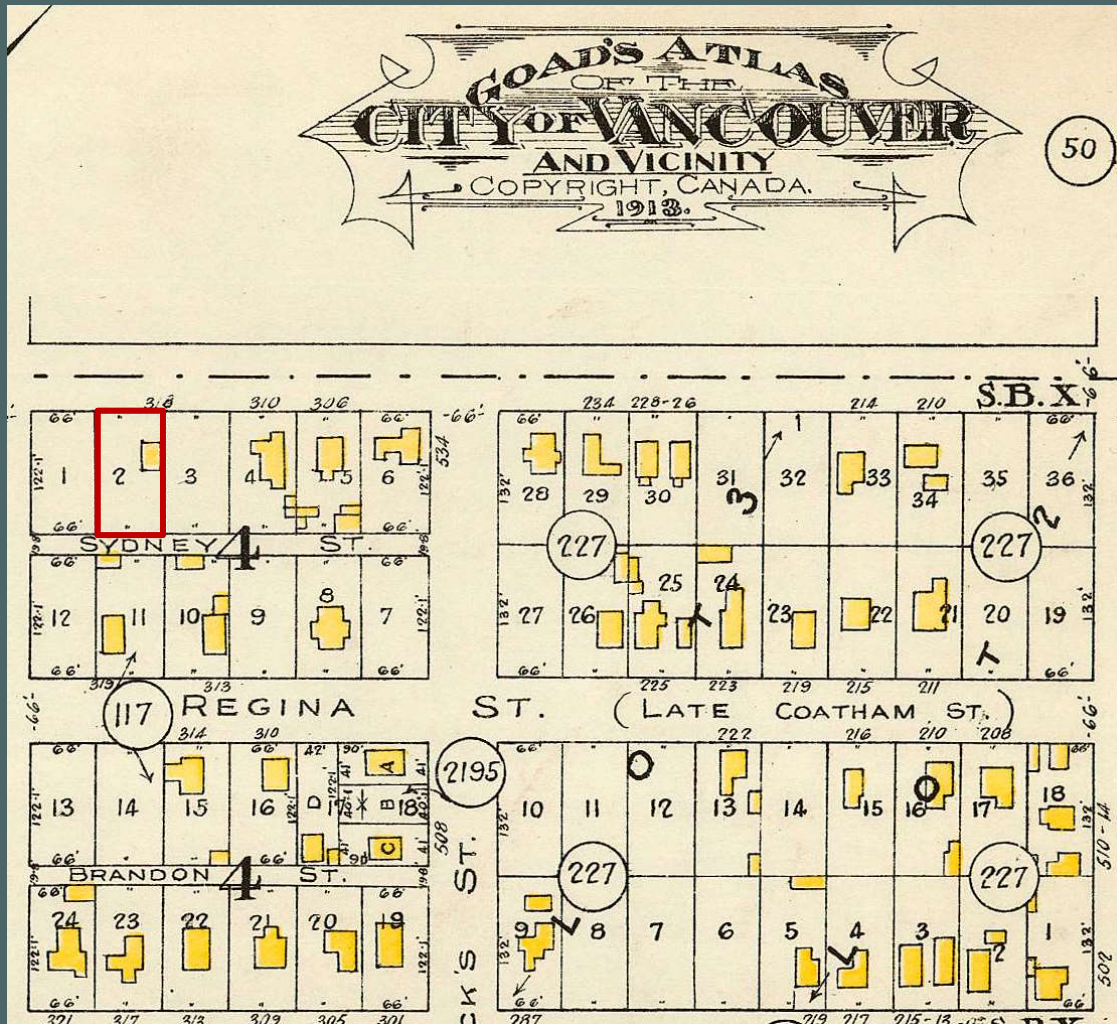
Katie Cummer
Cummer Heritage Consulting

Designer

Kirsten Sutton
D3 Dimension Drafting
and Design Inc.



Knott House History



Goad Fire Insurance Plan, 1913, with Knott House outlined in red. (Source: City of Vancouver Archives, 1972-472.07, Plate 120)

- ✓ Edwardian worker's cottage
- ✓ Built in 1912 in Queen's Park
- ✓ For artist Emma Knott by A.F. Gustafson



City of New Westminster, 1892, with eventual Knott House lot outlined in red. (Source: New Westminster Archives, Item No. IHP 14563)

Knott House History

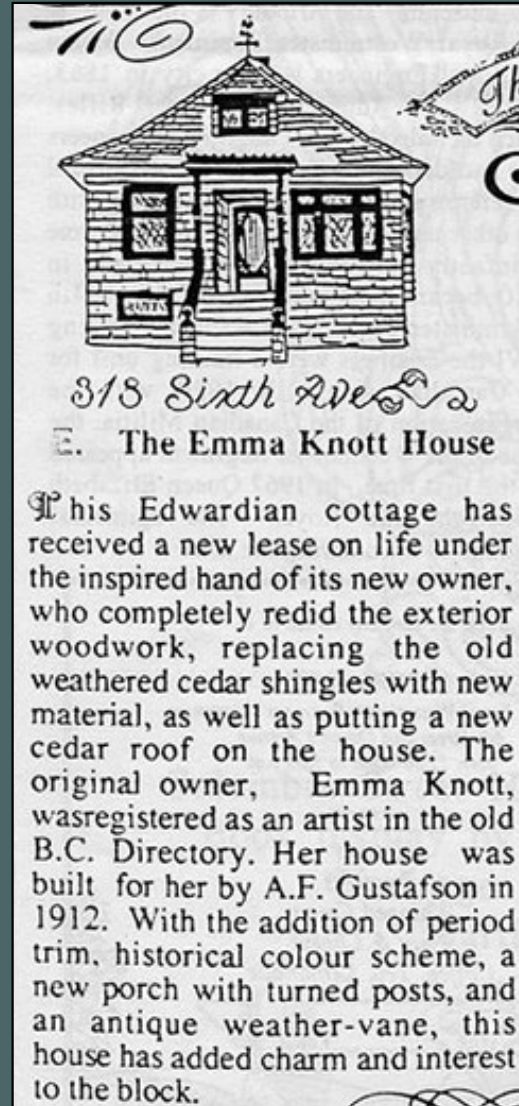


Knott House historical photograph, 1982. (Source: New Westminster Archives, Item No. IHP 14563)

Mrs. Emma Knott House
318 Sixth Avenue
1912; A.F. Gustafson, builder
Prairie Box Style Cottage--- Modern Period

318 Sixth Avenue was built by A.F. Gustafson in 1912 for Mrs. Emma Knott, an artist. It is a small cottage which takes its dominant design element, the hipped roof with slightly flared eaves, from the Prairie style.

Knott House inventory description. (Source: Sleath 1989, p. 57)



This Edwardian cottage has received a new lease on life under the inspired hand of its new owner, who completely redid the exterior woodwork, replacing the old weathered cedar shingles with new material, as well as putting a new cedar roof on the house. The original owner, Emma Knott, was registered as an artist in the old B.C. Directory. Her house was built for her by A.F. Gustafson in 1912. With the addition of period trim, historical colour scheme, a new porch with turned posts, and an antique weather-vane, this house has added charm and interest to the block.

Knott House newspaper discussion. (Source: NWHPS, May 26, 1991)

Knott House Character Defining Elements



- ✓ Its location in the Queen's Park neighbourhood.
- ✓ Its residential form, scale and massing as expressed by its one and a half storey height.
- ✓ Its front overhang with decorated roofline and porch posts, partly rounded and partly squared with simple decorative bands carved in the upper portions.
- ✓ Its minimal decoration beyond the aforementioned roofline detailing and its porch posts.
- ✓ Its use of wood as its dominant material, including the shingle siding featured on all sides.
- ✓ Its red brick chimney in the centre of its roof.
- ✓ Its remaining original wood windows, including those with horns (one at the front, one on the eastern side and three on the western side in the rear bay window).

Knott House Conservation



Preserved	Restoration	Rehabilitated
Overall structure, including its form, scale and massing	Western elevation non-original bay window, near front, to be restored back to match the original look	Western elevation window near rear to be enclosed and western basement windows replaced
Hipped roof, including its dormers, its bell-cast flare roofline and its decorative detailing		New window to be installed at the back to provide additional lighting
Front porch posts		
Shingle siding		
Red brick chimney		
All remaining original wood windows, where possible		

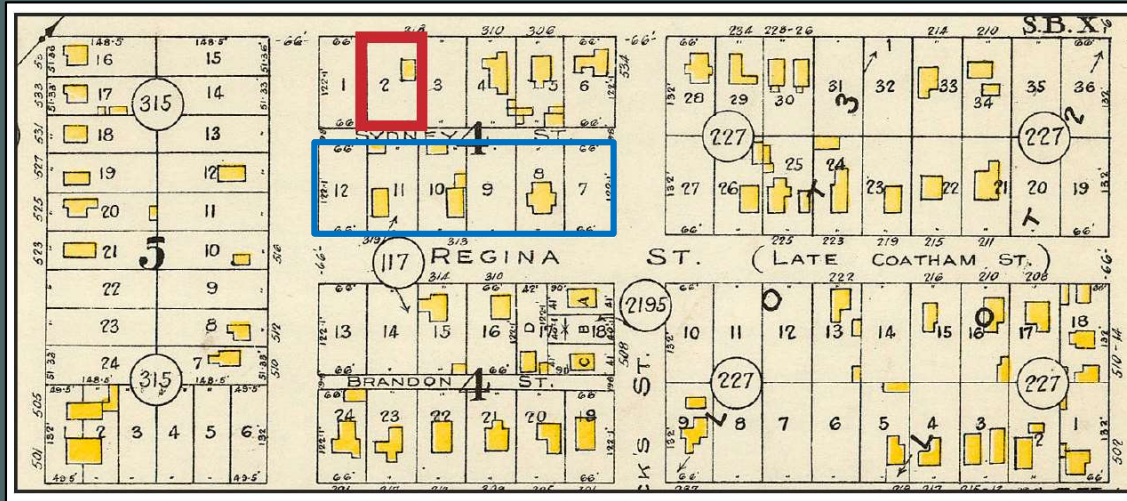
Knott House Conservation



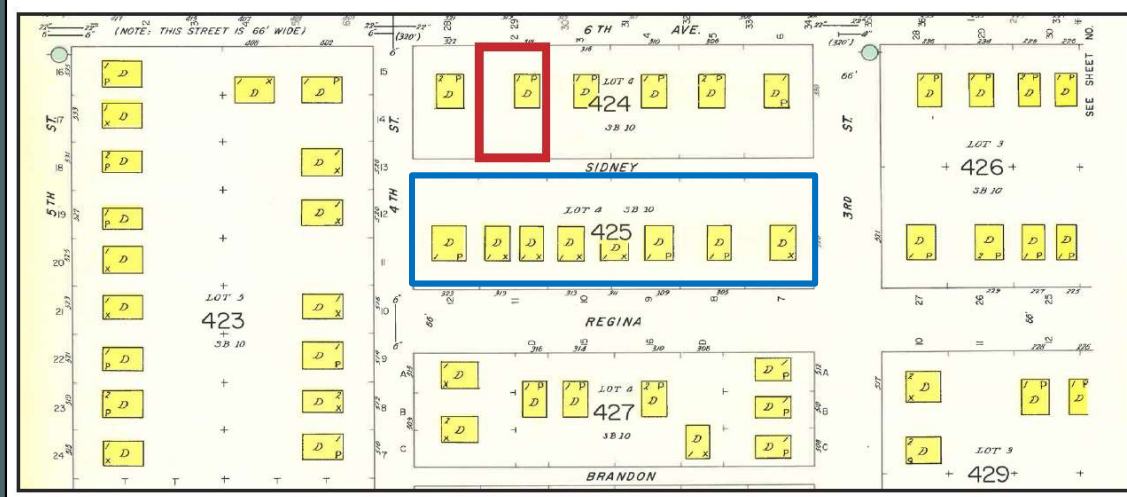
Knott House west elevation showing elements to be preserved, restored and rehabilitated. (Source: D3 Dimension, Drafting and Design Inc.)

- ✓ 7 original wood windows to be preserved
- ✓ Non-original bay window restored to match original
- ✓ HCP consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*

Knott House Revitalization

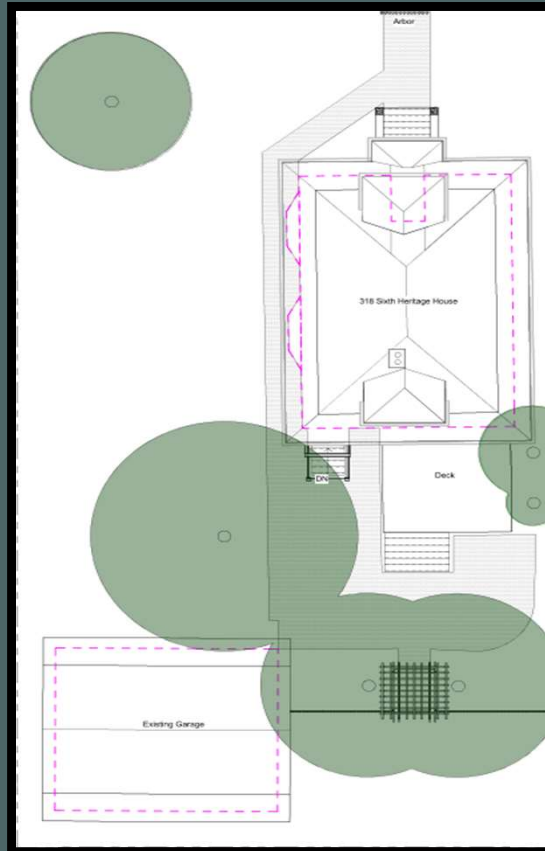
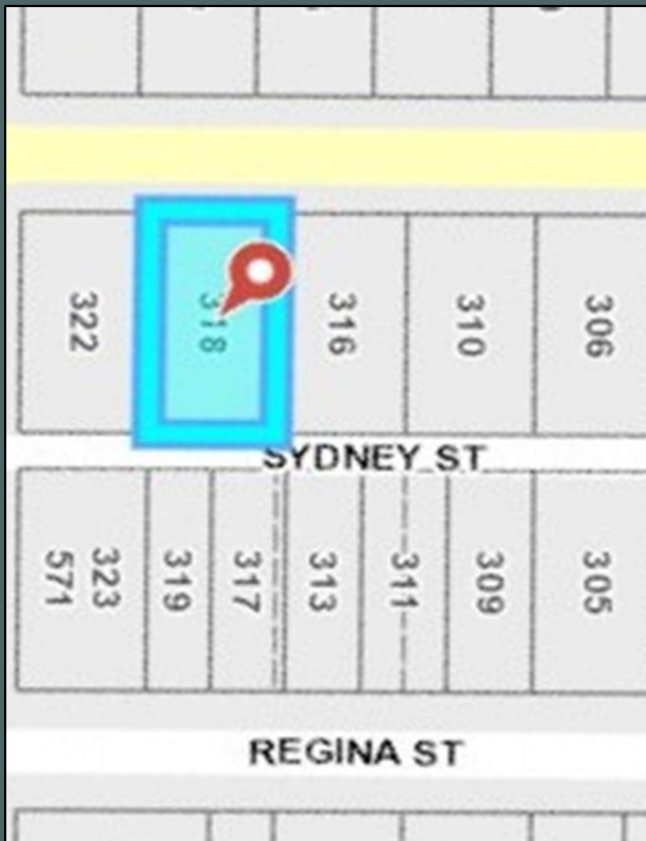


Goad Fire Insurance Plan, 1913, with Knott House outlined in red and the block south outlined in blue. (Source: City of Vancouver Archives, 1972-472.07, Plate 120)

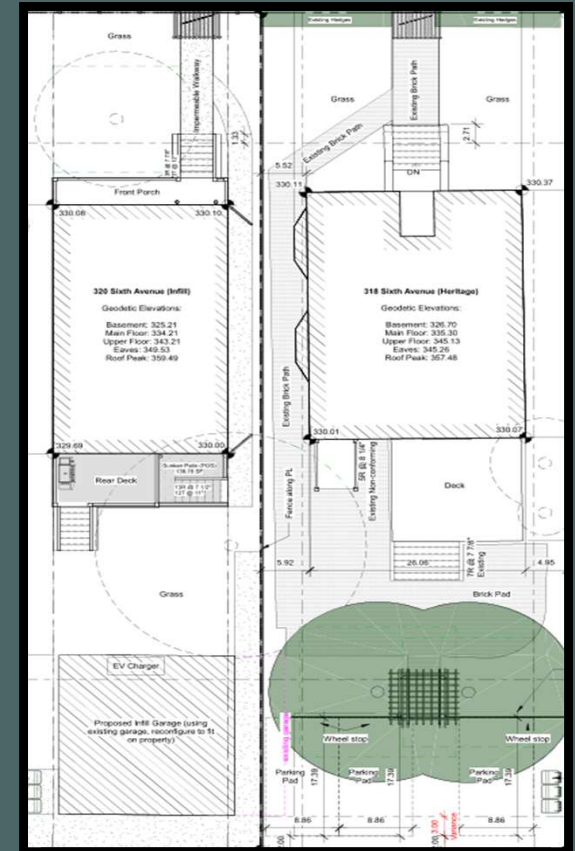


Goad Fire Insurance Plan, 1957, with Knott House outlined in red and the block south outlined in blue, showing early subdivisions. (Source: City of New Westminster Archives, 1957, Sheet 42)

Knott House Revitalization



CURRENT



PROPOSED

Knott House Revitalization



Project Alignment with City Policies

- ✓ Supports gentle infill
- ✓ Preserves Heritage Character
- ✓ Subordinate and Distinct Infill Design
- ✓ Compact Massing Design



Community Feedback Highlights

- 71.4% of respondents are Queen's Park residents
- Feedback reflected in design revisions
- Clarified zoning, setbacks, and tree removals
- Ongoing City engagement and HCP updates committed



- Infill scale concerns addressed through setbacks and massing
- Positive feedback on design compatibility
- Tree and construction concerns addressed in coordination with City
- Heritage protection broadly supported

Knott House



Questions?