

Appendix B:

*Heritage Assessment*

# Heritage Assessment and Evaluation

340 Cedar Street, New Westminister BC

October 18, 2021

## Background Information

Neighbourhood: Sapperton

Address: 340 Cedar Street

Folio: 03652000

PID: 012-010-588

Postal Code: V3L 3P1

Legal Description: Lot 15; New West District; Plan NWP2620; Suburban Block 3, of Lots 13

Zoning: Single Detached/RS-1

Date of completion: 1913 (according to the water connection record and CityViews; 1925 according to BC Assessment)

Water connector: A.W. Jolly

## Introduction

This report is a heritage assessment and evaluation of the two storey wood-frame construction, located at 340 Cedar Street (Fig. 1) in the Sapperton neighbourhood of New Westminister. This report is based on the available information obtained from the BC Archives, City of Vancouver Archives, New Westminister Archives, New Westminister City Hall, and the Vancouver Public Library. Please note an in-person site visit was unable to be conducted; photographs were provided by the client in lieu.



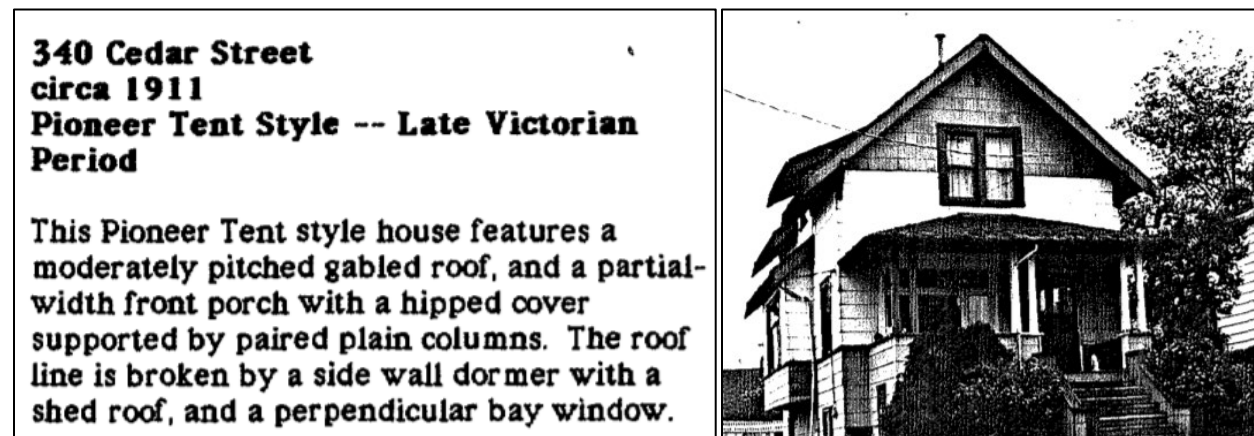
Fig. 1: Map of the area surrounding 340 Cedar Street, which is highlighted in blue. (Source: City of New Westminister Map Viewer, CityViews 3.0, 2021)

## Overview

The structure at 340 Cedar Street was built in 1913 and is an example of a Gabled Vernacular style of house (Fig. 2), sometimes also referred to as “Pioneer Tent Style.” As is typical of the style, it has a front-gabled roof with an almost full-width front porch, featuring square posts, with its front door set to the side in line with the front stairs (VHF). It has minimal decorative detailing, beyond its simple eave brackets. It has a shed dormer on the east side of the structure and has horizontal siding throughout. It was included in the third volume of the New Westminster Heritage Resource Inventory (Fig. 3) (Seto and Pelletier 1986, p. 25).



Fig. 2: Front and eastern side view of 340 Cedar Street, New Westminster, BC, 2021. (Source: Kaur)



**340 Cedar Street  
circa 1911  
Pioneer Tent Style -- Late Victorian  
Period**

This Pioneer Tent style house features a moderately pitched gabled roof, and a partial-width front porch with a hipped cover supported by paired plain columns. The roof line is broken by a side wall dormer with a shed roof, and a perpendicular bay window.

Fig. 3: Heritage inventory description and associated image for 340 Cedar Street. (Source: Seto and Pelletier 1986, p. 25)

## Historical Context

Although situated on the land of the Qayqayt First Nation and the Coast Salish people, the colonial history of New Westminster dates back to 1859, when the British Royal Engineers surveyed the area that was to be the new colonial capital of the crown colony of British Columbia (Hainsworth and Freund-Hainsworth 2005, pp. 18-19). The city then began to develop in earnest with the extension of the Canadian Pacific Railway (CPR) line in the 1880s (Miller and Francis 1997, p. 136). This development resulted in a substantial building boom that transformed New Westminster from a small town into a major city (Mather and McDonald 1958). In addition to the commercial development that took place along and around Columbia Street, numerous residential neighbourhoods began to develop as well, such as Queen's Park or the more working-class Sapperton neighbourhood. "New Westminster became known as the City of Homes because of the grandeur of houses gracing its hillside" (Miller and Francis 1997, p. 136).

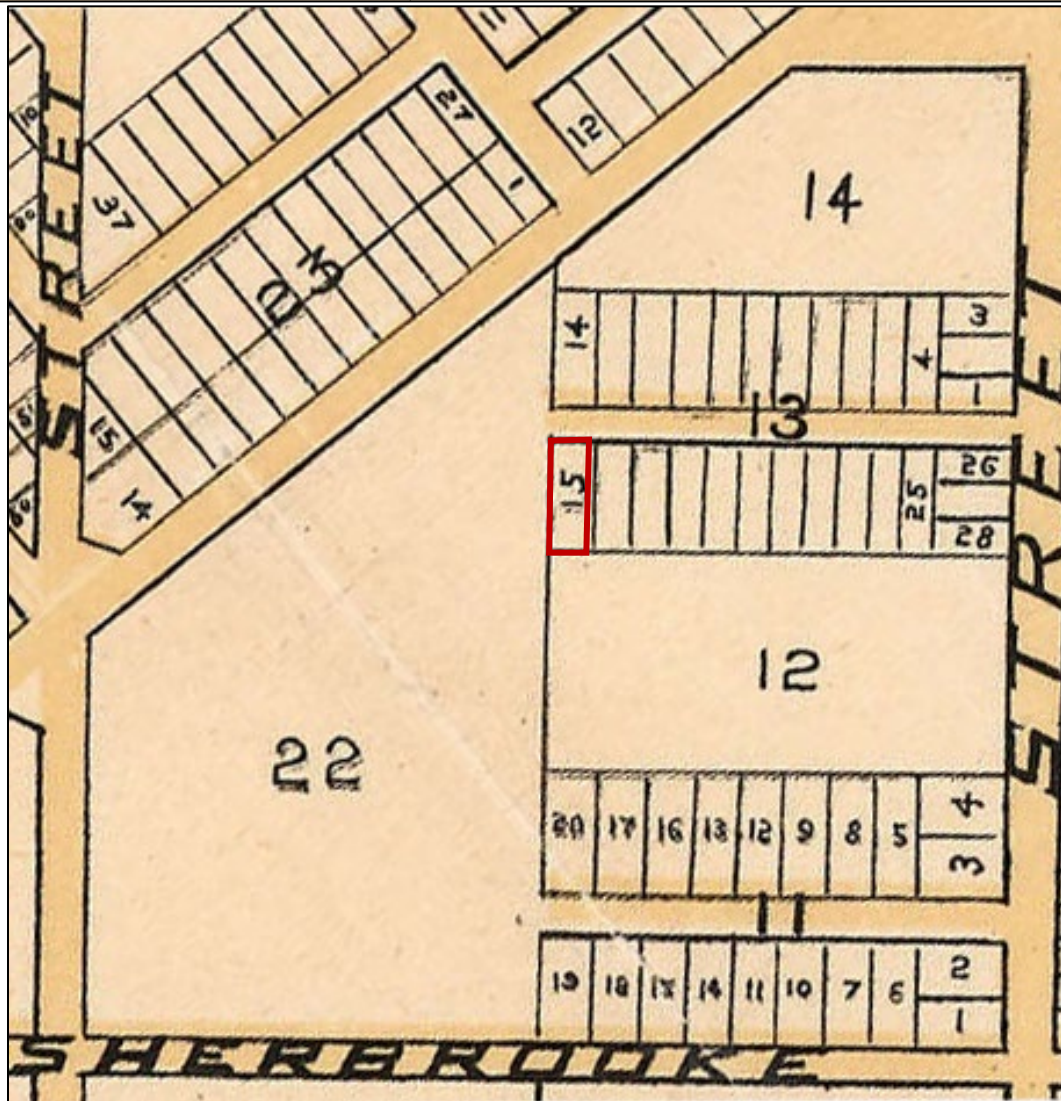
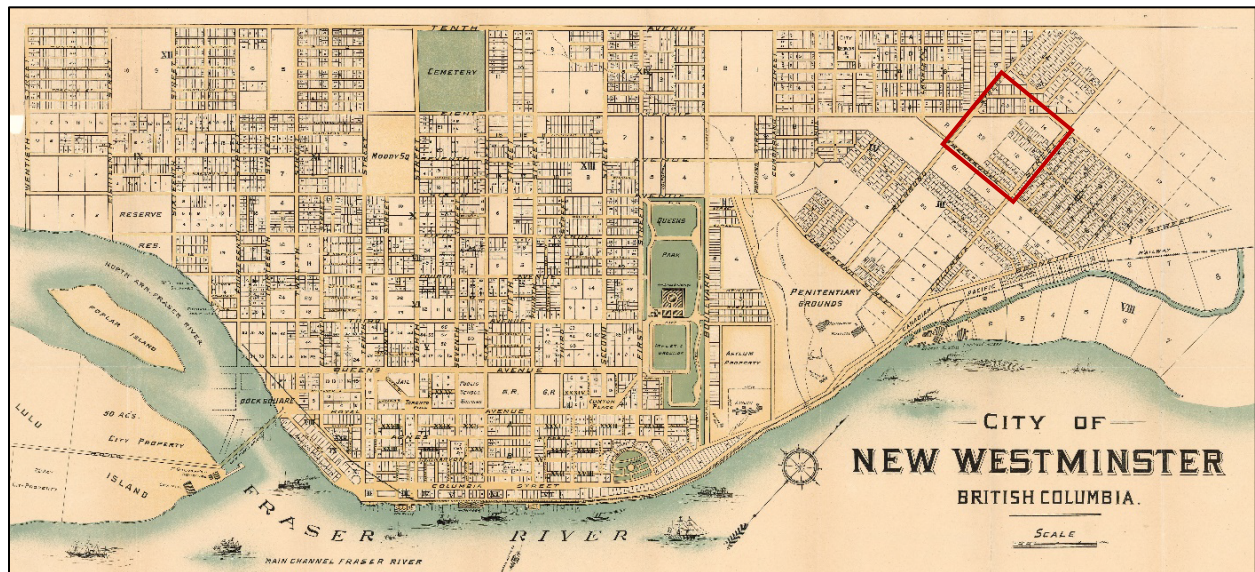
As outlined in the Historical Context Statement for the study site's neighbourhood: "Sapperton is valued for its singularity as a neighbourhood of New Westminster derived from its age, location, working-class roots, association with the Royal Engineers, geography, culturally diverse history and significant industrial history... Sapperton has historical value for being the place where New Westminster began, due to the presence of the Royal Engineers, their barracks and other buildings associated with their survey and military work... Sapperton has high cultural and social value through its origins as a working class neighbourhood and through having its own character as a distinct entity" (DCD *et al.* 2016, p. 4).

"Sapperton experienced booms in the 1890s and early 1900s, spurring the construction of needed housing and today's significant collection of early heritage buildings. Its history of local industry created a working class settlement whose origins in the area have remained to the present day" (*Ibid.*, p. 12). 340 Cedar Street directly connects to this early 1900s building boom, when the Sapperton neighbourhood was in its early stages of being developed, and when this style of house was a dominant style on the street (Figs. 4). This initial stage of development is discernible in comparing an 1892 larger context map of the City of New Westminster (Figs. 5a and 5b) to a 1913 Fire Insurance Map of the study area (Figs. 6a and 6b), as well as one from 1957 as a further point of comparison (Fig. 7), to highlight the growth and development of the neighbourhood over time. (Please note, for ease of viewing, Figs. 5b and 6b have been rotated so that they are not angled).



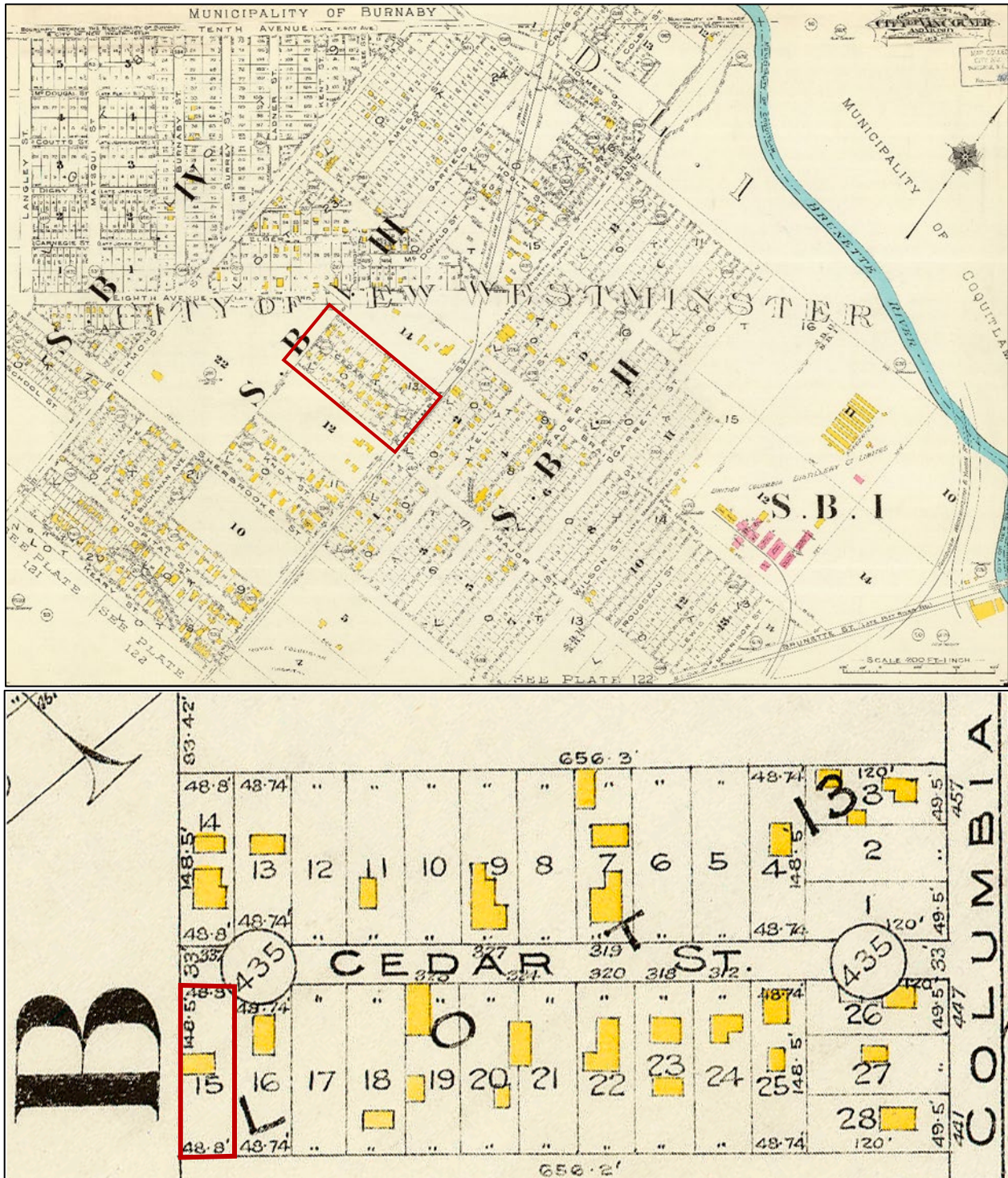
Fig. 4: View of Lower Keary Street in the Sapperton neighbourhood, 1910. Note the similar look and style of these houses to 340 Cedar Street. (Source: New Westminster Archives, Item No. IHP1266, Record ID 18911)





Figs. 5a and 5b: Fig. 5a (above) shows the City of New Westminster, 1892, with the surrounding neighbourhood of 340 Cedar Street outlined in red. In Fig. 5b (below), its eventual lot is also outlined in red. (Source: City of Vancouver Archives, AM1594-MAP 617)





Figs. 6a and 6b: Fig. 6a (above) shows a Fire Insurance Map of New Westminster, 1913, with the neighbourhood of 340 Cedar Street outlined in red. In Fig. 6b (below), its lot (Lot 15) is also outlined. Please note the increase in development in Sapperton at this point in time compared to the 1892 map (Fig 5a & b). Also note that Lot 15 is the back corner lot of Cedar St because Buchanan Ave. does not continue to Eighth Ave at this point in time. (Source: City of Vancouver Archives, 1972-472.05, Plate 118)



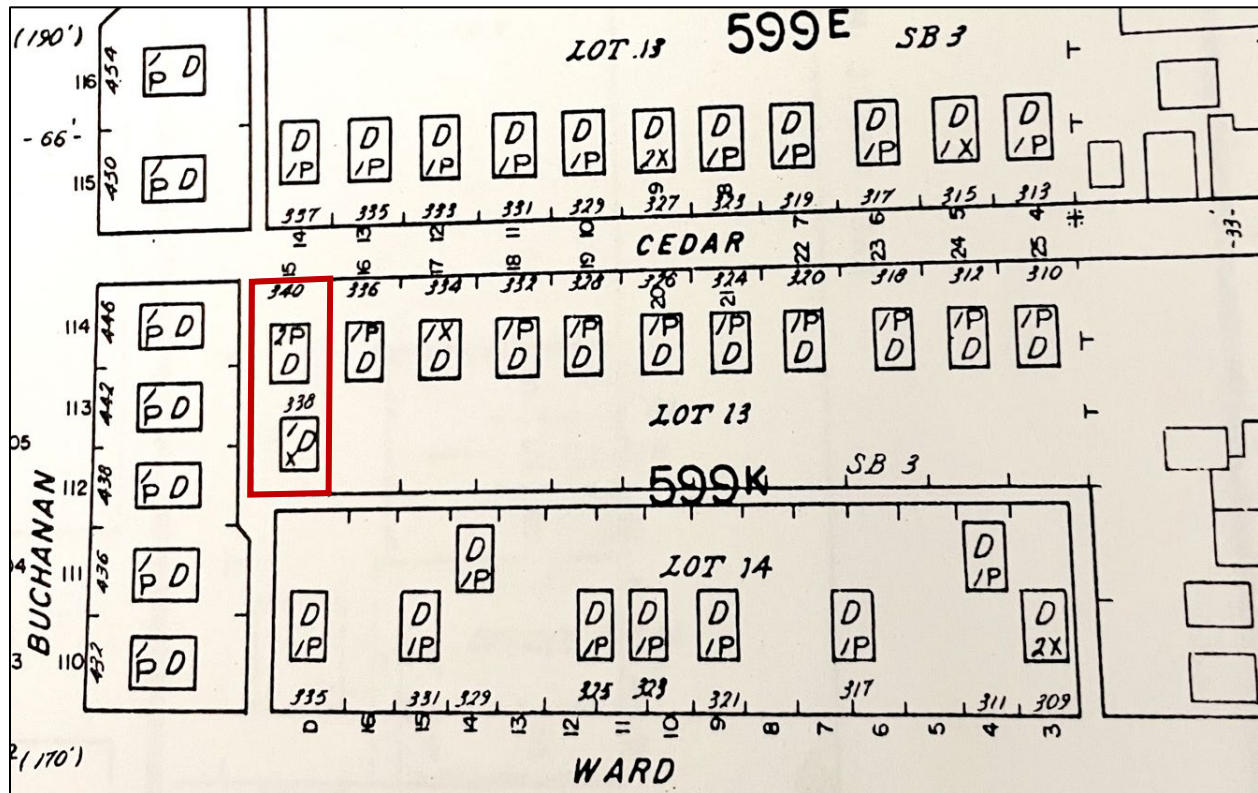


Fig. 7: Fire Insurance Map of part of the Sapperton neighbourhood, 1957. The property 340 Cedar Street, Lot 15, is outlined in red. Note that by 1957 Buchanan Avenue did extend up to Eighth Ave. The result is a lengthened Cedar St. where Lot 15 is no longer the corner lot. The additional lots also led to the creation of the lane that is now adjacent to 340 Cedar St. It is interesting to note that, at this point in time, there was another structure on the lot, labelled 338 Cedar Street. This was the original house built on the lot in 1911 (also by A.W. Jolly) and was demolished in 1992 (CNW BPH24765 1992). (Source: New Westminster Archives 1957)

As visible in Fig. 7 above, it is interesting to note that, historically, this lot had two single family dwellings built on it. The first house was built by A.W. Jolly in 1911 (demolished in 1992) (CNW BPH24765 1992) and the second was built by A.W. Jolly in 1913 (not shown on the Fire Insurance Map (Fig. 6b) as it was permitted for late in the year) (CNW BPH01528 1913).

### Ownership and Occupant History

The following Table summarises the residents of the house, as catalogued in the various available directories (Table 1).

Table 1: Consolidated list of the occupants of 340 Cedar Street from the available city directories (Source: Vancouver Public Library and New Westminster Archives)

Year(s)	Name(s)	Occupation (if listed)
1913	Jolly, A. W.	Unknown
1912 to 1924	No Data Available	
1925 to 1927	McKenzie, David M.	Carpenter, Brunette Labor
1930 to 1933	Heath, George H.	Laborer, Laminated Materials
1935 to 1937	McMeekin, James H.; Jane A.	Mechanic, Canada West Cord
1940	Cahill, John; Christina; James	Cooper, BC Distillery
1943	Knoke, Arnold; Marjorie	Welder, Blair Iron Works
1945 to 1947	Pook, Walter; Margaret, M. M.	Active Service
1950	Emery, Eugene; Margaret	Proprietor, Hilltop Coffee Bar

Table 1 (continued):

Year(s)	Name(s)	Occupation (if listed)
1953 to 1955	Murvold, John; Marna B.	Shipwright, Nelson Brothers Fisheries
1970 to 1979	Rackel, Raymond	Unknown
1991 to 1992	Harvey, Raymond	Unknown
1998	Harris, Patrick M.	Unknown

The various individuals associated with this residence appear to be predominantly of working-class backgrounds, connecting to the character of the Sapperton neighbourhood. They are not associated with any one particular industry, but rather a cross-section of several: a carpenter, cooper, mechanic, shipwright, welder, and a small business owner all lived at 340 Cedar Street in its first fifty years. Beyond this diversity, none of the individuals are of great heritage significance; at least as discernible in the available records.

### Surrounding Neighbourhood

The surrounding neighbourhood of 340 Cedar Street is illustrative of the area's historical development. Some houses survive along the street from the aforementioned building boom that took place in the early 1900s, notably 340, 336 and 319 Cedar Street. The other houses from that era are visible on the 1913 and 1957 Fire Insurance Maps (above), but they have since been demolished and replaced by apartment buildings from the 1970s and 1980s on both sides of the street (Figs. 8 and 9).

As outlined in the Sapperton Historical Context Statement: "Aesthetic value is found in its many houses, both larger homes and smaller working class dwellings, of all types, scales and ages, the significant treed streetscapes and views of the Fraser River" (DCD *et al.* 2016, p. 4). A range of ages, styles and sizes is discernible in the surrounding structures of 340 Cedar Street, as illustrated in two aerial photographs, a map and summary table provided below (Figs. 8 to 10 and Table 2).

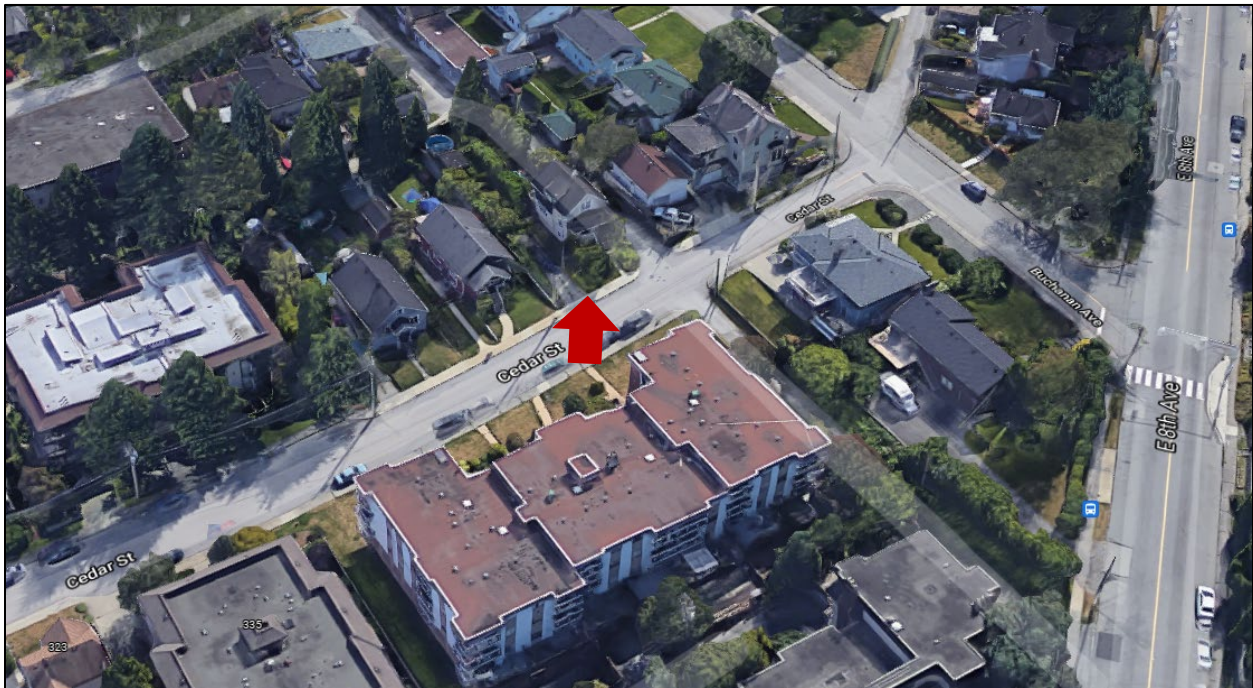


Fig. 8: Angled aerial view of the surrounding neighbourhood of 340 Cedar Street, pinpointed with a red arrow. Note the range of sizes and styles to the street, including the numerous large-scale apartment buildings on both sides of the street. (Source: Google Maps, 2021)





Fig. 9: Aerial view of the surrounding neighbourhood of 340 Cedar Street, outlined in red. Note the range of sizes and styles to the street, including the numerous large-scale apartment buildings on both sides of the street and the significantly smaller scale of 340 Cedar Street compared to the others. (Source: Google Maps, 2021)

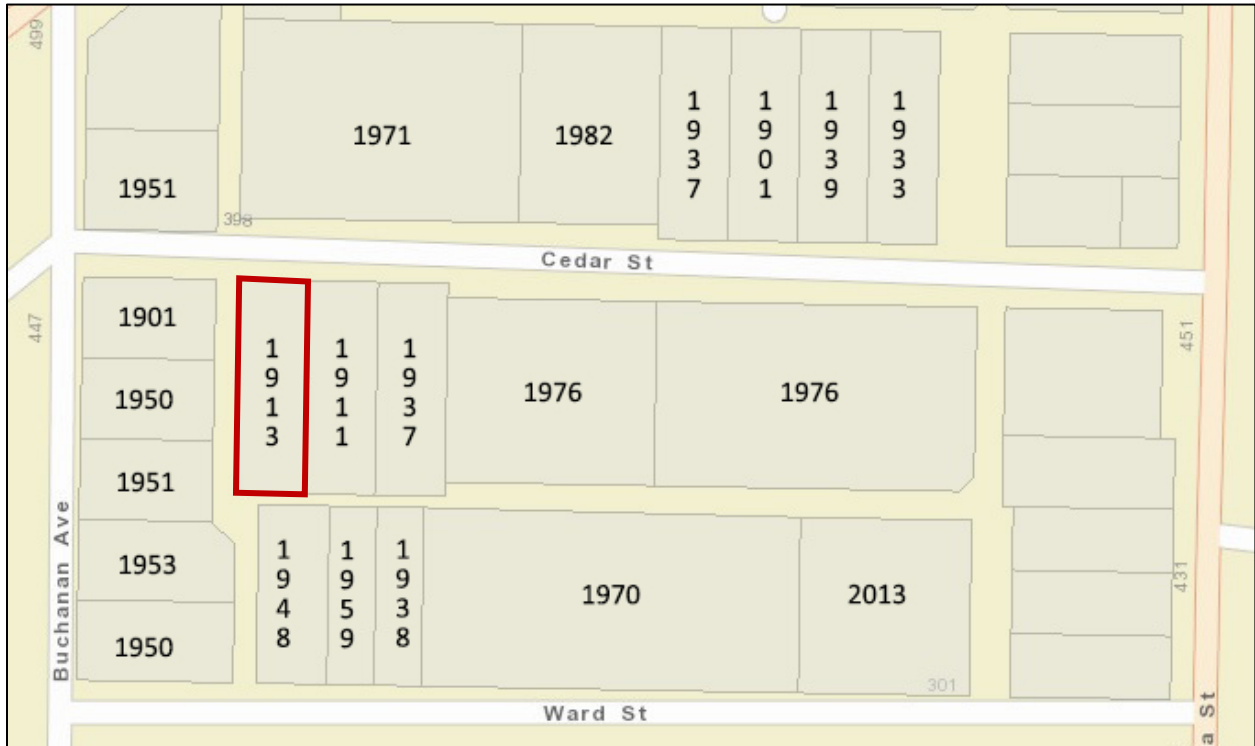
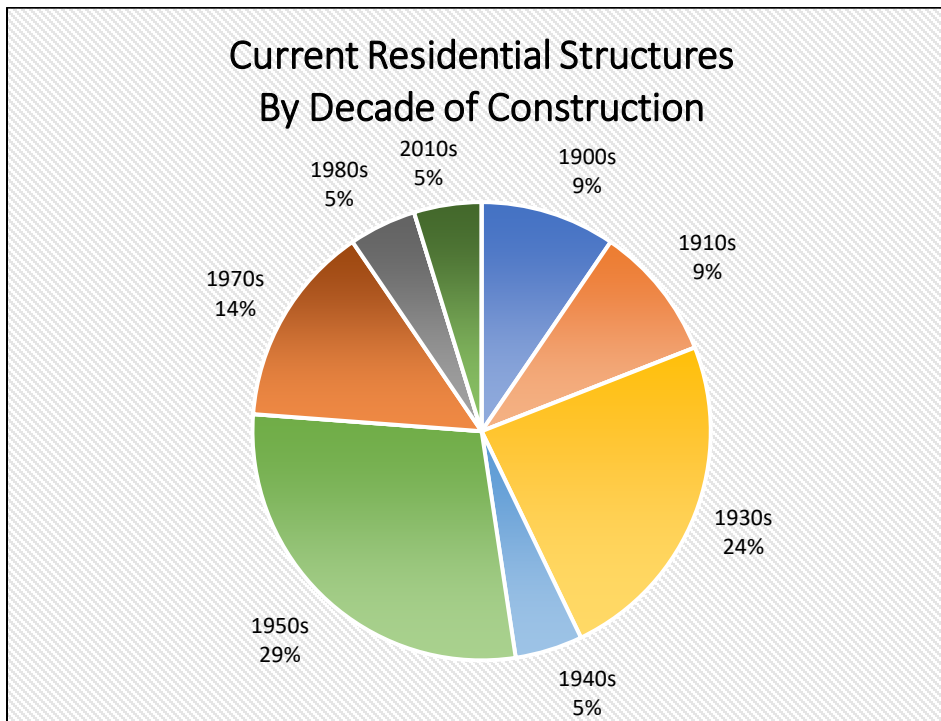


Fig. 10: Map of the area surrounding 340 Cedar Street, outlined in red, with the construction years listed for the buildings in the immediate vicinity of the study site. Note the apartment structures on the larger, consolidated lots that have dominated most of the street since the mid-1970s. (Source: BC Assessment)

Table 2: Consolidated list of the construction dates for the houses surrounding 340 Cedar Street (bolded and in italics below), New Westminster, BC. (Source: BC Assessment)

Address	Year Built	Configuration
315 Cedar St.	1933	2 Bedrooms, 1 Bath
316 Cedar St.	1976	2 Bedrooms, 1 Bath
317 Cedar St.	1939	6 Bedrooms, 2 Baths
319 Cedar St.	1901	2 Bedrooms, 3 Baths
323 Cedar St.	1937	4 Bedrooms, 1 Bath
330 Cedar St.	1976	Apartment Building
334 Cedar St.	1937	2 Bedrooms, 1 Bath
335 Cedar St.	1982	Apartment Building
336 Cedar St.	1911	5 Bedrooms, 3 Baths
<b>340 Cedar St.</b>	<b>1913</b>	<b>1 Bedroom, 1 Bath (BC Assess.)</b> <b>3 bedrooms, 2 Baths (in reality)</b>
345 Cedar St.	1971	Apartment Building
315 Ward St.	2013	Apartment Building
325 Ward St.	1970	Apartment Building
331 Ward St.	1938	4 Bedrooms, 1 Bath
333 Ward St.	1959	4 Bedrooms, 2 Baths
335 Ward St.	1948	2 Bedrooms, 2 Baths
432 Buchanan Ave.	1950	4 Bedrooms, 2 Baths
436 Buchanan Ave.	1953	2 Bedrooms, 1 Bath
438 Buchanan Ave.	1951	4 Bedrooms, 2 Baths
442 Buchanan Ave.	1950	2 Bedrooms, 2 Baths
446 Buchanan Ave.	1901	3 Bedrooms, 2 Baths
450 Buchanan Ave.	1951	2 Bedrooms, 1 Bath

In summary, there are 22 residential structures in the vicinity of 340 Cedar Street. Their time periods breakdown as follows:



Decade	Houses
1900s	2
1910s	2
1920s	0
1930s	5
1940s	1
1950s	6
1960s	0
1970s	4
1980s	1
1990s	0
2000s	0
2010s	1
2020s	0



From the above, it is interesting to note the range of ages, sizes and styles to the structures in this section of the neighbourhood. 340 Cedar Street is one of the oldest houses in this area, although it is not *the* oldest, with two houses surviving from 1901 and one from 1911. There is an interesting concentration of houses from the 1930s and 1950s in this quadrant of the neighbourhood. The 1950s houses connect to the extension of Buchanan Avenue, with the exception of 446 Buchanan Avenue. This 1901 house, at the corner of Buchanan Avenue and Cedar Street, appears to have been possibly moved from another location, considering that Buchanan Avenue did not exist at Cedar Street prior to the 1950s, as discernible in the Fire Insurance Maps above.

### Change Over Time and Current Condition

It is difficult to gauge the amount of change to the structure over time since the only available historical photographs of the building are from the 1980s (Fig. 3 above and Fig. 11 below). A few discernible changes from the current and 1980s photographs are:

- 1) It seems most of the windows have been replaced since the 1980s, which appear to be double-hung, horned wood windows in the available photographs;
- 2) The hipped roof over the front porch was changed, as it is now a flat roof; and
- 3) The siding in the front gable is different to the current, which is simply the same horizontal siding as throughout the rest of the structure.



Fig. 11: Front and western side view of 340 Cedar Street, New Westminster, BC, 1982. (Source: New Westminster Archives, Item No. IHP14645, Record ID 66384)

The current condition of the house at 340 Cedar Street is fair overall. From a simple investigation of exterior site photographs, the horizontal siding appears to be in good shape, with areas simply in need of cleaning to address algae growth (Figs. 12, 14 and 15). Its front and back stairs are in poor condition (Figs. 12 and 13). The roofing of the structure is in poor condition and in need of replacement. As discernible from the available photographs, deterioration is noted with its fascia, gutters and soffits (Figs. 12 to 16). Its windows are in good condition as they all appear to be replacements and not original (Figs. 12 to 16).



Figs. 12 and 13: Left (Fig. 12) shows the front view of 340 Cedar Street, New Westminster, BC, 2021. Right (Fig. 13) shows the back view. (Source: Kaur)



Fig. 14: Western side view of 340 Cedar Street, New Westminster, BC, 2021. (Source: Kaur)





Fig. 15: Front and eastern side view of the roof of 340 Cedar Street, New Westminster, BC, 2021. (Source: Kaur)



Fig. 16: Eastern side view of 340 Cedar Street, New Westminster, BC, 2021. (Source: Kaur)

### Concluding Remarks

340 Cedar Street is an altered example of a Gabled Vernacular (or Pioneer Tent) style house and is one of only a handful of surviving detached houses along the street, since the construction of apartment buildings in the 1970s and 1980s dramatically reduced the number of detached houses in the area. At 108 years old, 340 Cedar Street is also one of the oldest houses on the street, being from the pre-World War I era. This house is emblematic of the early development of the Sapperton neighbourhood and is representative of the working-class history of the community. Based on the above overview and the data available, the following is the heritage evaluation of 340 Cedar Street. Please note that since New Westminster does not have a city-wide specific set of heritage assessment and evaluation criteria, (beyond its Queen's Park Heritage Conservation Area Evaluation Checklist), another jurisdiction's approach is being used instead, amended for the New Westminster context. The City of Kelowna's criteria was used as a basis. Please refer to the [Kelowna Guide](#), as a reference.

## EVALUATION

Address 340 Cedar Street

Local Area Sapperton

Date of Construction: 1913

### A. ARCHITECTURAL HISTORY

			E	VG	G	F/P
1	Style/Type	<b>G: A good example of a style or type that is common in New Westminster</b> <i>340 Cedar Street is an example of a Gabled Vernacular style house, featuring many of its characteristic elements such as the front gable, minimal ornamentation and near full-width front porch with square columns.</i>	35	18	12	0
2	Design	<b>F/P: A design of no special significance or quality.</b>	30	15	10	0
3	Construction	<b>F/P: An example of no particular significance.</b>	15	8	5	0
4	Designer/Builder	<b>F/P: An architect, designer, engineer and/or builder, unknown or of no known.</b>	15	8	5	0
(Maximum 40)			<b>12</b>			

### B. CULTURAL HISTORY

1	Historical Association	<b>G: Connected with a person, group, institution, event or activity that is of moderate importance.</b> <i>The range of working-class former residents of 340 Cedar Street (a carpenter, cooper, mechanic, shipwright, welder, etc.) connects to Sapperton's historical and social value as an early working-class residential neighbourhood.</i>	35	18	12	0
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2	Historical Pattern	<b>G: A building that provides strong evidence of an historical pattern of local area importance.</b> <i>340 Cedar Street connects to the growth and development of early 20<sup>th</sup> century New Westminster, specifically in the Sapperton neighbourhood, including its street pattern and its range of house ages and styles.</i>	30	15	10	0
(Maximum 35)			22			
<b>C. CONTEXT</b>						
1	Landscape/Site	<b>G: An altered but recognizable historical relationship between a building's site and its immediate urban environment or related geographic features.</b> <i>340 Cedar Street is part of the early development of the Sapperton streetscape, particularly as one of the two original corner properties of the street, prior to its extension in the 1950s. The original structure on the lot, from 1911, was demolished in 1992.</i>	15	8	5	0
2	Neighbourhood	<b>G: A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use.</b> <i>Although, for the most part, different in age, scale and style to many of its surrounding buildings, 340 Cedar Street is in an area of compatible use being amongst other residential dwellings. It has also maintained its original function.</i>	20	10	6	0
3	Visual/Symbolic	<b>F/P: A building of no landmark or symbolic significance.</b>	25	13	8	0
(Maximum 25)			11			
Subtotal			45			

**D. INTEGRITY & CONDITION**

**G: A building with a major alteration and/or a combination of several minor alterations, the effect of which detracts from the style, design, construction or character.**      0      -5      -8      -15

*There appear to have been some alterations carried out on the house over time, such as the replacement of all of the original windows, changing the front porch roof from hipped to flat as well as changes to the front gable siding. As for its condition, there are some visible concerns, particularly in relation to its roofing and staircases.*

		<b>TOTAL</b>	<b>37</b>
<b>Evaluation Date</b>	<b>October 18, 2021</b>	<b>Classification Group</b>	<b>C</b>

As outlined in the evaluation criteria:

Building Type	Range of Scores	Group	Heritage Register?
Houses and Apartments	60-100	A	Yes
	40-59	B	Maybe
	20-39	C	No

In summary, based on the above, it is this professional's assessment that the house located at 340 Cedar Street is a borderline case of **low to moderate** heritage significance.

**Signed by:**



Katie Cummer, PhD CAHP  
Principal, Cummer Heritage Consulting (CHC)

October 18, 2021



## References

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