

Appendix B:

Heritage Assessment

HERITAGE ASSESSMENT

NAME OF BUILDING	Morrow Residence
ADDRESS	729 Third Avenue
MUNICIPALITY	City of New Westminster
LEGAL DESCRIPTION	Lot 7, Block 6, Plan NWP5722
PARCEL IDENTIFIER (PID)	011-162-724
YEAR BUILT	1941
ORIGINAL OWNER	James W. and Noel G. Morrow
BUILDER	Unknown
ARCHITECT/DESIGNER	Unknown

CONTEMPORARY PHOTO



RESEARCH SUMMARY

Community and Property Development

Constructed in 1941, the Morrow Residence is one and one-half storey, side-gabled residence, with a projecting half-width front gable, situated on a corner lot along Third Avenue and Eighth Street in New Westminster's Uptown neighbourhood. Featuring bottle dash stucco cladding, an external brick chimney, wood sash windows, and wood rafter tails, the residence maintains an excellent degree of integrity with respect to its historical fabric. Due to the slope of the parcel, a concrete and large river rock retaining wall provides for a level grade on which the house resides. While the property's 50-foot frontage is along Eighth Street, the dwelling is oriented so that its front elevation faces Third Avenue.

The Uptown neighbourhood, along with the city's original townsite, was initially subdivided by the Columbia Detachment of the Royal Engineers in the early 1860s. At this time, the areas north of Royal Avenue primarily consisted of large individual blocks and parcels, each several acres in size. Throughout the 19th century and into the Edwardian era, immediately preceding the First World War, these extensive tracts of land were further subdivided in response to continued settlement of the community and coinciding demand for residential and commercial lots, along with real estate speculation. By the early 1910s, residential development had fanned out from downtown New Westminster, spreading primarily between Twelfth and Second Streets, northwest toward Tenth Avenue. Remnants of the large acreages remained on the urbanizing and densifying landscape into the Interwar era, many owned and occupied by affluent members of the city. The south-half of this block was one such property and, during the early 20th century, was owned by James (1834-1925) and Mary A. (née Woodman; 1841-1930) Cunningham who had a large dwelling constructed here. James was a local merchant, and served as Mayor of New Westminster, and was subsequently elected as the local Member of Parliament and Member of the Legislative Assembly. The prominent couple resided on this block beginning in circa 1899 until their respective deaths.

The Cunningham estate retained ownership of this property until its purchase by Peter F. Morkin of Vancouver in 1935. With the worst of the Great Depression over, and economic conditions gradually improving, Morkin subdivided the former Cunningham property into 14 lots and marketed the new residential development as "Mayfair Place." Morkin also partnered with Frederick Kalley of Vancouver, a drafter, and incorporated Morkin-Kalley Ltd., a residential design-build firm, and presumably offered their services to prospective property buyers in the Mayfair Place subdivision. However, there is no evidence to suggest that Morkin-Kalley Ltd. designed or built the extant Morrow Residence.

All original homes of the Mayfair Place subdivision developed between 1936 and 1942, remain extant, as shown in the chart below.

DEVELOPMENT OF THE MAYFAIR PLACE SUBDIVISION					
Address	Year Built	Owner	Address	Year Built	Owner
319 Eighth Street	1936	W.J. Irwin	320 Ash Street	1939	Morkin-Kalley Ltd.
317 Eighth Street	1940	J. Young	318 Ash Street	1939	Mrs. McLeod
315 Eighth Street	1942	G.H. Sigsworth	316 Ash Street	1937	R. & H. Lofthouse
313 Eighth Street	1940	A.H. Hudson	314 Ash Street	1938	Percival Weaver
311 Eighth Street	1942	H. Lancaster	312 Ash Street	1937	Fred Kalley
309 Eighth Street	1942	E. Abrams	310 Ash Street	1938	H. Hargreaves
729 Third Avenue	1941	James W. Morrow	308 Ash Street	1940	Ray Henderson



The Morrow-Oxenbury Family

The original owners and residents of the Morrow Residence were James W. Morrow (1911-1999) and Noel G. Oxenbury (1918-2012). Both were born and raised in New Westminster. James attended the University of British Columbia, and in the 1930s he began a 40-year career with the New Westminster School District, teaching at both the Duke of Connaught and New Westminster Secondary Schools. Noel was an acclaimed and renowned swimmer and swimming instructor, participating in a variety of national and international sporting events.

Highlights of Noel's professional career include her attendance at the 1934 and 1938 British Empire (Commonwealth) Games, hosted in London, England and Sydney, Australia, respectively. Noel won gold with her team in the 4x110-yard freestyle relay swimming event at the 1938 Games. Her participation in the 1934 British Empire Games was in doubt as subsidies were not available for her to travel to London, but after fundraising efforts by local businesses and other athletes, she was able to attend. In 1936, she was part of the Canadian contingent to the Summer Olympics in Berlin, Germany, though was unable to progress to any final stages.

Throughout the 1930s and 1940s, Noel set and held several Canadian swimming records for many years, including the 50-, 100-, and 200-yard backstroke categories. Continuing to compete provincially and nationally, she gradually began to devote more of her time to training young swimmers at the Crescent Beach Swimming Club in South Surrey where she herself had learned to swim at the age of 8.

During the Second World War, James Morrow joined the Royal Canadian Air Force. In 1941, prior to deployment, he and Noel became engaged. Less than two weeks before their marriage on July 19 of that year, they obtained a building permit to construct this new home. Timing of construction coincided with the Morrows honeymoon in Ontario and eastern Canada. While James remained in Ontario to begin his training, Noel returned to New Westminster to reside in her new home. James served with the RCAF in the Middle East during the war, reaching the rank of Squadron Leader, and upon his return to civilian life afterwards, he resumed his teaching activities.

James and Noel's daughter, Carol A. (1946-2021) followed in her mother's footsteps and became involved in water sports, eventually competing in the 1964 Summer Olympics in Tokyo, Japan, in both the platform and springboard diving events. In circa 1960, the Morrow family moved to Ocean Park, allowing Noel to be closer to Crescent Beach. James continued to teach with the New Westminster School District until his retirement in 1976. Noel's passion for swimming never ceased, and several years after being inducted into Swim B.C.'s Hall of Fame in 2003, she competed at the 2009 World Masters Games, again in Sydney, Australia, where she won gold in the 100-metre backstroke event in the Women's 90-94 age range category.

After the Morrows vacated this residence, it was purchased by retired couple Floyd and Maisie Quigley. By 1970, long time owners and occupants, John D. and Mary A. Wallace began residing here.



HERITAGE ASSESSMENT FORM

ASSESSMENT CRITERIA	YES	NO	EXPLANATION
1. Architecture <ul style="list-style-type: none"> Is the site architecturally significant? Is the site a significant expression of a particular style (i.e. Arts & Crafts, Modern, etc.)? Does the site feature unique design details or features? Is the site a rare or unique or representative example of a particular style/type? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This Minimal Traditional bungalow borrows features from past revivalist styles, reflected in its exposed raftertails, gabled dormer, and tapered chimney; embraces Modernist elements, exhibited by its Streamline Moderne windows; and its wide front elevation is reminiscent of emerging Modern Bungalows and Ranch-style type dwellings. Its style reflects an important, transitional period in domestic architecture.
2. Context: Neighbourhood/Landscape <ul style="list-style-type: none"> Is the site historically significant in the development of the particular neighbourhood? Does the site reflect a significant pattern of development in New Westminster? Is the site a landmark in New Westminster or neighbourhood? Does the landscape or natural environment of the site hold significance for the neighbourhood/New Westminster? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The residence is a tangible contribution to the development of the 14-lot Mayfair Place subdivision, of which all original dwellings remain extant. The subdivision and its houses remain as a pocket of detached dwellings in the Uptown neighbourhood, which is generally dominated by low- and high-rise multi-family buildings. This corner lot also features its original retaining wall, constructed of concrete and river rocks.
3. Person/Event <ul style="list-style-type: none"> Is the site significant for its association with a particular person or group of people? Is the architect/builder significant? Is the site significant for its association with a particular event? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This house has an important connection to Noel G. Morrow (née Oxenbury) who resided here for nearly two decades. She was an accomplished and well-known local athlete and dedicated her time to training and mentoring generations of future swimmers.
4. Contemporary Compatibility/Usability <ul style="list-style-type: none"> Does the site maintain its original context? Is the site compatible with its current context? Is the space relevant within the contemporary context and surrounding environment? Is there potential for the current use of the site to continue or for a compatible future use? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	While maintaining its original context, its current land use designation under the City's Official Community Plan (RGO Residential – Ground Oriented Infill Housing), along with the small size of its lot, may prevent the full developable potential of this property allowable through its current designation.
5. Additions/Alterations/Condition <ul style="list-style-type: none"> Does the site maintain a high degree of its original integrity (does it maintain many of its original features)? If site has been altered, are the alterations compatible with and distinguishable from the original building/site? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The exterior of the house maintains an excellent degree of its historical fabric and integrity. The bottle dash stucco, which has been visibly repaired in the past, appears to be in good condition, as do the original wood windows and roof elements. The only possible alteration noted is the construction



• Is the site in fair structural condition?			of a partial enclosure around the rear entrance on the northwest elevation.
<p>Does the site merit further heritage consideration by the City of New Westminster, based on the above criteria?</p> <p style="text-align: center;"> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO </p> <p><i>Heritage Assessment Summary:</i></p> <p>729 Third Avenue is noteworthy primarily due its association with Noel G. Oxenbury and its exceptional degree of integrity in regard to its exterior historical fabric. The condition of the residence is a testament to the quality of the original workmanship, and maintenance by past and current owners and residents. Personal financing and construction of the Morrow Residence during the early years of the Second World War, at a time of materials and labour shortage due to mobilization, and without assistance from the federal Wartime Housing program, would have been quite an individual accomplishment for a young couple.</p> <p>Its eclectic architectural style sets it apart from the other dwellings constructed as part of the Mayfair Place subdivision, as most other residences adhere to more traditional, revivalist styles. While built during a time of many uncertainties, and with a growing trend of placing emphasis on functionality while restraining ornamentation in residential design, the owners, designer(s), and builders of the Morrow Residence chose not to be frugal, and tastefully embellished the house with a fusion of traditional and modernist features.</p> <p>While it is recommended that further consideration be given to the conservation of the Morrow Residence in conjunction with any proposed redevelopment of the lot, if the property is entirely redeveloped and the extant dwelling demolished, the following processes could be undertaken:</p> <ul style="list-style-type: none"> • Professional architectural photographic documentation of the exterior and interior with archival-quality prints provided to the New Westminster Museum & Archives; • Deconstruction, which can provide for the salvage and/or recycling of architectural elements, lumber, and other materials; and • Public interpretation and commemoration of the building as part of any new development on this site. 			



CONTEMPORARY IMAGES



View of the Morrow Residence from Third Avenue, Sept. 7, 2021.
Donald Luxton & Associates





View of the Morrow Residence from Third Avenue, Sept. 7, 2021.
Donald Luxton & Associates





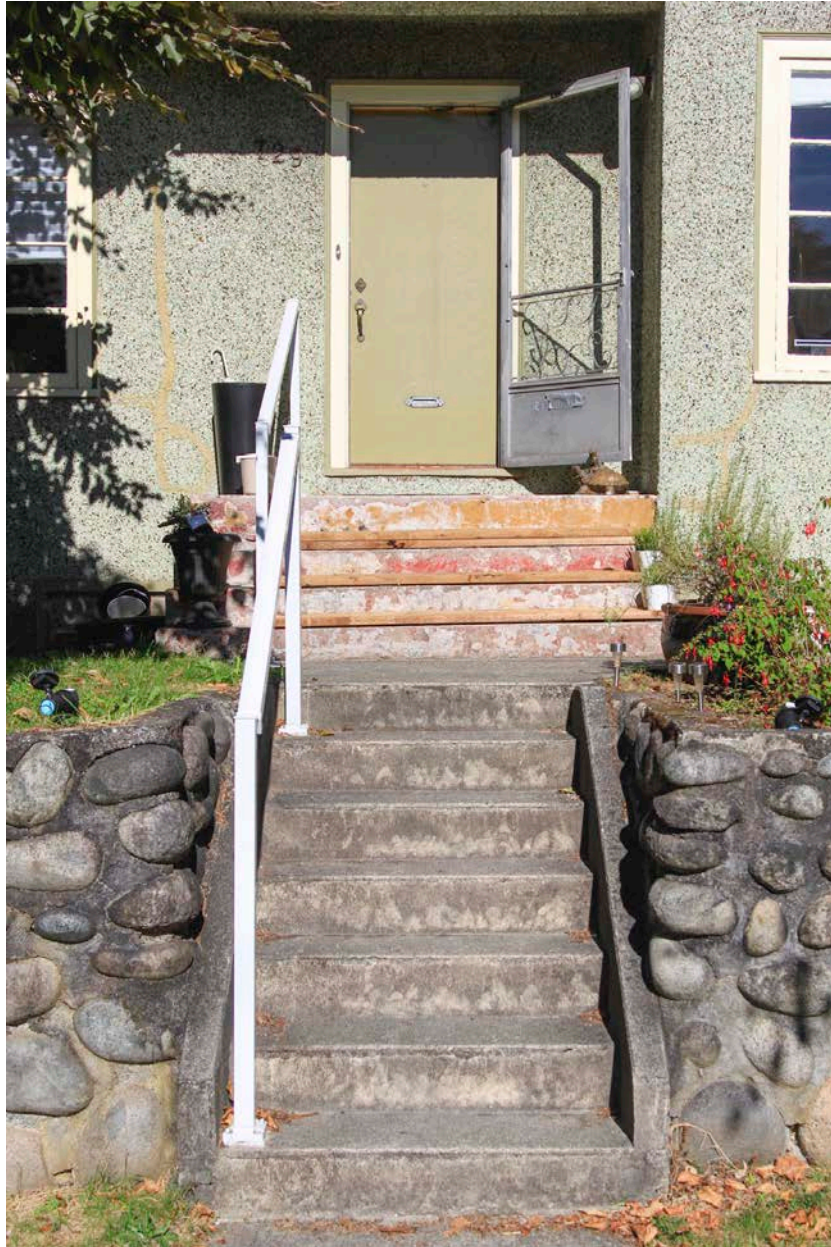
View of the front elevation of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of concrete and river rock retaining wall along Third Avenue, Sept. 7, 2021.
Donald Luxton & Associates





View of the retaining wall and staircases leading up to the front entrance of the Morrow Residence along Third Avenue, Sept. 7, 2021.

Donald Luxton & Associates





Detail of the front entrance of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of stuccoed soffit immediately above the recessed front entrance of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





Detail of an original tripartite wood window assembly on the front elevation of the Morrow Residence, Sept. 7, 2021. All wood windows, with exception of the basement windows, feature horizontal muntins only.

Donald Luxton & Associates





Detail of the front elevation gable showing the very small sprockets installed used to flare the bargeboard ends, Sept. 7, 2021. These sprockets are installed on the end of all bargeboards on the Morrow Residence.

Donald Luxton & Associates

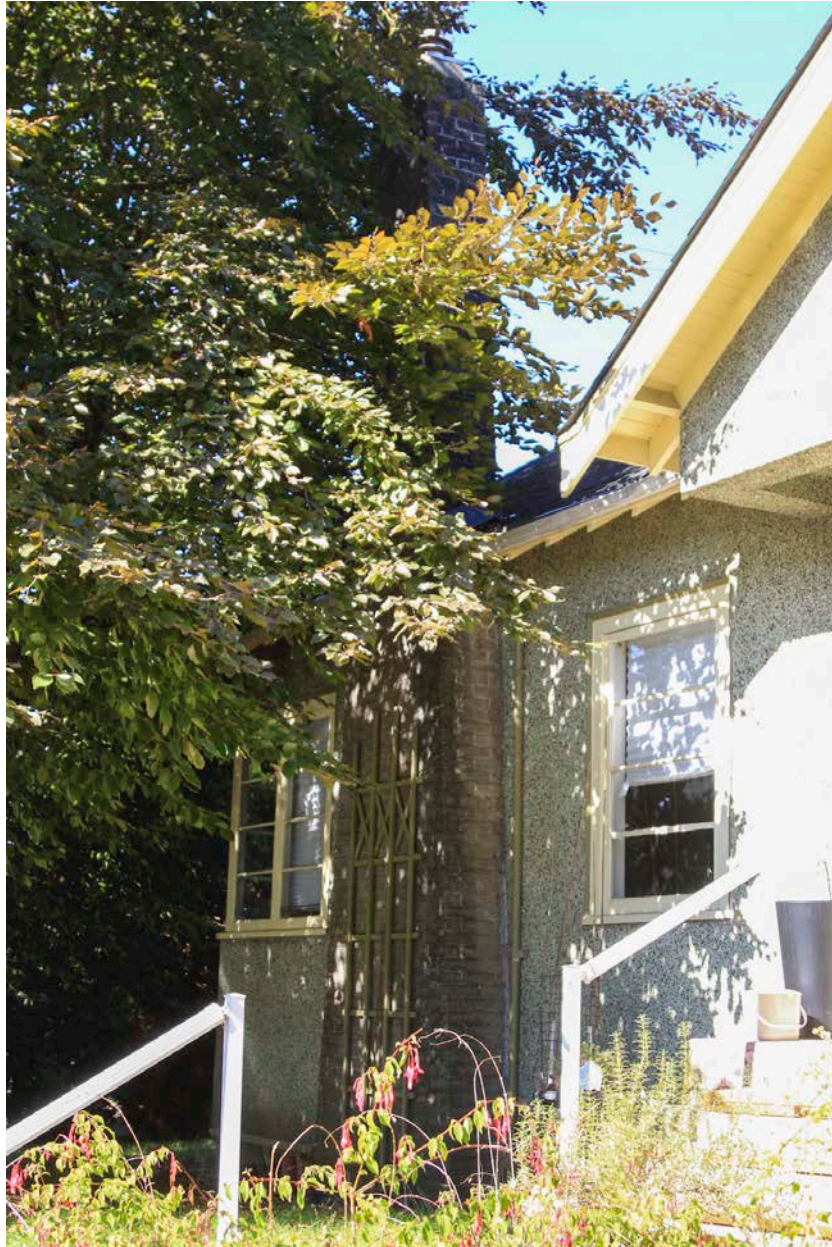




Detail of the base of the grey brick external tapered chimney on the front elevation of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





Partially obscured view of the grey brick external tapered chimney on the front elevation of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





View of the Morrow Residence from the corner of Third Avenue and Eighth Street, Sept. 7, 2021.
Donald Luxton & Associates





View of the Morrow Residence property showing its Eighth Street frontage, Sept. 7, 2021.
Donald Luxton & Associates





Detail of a multi-assembly corner wood sash window on the south corner of the Morrow Residence,
Sept. 7, 2021.

Donald Luxton & Associates

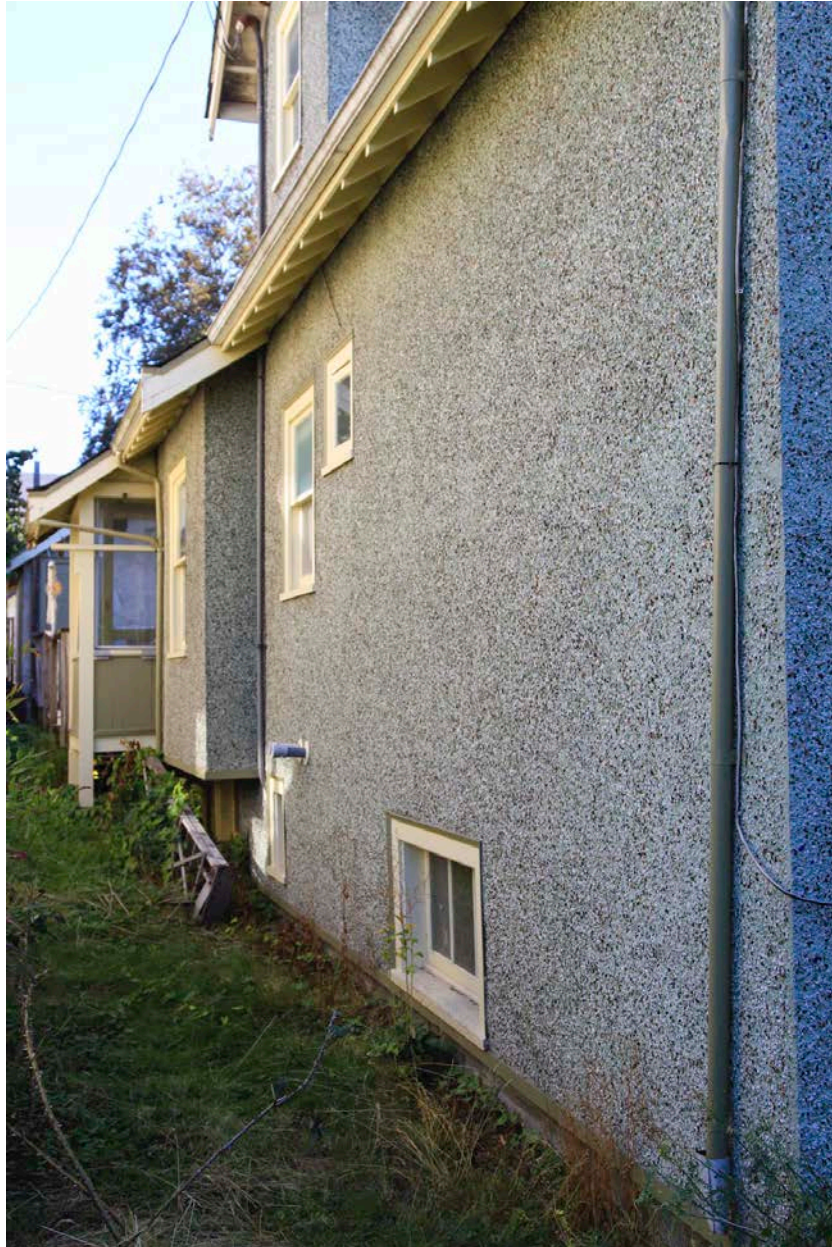




Detail of a canted oriel window on the southwest (Eighth Street) elevation of the Morrow Residence,
Sept. 7, 2021.

Donald Luxton & Associates





Partial view of the northwest (rear) elevation of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of the gable dormer on the northwest elevation of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





Detail of a 1-over-1 wood sash window on the northwest elevation of the Morrow Residence, Sept. 7, 2021.

Donald Luxton & Associates





View of the north corner of the Morrow Residence showing its rear entrance and corner window, Sept. 7, 2021.

Donald Luxton & Associates





Detail of the rear entrance on the northwest elevation of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of an internal grey brick chimney on the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





View of the northeast (laneway) elevation of the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates





Detail of an exterior basement entrance on the northeast elevation of the Morrow Residence, Sept. 7, 2021.

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View of the Morrow Residence (left) from the laneway showing its present detached garage, Sept. 7, 2021.

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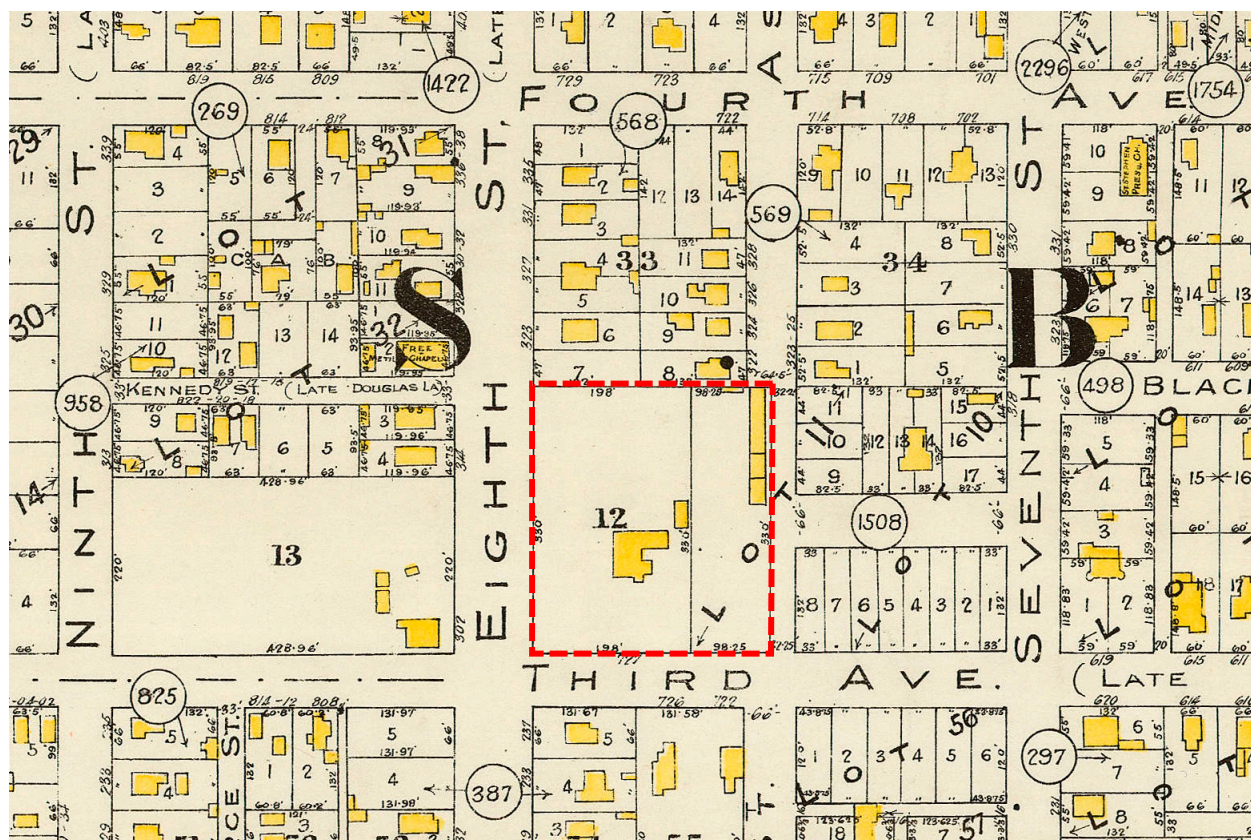




Detail of the original bottle dash stucco applied to the Morrow Residence, Sept. 7, 2021.
Donald Luxton & Associates



ARCHIVAL IMAGES

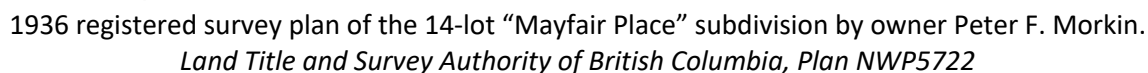


1913 fire insurance plan with the Cunningham property outlined in red.

Goad's Atlas of the City of New Westminster. Canada: Chas. E. Goad Co., 1913, Plate 120

City of Vancouver Archives MAP 342C 1972-472.07







Aerial view from the 1950s with the Morrow Residence indicated.
New Westminster Museum and Archives, HP6936-089





Display of Noel Oxenbury's trophies and awards in a display window of the McLeod Block (50 Sixth Street), presumably from 1934 as part of the local fundraising campaign to have Noel participate in the British Empire Games that year.

New Westminster Museum and Archives, IHP9478





Noel Oxenbury in 1934.
Campbell Studios
*New Westminster Museum and
Archives, IHP9466*



Noel Oxenbury in 1936.
Black and White Studios
*New Westminster Museum and
Archives, IHP9468*



Noel Oxenbury diving, unknown
location.
*New Westminster Museum and
Archives, IHP9486*





Noel Oxenbury, standing third from right, with her fellow Canadian swimming athletes at the Olympiapark Schwimmstadion Berlin at the 1936 Summer Olympics in Germany.
W. Rehor. New Westminster Museum and Archives, IHP9469





Noel Morrow with her students at the Crescent Beach Swimming Club, 1940s.
Peregring Photo-Arts. New Westminster Museum and Archives, IHP9477





Carol and Noel Morrow, presumably outside of 729 Third Avenue.

"Pupils Replace Medals Now for Former Swimming Star Housewife." [Unknown Publication], Sep. 18, 1951.

Noel Oxenbury fonds, New Westminster Museum and Archives





Carol A. Morrow receiving the Columbian newspaper's New Westminister Athlete of the Year trophy in 1964.
New Westminister Museum and Archives, IHP7490



Photo of James W. Morrow from the 1970s.
New Westminister Museum and Archives, IHP10000-2200



RESEARCH SOURCES

Newspaper Articles

“\$60,000 Building Project Planned.” *Vancouver News-Herald* (Vancouver, BC), Feb. 10, 1936, pg.2.

“90 year-old B.C. swimmer goes for the gold in Sydney.” *CBC News*, Jun. 26, 2009, <https://www.cbc.ca/news/canada/british-columbia/90-year-old-b-c-swimmer-goes-for-the-gold-in-sydney-1.811894> (accessed August 24, 2021).

“Aged Pioneer of B.C. Dies.” *Vancouver Daily Province* (Vancouver, BC), May 4, 1925, pg.1.

“Engagement.” *Surrey Leader* (Surrey, BC), Jul. 16, 1941, pg.1.

“Famed Swimmer Weds UBC Grad at Evening Ceremony.” *Vancouver Sun* (Vancouver, BC), Jul. 23, 1941, pg.9.

Long, Wendy. “Here today, Victoria for Morrow.” *Vancouver Sun* (Vancouver, BC), Aug. 6, 1994, pg.H1.

“‘Many Happy Returns’ to Him.” *Vancouver Sun* (Vancouver, BC), Aug. 1, 1923, pg.2.

“Morrow. [Obituary]” *Province* (Vancouver, BC), Aug. 25, 1999, pg.C2.

“Noel Oxenbury Sets New Mark For Backstroke.” *[Unknown Publication]*, 1930s (New Westminster Museum and Archives, Noel Oxenbury fonds, IH 1994.76).

“Onward to the Olympics!” *[Unknown Publication]*, 1934 (New Westminster Museum and Archives, Noel Oxenbury fonds, IH 1994.76).

“Pioneer Dies.” *Vancouver Daily Province* (Vancouver, BC), Jan. 23, 1930, pg.9.

“Pupils Replace Medals Now for Former Swimming Star Housewife.” *[Unknown Publication]*, Sep. 18, 1951 (New Westminster Museum and Archives, Noel Oxenbury fonds, IH 1994.76).

“Summer Ushers Many Bridal Couples to Altar in B.C..” *Vancouver Daily Province* (Vancouver, BC), Jul. 21, 1941, pg.8.

“Swim Record Shattered By Noel Oxenbury.” *[Unknown Publication]*, 1930s (New Westminster Museum and Archives, Noel Oxenbury fonds, IH 1994.76).

“To Develop Mayfair Place, New Home Site.” *Vancouver News-Herald* (Vancouver, BC), Dec. 10, 1935, pg.8.

“Wedding Bells.” *British Columbian* (New Westminster, BC), Jul. 21, 1941, pg.8.



Publications

Denise Cook Design, Birmingham & Wood, and Elana Zysblat Consulting. *New Westminster Neighbourhoods Historical Context Statements: Uptown*. New Westminster, BC: City of New Westminster, 2016.

Archives and Libraries

New Westminster Museum and Archives

- 1935 Tax Assessment Roll (500.1.13-1)
- 1936 Tax Assessment Roll (500.1.13-2)
- 1937 Tax Assessment Roll (500.1.13-3)
- Noel Oxenbury fonds (IH 1994.76)

New Westminster Public Library

- Historical Directories

Vancouver Public Library

- Historical Directories

