



323 Regina Street

Application for inclusion on the
New Westminster Heritage Register
and to enter a
Heritage Revitalization Agreement

Project Team

Homeowners:

Gary Holisko and Rosanne Hood

Designer:

Nancy Dheilily B.E.S., B. Arch.

Heritage Consultants:

Katie Cummer, PhD., CAHP – Cummer Heritage Consulting

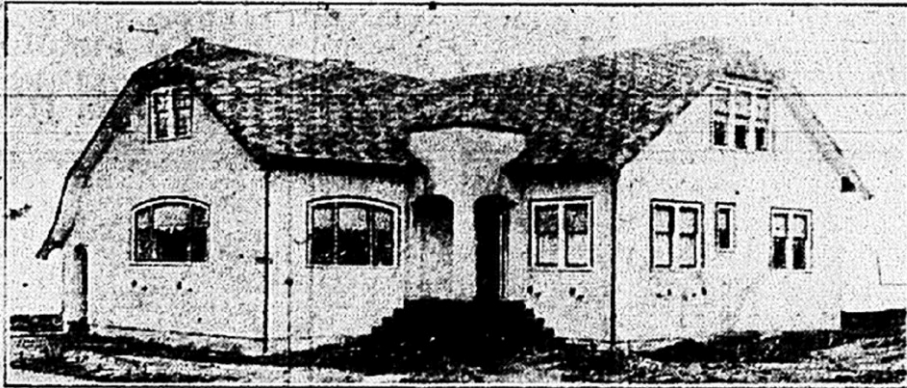
Susan Medville, MA., CAHP – Mountain Heritage



The Project

- Retain the 1928 house (Edgar House)
- Construct a new, compatible infill house on the property

PRESENTS ATTRACTIVE APPEARANCE



The Heritage Values

Intact example of a Storybook style dwelling, with elements from both the French and English traditions.

It is of rare stock of interwar period developments in the Queen's Park neighbourhood.

Its form is representative of the middle-class individuals working in New Westminster at the time of its construction in 1928.

Its continuous use as a dwelling.

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 jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style.
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door.
- Its arched windows, doorways and doors.
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.)
- Its stuccoed exterior.

Comparative views of Edgar House



2019



2020

Heritage Conservation 2019-2020

Restoration - Preservation

Cat slide repaired and stabilized with like materials

Removal of late chimney addition

Replacement of a few severely damaged windows in kind

Paint matched to historic colors

Stucco repaired in kind

Rehabilitation

Expansion of side entry way

Addition of side deck

Conversion of two dormers to one

Benefits of Heritage Recognition

Enhances community sustainability by integrating heritage conservation activities into the planning process and maintaining the character of the Queen's Park HCA

Provides formal recognition which demonstrates community pride, enhances appreciation and raises awareness about the places that matter to the community

Allows a local government to consider, and if necessary, undertake protective action, such as temporarily withholding demolition and building permits and ordering heritage inspections, which helps to keep heritage structures such as this one intact

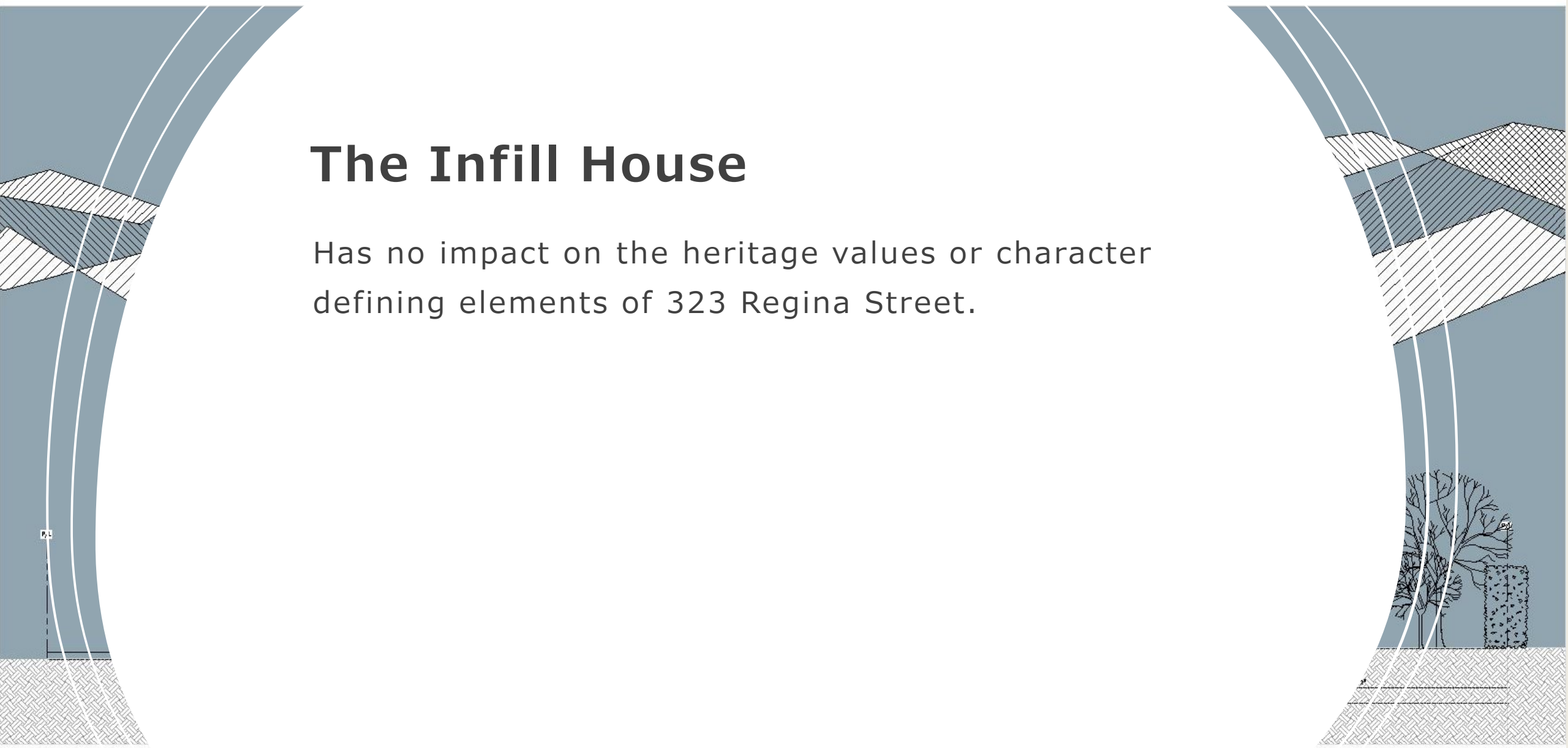
Provides legal heritage status - properties listed on a heritage register are eligible for powerful heritage incentive tools within the Local Government Act

Provides eligibility for special provisions within the BC Building Code Heritage Building Supplement

Visible and searchable on the New Westminster Heritage Website, which provides public access to information about the property and about the heritage value of individual properties in the community

The Infill House

Has no impact on the heritage values or character defining elements of 323 Regina Street.





Questions?