

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** March 2, 2022
From: Nazanin Esmaeili,
Planning Assistant **File:** PF007109
Item #: [Report Number]
Subject: **Heritage Review (Demolition): 1428 Tenth Avenue**

PURPOSE

To review the heritage value of the building and provide a recommendation on demolition.

SUMMARY

The house at 1428 Tenth Ave, in the Wetsend neighbourhood, is an early cottage style, built in 1911. The building is not legally protected by bylaw, and is not listed on the City's Heritage Register or Heritage Resource Inventory. However, as a result of the building's age and as it has elements of its original style, the Community Heritage Commission is being asked to review the heritage value of this building in advance of a Demolition Permit process.

GUIDING POLICY AND REGULATIONS

100 Year and Older Heritage Review Policy

In 2020, Council approved a revised heritage review policy, which highlights the City's interest in retaining New Westminster's oldest buildings. As such, redevelopment applications for buildings that are 100 years and older require a Heritage Assessment and review by the Community Heritage Commission.

Demolition Permits

Demolition Permits are issued by the Director of Climate Action, Planning and Development, though the Director may forward the application to Council for further consideration, or consideration of a temporary protection order where warranted.

Temporary Protection Order

A temporary protection order may be issued by Council for a property that is or may be considered to have heritage value sufficient to justify its conservation. This can include properties that are not listed on the Heritage Register. Without consent of the owner, a temporary protection order may only last 60 days, after which the demolition permit must be issued.

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term protection on the land title of a property and which is the primary form of regulation that can prohibit demolition. Heritage Designation does not require owner consent. However, without consent of the owner, the owner is entitled under Provincial law to claim compensation for loss of zoning entitlement value from the Designation.

BACKGROUND

Property Description

The house at 1428 Tenth Ave was built in 1911 and is approximately 180 sq. m. (1,934 sq. ft.). It is one and a half stories, with a basement and a density of about 0.317 floor space ratio (FSR). This has the typical characteristics of the early cottage style, such as one-storey square massing, hipped roof, off-center front door and no decorative elements. However, it differs from the typical characteristics through its wide vinyl siding (instead of narrow wood clapboard), small square bay on the east side, and being enlarged with an addition. Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and heritage assessment (Appendix B), the building at 1428 Tenth Ave appears to be in rather good condition. The front door is accessed by concrete steps that lead up to a small porch, which has had a narrow portion of its sides filled in and a small, hipped roof added. The windows are mostly double sliders (medium or small sized), all or most of which have newer vinyl inserts. Some of the windows may have the original sills but few have the original frames. The roof is clad in dark asphalt shingles and there is one small internal brick chimney towards the centre of the house, on the west side. According to City records, the house had an addition made to it in 1913. This was likely added to the rear in order to enlarge the house. It is possible that, at some point in the past, the house was also raised in order to create more interior space.

Development Policy Context

The property is zoned Single Detached Districts (NR-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. The owners are permitted increase the density currently on the site without further Planning approvals. In the Official Community Plan (OCP), the property is designated as Residential - Detached and Semi-Detached Housing (RD) which envisions low density ground oriented residential uses including gentle infill such as single detached dwellings and duplexes.

Site Context

The subject site is located in the Westend neighbourhood, on the south side of Tenth Avenue, at the corner of Tenth Avenue and Fifteenth Street. To either side and across the street are other single-family houses that were constructed in various time periods. A site location map is included as Appendix A.

DISCUSSION

Heritage Value

The Heritage assessment indicates that the house at 1428 Tenth Ave, has some historic value for its age (1911) and for retaining elements of its original style such as, massing, hipped roof, footprint and the fenestration pattern. However, the original windows have been replaced, and it is unknown if the original siding is extant under the current siding.

Based on the heritage assessment, the house is not an unusual or rare example of this design and not much information could be found on the builder or on the various owners. However, the historic occupants were representative of hardworking families, and the house was a working class home in a working class neighbourhood. In addition, there is some social value for its contribution to the community’s sense of identity, and some scientific value for its contribution to the understanding and/or appreciation of the time when the house was constructed.

There is no known spiritual value associated with the structure, and it is unknown if there is spiritual value associated with the land (determination would require consultation with First Nations and other cultural groups).

Heritage assessment indicates that it would not be a strong candidate for retention.

Feedback from the Commission

The following options are available for consideration by the Community Heritage Commission:

- 1) That the Community Heritage Commission recommend the Director of Development Services issue a Demolition Permit for the house at 1428 Tenth Ave

and that the applicant consider deconstruction as an alternative to demolition waste;

- 2) That the Community Heritage Commission recommend the Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) and if warranted forward the application to Council consider a temporary protection order for the house at 1428 Tenth Ave; or
- 3) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Heritage Assessment

APPROVALS

This report was prepared by:

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This report was reviewed by:

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