Corporation of the City of
NEW WESTMINSTER

Appendix B

Community Heritage Commission Report

Corporation of the City of
NEW WESTMINSTER

CONFIDENTIAL

REPORT
Climate Action, Planning and Development

To:	Community Heritage Commission	**Date**:	February 2, 2022
From:	Dilys Huang, Development Planner	**File**:	PAR01407
		Item #:	[Report Number]

Subject: **Heritage Review (Demolition): 53 Fourth Street**

PURPOSE

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

SUMMARY

The mid-rise residential building located at 53 Fourth Street in the Downtown was constructed in 1927 and contains 10 rental apartment units. The building is not legally protected by bylaw, but is listed on the City's Heritage Resource Inventory. Due to the building's age (nearly 100 years old) and its inclusion on the Inventory, the Community Heritage Commission is being asked to review the building's heritage value in advance of potential redevelopment.

GUIDING POLICY AND REGULATIONS

Heritage Review Policy for Buildings 100 Years and Older

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. While the building at 53 Fourth Street is not quite 100 years old, in January 2022, Council approved the expansion of the "Buildings 100 Years and Older" policy to include buildings on the Heritage Resource Inventory.

Heritage Resource Inventory

The Heritage Resource Inventory is an informal listing of historic New Westminster properties. A property listed on the Inventory is not legally protected, but signifies that it has previously been identified as having heritage value.

BACKGROUND INFORMATION

Site Characteristics and Context

Built in 1927 and known as Carnarvon Court, the mid-rise residential building is a three storey, wood frame building with rough stucco cladding. The subject property is located in the Downtown at the north-east corner of Fourth Street and Carnarvon Street. Despite the site's significant slope, the building has a balanced facade with a centrally recessed main entry facing Fourth Street. Photos of the building in its current condition are available in the Heritage Assessment (Appendix B).

The property has an approximate area of 410 sq. m. (4,413 sq. ft.). The site is an air space parcel that is part of the larger 335 Carnarvon Street 'base parcel'. The air space parcel was created in the mid-1990s at the time when 335 Carnarvon Street was developed. The subject site currently contains a 10 unit rental apartment building with an approximate floor area of 796 sq. m. (8,568 sq. ft.).

Surrounding land uses include apartment and condominium towers from the 1960s and 1980s to the west and south-west, a low-rise condominium building from the 1980s to the south-east, and a mixed-use condominium building from the 1990s to the north and east (on the 335 Carnarvon Street 'base parcel'). A site context map is provided in Appendix A.

Fourth Street Brick Road

Since the subject site runs along Fourth Street, it should be noted that the brick road surface on Fourth Street is listed on the Heritage Register. It is recognized for its historical association with the city's development and for its aesthetic and symbolic values. Any proposed changes or interventions to the brick roadway (e.g. as part of off-site upgrades needed from redevelopment) would require review by the Community Heritage Commission.

Development Policy Context

Similar to other properties to the north and east, the subject property is designated for "Residential – Low Rise Apartment" in the City's Official Community Plan (OCP). The site is currently zoned "Downtown Mixed Use Districts (High Density)" (C-4), which permits a range of commercial uses, along with residential units. There is some redevelopment potential available to the site under its existing zoning.

ITEMS FOR DISCUSSION

Heritage Value

Due to the age of the building and its listing on the Heritage Resource Inventory, a heritage assessment has been provided (Appendix B). Based on the assessment, the 1927 building has modest historic value for its age, being one of the earliest surviving apartment buildings constructed adjacent to the Downtown core. The building does not have any significant associations with persons, events, or organizations; however, it is considered to have modest aesthetic value for its form and balanced design elements.

Does this building have sufficient heritage value to warrant retention or legal protection as part of a redevelopment?

Building Condition

The heritage assessment indicates that from an architectural integrity perspective, the building form and pattern is intact. No additions have been made, and except for changes made to two small window openings, the doors and windows are original. Some of the glazing, such as those in the entry doors, sidelights, and one of the centre-set tripartite hallway window panes, has been replaced.

From a structural integrity perspective, the heritage assessment notes that the south side of the building is displaying signs of structural compromise, affecting the ground floor windows (e.g. alignment) and cladding (e.g. cracking, buckling). Based on the structural condition of the building, and assessments from professional Engineers, the owner has indicated that they do not wish to retain the building.

The heritage assessment notes that if the building is not retained, it is recommended that some of the Character Defining Elements such as the stained glass windows on the upper floor hallway, the leaded glass window above the main entry, and the subway tiles adjacent to the entry be considered for salvage, along with giving consideration to a commemoration plan.

What is the impact of the building's condition on its heritage values?

FEEDBACK FROM THE COMMMISSION

The Community Heritage Commission is being asked to provide feedback in relation to the heritage value of the subject building, and the following options are available for consideration by the Commission:

1) That the Community Heritage Commission recommend the Director of Climate Action, Planning and Development direct staff to further explore retention options for the building at 53 Fourth Street;

2) That the Community Heritage Commission recommend the Director of Climate Action, Planning and Development issue a Demolition Permit for the building at 53 Fourth Street; 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

This report was prepared by:
Dilys Huang, Development Planner

This report was reviewed and approved by:
Britney Dack, Senior Heritage Planner

Corporation of the City of
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Appendix A

Site Context Map

Corporation of the City of
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53 Fourth Street

0.1 0 0.03 0.1 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Corporation of the City of
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Appendix B

Heritage Assessment

Heritage Assessment

Carnarvon Court Apartments – 53 Fourth Street, New Westminster

April 2021

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1. INTRODUCTION

Address: 53 Fourth Street
Legal Description: Block 16, Group 1, Plan LMP28797, NWD
Neighbourhood: Downtown
Zoning: C-4

Type of Resource: Building; Residential; Rental Apartments
Historic Name: Carnarvon Court
Original Owner: Isaac Morrow
Date of Construction: 1927
Architect: Richard T. Perry
Builder: Isaac Morrow
Heritage Status: Not currently on New Westminster Heritage Register or Heritage Inventory

Carnarvon Court Apartments is a three-storey, timber wood-frame, vernacular apartment building, clad with stucco, situated on the north-east corner of Fourth Street and Carnarvon Street, in the Downtown area of New Westminster, BC (Figure 1). Built in 1927, it covers nearly the entire property and is situated in an area of low rise apartments and condominiums to the north and east, and high rise apartments and condominiums to the west and south.

Figure 1: 53 Fourth Street, front (west) and south sides

2. DESCRIPTION

2.1 Area History

The core area of New Westminster, with its earliest layout dating back to 1861, was bounded by the Fraser River to the south, Royal Avenue to the north, and as far east to Leopold Place (adjacent the foot of what is now McBride Boulevard). This represented the earliest layout of the capital of the Colony of Britsh Columbia, a "garden city" envisioned by Col. Moody, a layout that was to conform to the topography of the area and an orderly arrangement of squares, parks and public works (Figure 2). The streets running up from Columbia Street to Royal Avenue were originally all assigned names, in contrast to today's (mostly) numbered streets.

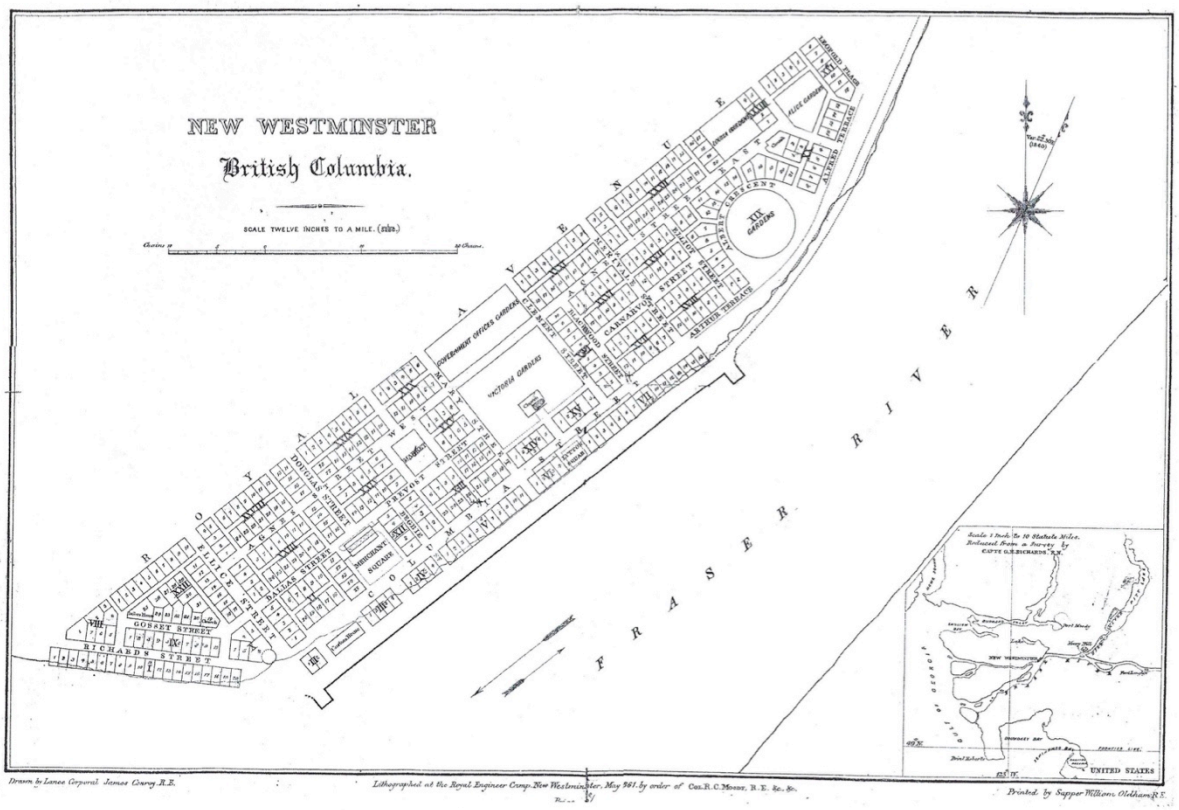


Figure 2: Original plat of City of New Westminster, drawn by Royal Engineer Lt. Corp. J. Conroy, 1861. Source: *Royal City – A Photographic History of New Westminster, 1858-1960.* Jim Wolf, 2005

What is now known as Fourth Street, for example, was originally named Clement Street. This formed the eastern edge of the prominent and centrally-placed Holy Trinity Church, set within Victoria Gardens, and Government Offices Gardens immediately to the north. While on paper this appeared structured and orderly, a ravine ran though Victoria Gardens, and Carnarvon Street ended at Fourth Street. By the turn of the century it was extended over the ravine (see Figure 3 below) with a narrow bridge and this previously open space was beginning to be developed more intensely.

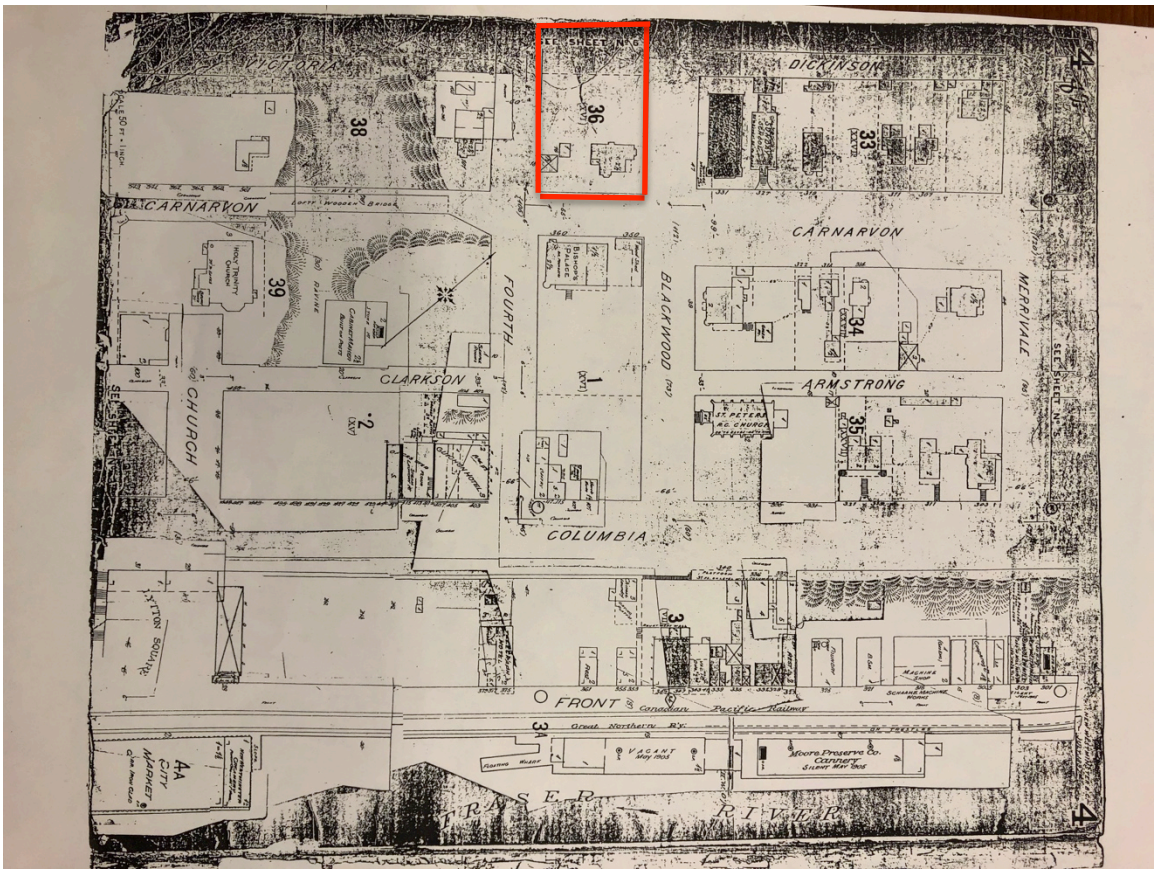


Figure 3: 1897 Fire Insurance Plan (corrected to 1901, 1907), Sheet 4. Block bounded by Fourth, Agnes, Blackwood and Carnarvon outlined in red. City of New Westminster Archives

Area development was inextricably tied to the overall economy of New Westminster. The period of 1899 to 1913 saw extensive growth in the city's primary industries of lumber, agriculture and fishing. Up to 40 canneries operated along the river, and Royal City Mills expanded to produce prefabricated housing that was sent east. As with all Lower Mainland municipalities, however, the economic collapse of 1913 followed immediately after by the onset of World War I, had a profound effect on development of all types.

Depsite some localized growth tied to the war effort, there was overall economic stagnation during World War I and a drop in population from 18,000 pre-war to 14,495 (1921). By the end of the war, New Westminster was undergoing slow but steady change, similar to other Lower Mainland municipalities that were hit hard by the 1913 economic collapse. The mid-1920s saw development on Columbia Street for the first time since before the war, including the Columbia Theatre (1927). Values of residential permits grew from $108,000 in 1918 to nearly $2 million in 1928 of which $308,000 was for residences alone (J. Wolf, *Royal City,* p. 135). The desire for additional residential units close to the workplaces and business of Columbia Street and the industry and docks along the Fraser River clearly were the impetus for intensification of development in the area between Columbia Street and Royal Avenue, including the site on which Carnarvon Court Apartments is located.

2.2 Site History

This location on Fourth Street was part of New Westminster's earliest residential development. The area quickly became a single-family residential neighbourhod served by businesses on Columbia Street, the city's commercial "high street", and a transportation network that included streetcar lines along Sixth Street and Columbia Street and, despite the subsequent loss of Victoria Garden, the area included nearby amenities of Queens Park, Albert Garden and Tipperary Park (Figure 4).

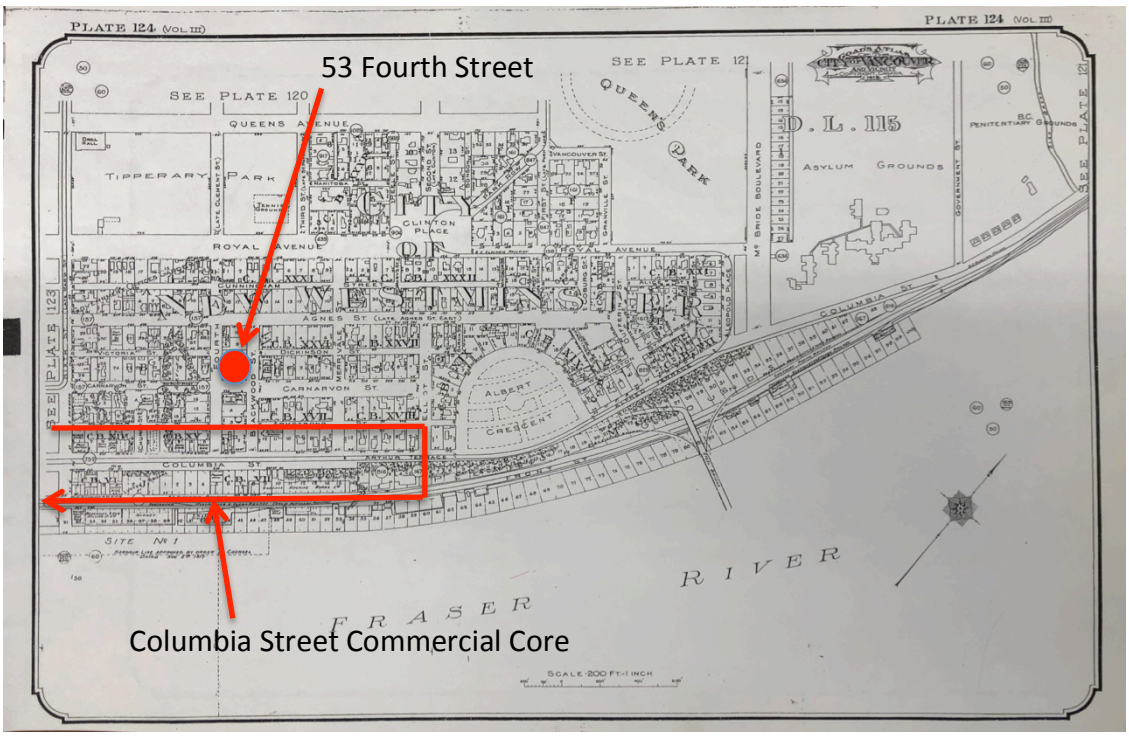


Figure 4: Plate 124, Vol. III, Goad's Fire Insurance Plan, 1913
53 Fourth Street location in the context of early layout of New Westminster

The site of Carnarvon Court was originally a large 2½ storey house constructed in 1888 for Dr. Charles Fagan, a medical doctor and surgeon. Dr. Fagan served as the chief physician at St. Mary's Hospital. He purchased four lots from Matthew Begbie, first Chief Justice of British Columbia, and placed the house at the south end of those parcels, addressed as 355 Carnarvon Street. Its siting on the hill, one block up from Columbia Street, afforded significant views to the south-east, to the Fraser River and beyond. The house was designed by Elmer H. Fisher and William Ridgeway Wilson, who began their partnership in Victoria in 1888. While no documentation of the house has been located, it is presumed to have been a stately residence based on description of the firm's work at that time as imposing Italianate design.

The unusual layout of the original survey of New Westminster meant that these four parcels were "double-fronting" lots, facing Fourth Street to the west and Blackwood Street to the east. The site was terraced to accommodate lawn-tennis courts, and

hosted summer parties that brought promenent members of the community together including members of the New Westminster Tennis Club.

Figure 5: Members of the New Westminster Tennis Club assembled on lawn of Dr. Fagan's Property, Fourth Street and Carnarvon Street, with Blackwood Street in the background. St. Charles Church on left, Irving House (1865) centre rear and St. Louis College (1886) right. c. 1890, New Westminster Archives IHP0760-1

Within a year of purchasing the four lots, Dr. Fagan purchased the most northerly lot on the block, adjacent Agnes Street, to complete his impressive garden (Figure 5). It was the location of the 1884 Catholic First Nations Mission church known as St. Charles Church. Dr. Fagan's house was subsequently addressed as 50 Blackwood Street and 355 Carnarvon Street. Dr. Fagan, who married Alice Claire Chute in 1893, left New Westminster by 1901 to become first director of King Edward Sanatorium in Kamloops and later relocated to Victoria. He died in Esquimalt in 1915 at the age of 57.

Figure 6: Dr. Fagan's Property, view to north with St. Charles Church at rear. Terraced property allowed for lawn tennis to take place. c. 1890, New Westminster Archives IHP0760-2

With the departure of Dr. Charles Fagan, St. Patrick Hall was developed on the north section of the property, covering the two most northerly lots and fronting Agnes Street. This reflected the further densification of the central downtown area of New Westminster, where spacious lots were gradually subdivided and redeveloped.

By the end of World War I, New Westminster was undergoing slow but steady change, similar to other Lower Mainland municipalities that were hit hard by the 1913 economic collapse. Depsite some localized growth tied to the war effort, there was overall economic stagnation during the war and a drop in population from 18,000 pre-war to 14,495 (1921). The mid-1920s, however, saw development on Columbia Street for the first time since before the war, including the Columbia Theatre (1927). Values of residential permits grew from $108,000 in 1918 to nearly $2 million in 1928 of which $308,000 was for residences alone (J. Wolf, *Royal City,* p. 135). The desire for additional residential units close to the workplaces and business of Columbia Street and the industry and docks along the Fraser River clearly were the impetus for intensification of development in the area south of Royal Avenue, including 53 Fourth Street. The Fire Insurance Plan of 1913 shows a number of changes to the block on which Dr. Fagan originally developed his residence and gardens (Figure 7).

Figure 7: 1913 Fire Insurance Plan, City of New Westminster Archives
Original extent of Dr. Fagan's property, outlined in red

In 1927, Isaac Morrow, then-owner of what was previously Dr. Fagan's section of the block, proceeded with plans to construct an apartment building at the corner of Fourth and Carnarvon. He commissioned architect Richard T. Perry to design a three storey building fronting Fourth Street, which was to become known as Carnarvon Court. It was said to be the most modern in the city at that time, built at a cost of $30,000.

At or shortly after the time of development of Carnarvon Court Apartments, a number of changes took place on this block. It was divided in two with the westward extension of Dickenson Street, connecting to Fourth Street. An additional dwelling was built immediately to the north, fronting Fourth Street and adjacent Dickenson Street (Figure 8). Apartments and a hall were developed facing Agnes Street on what was originally the northern section of the block. Carnarvon Court Apartments is important for how it represents one of the earliest residential redevelopment sites in this area.

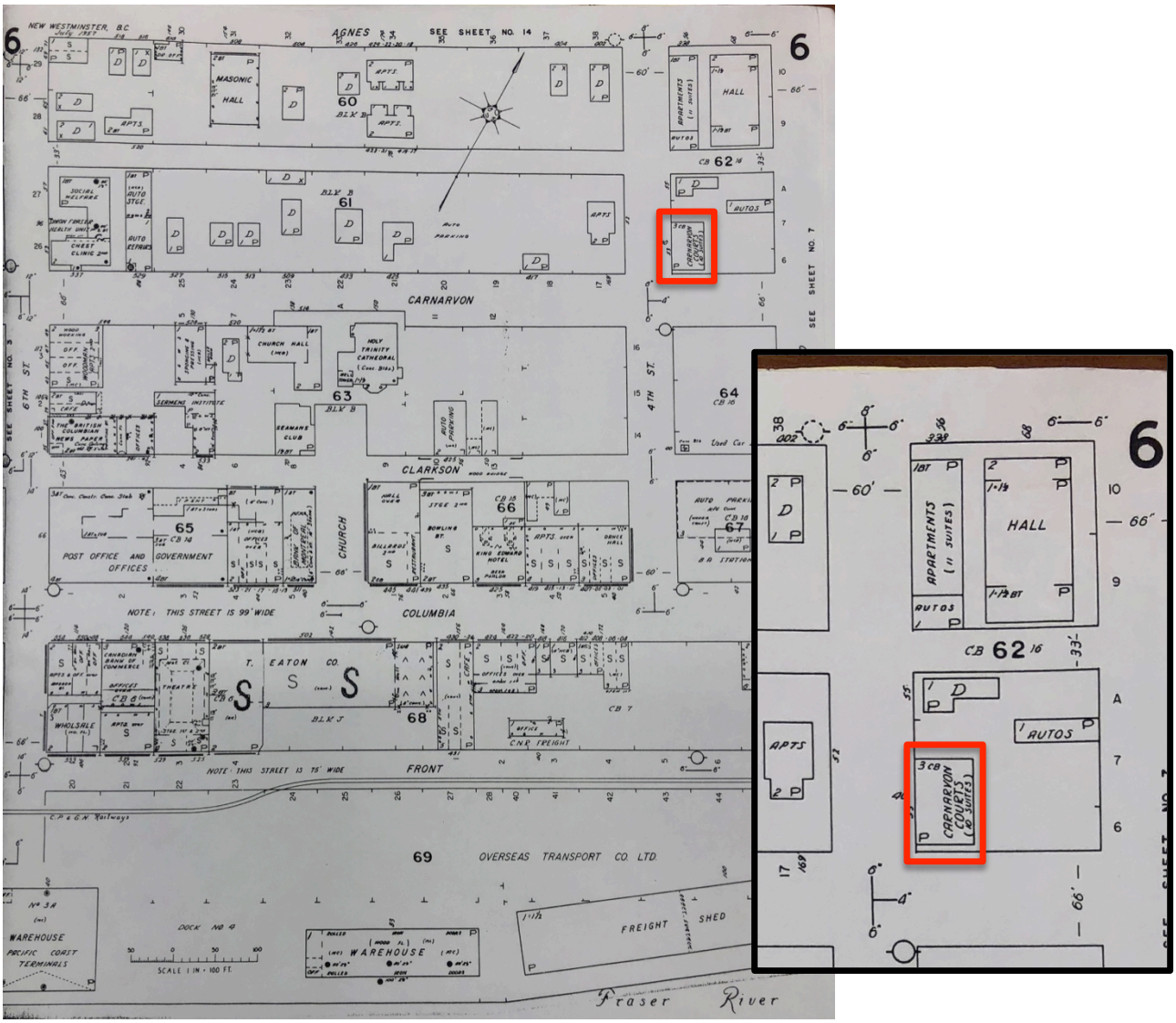


Figure 8: 1957 Fire Insurance Plan, City of New Westminster Archives.
Carnarvon Court Apartments outlined in red, with inset detail

2.3 Architect – Richard T. Perry

Richard T. Perry, native of Wales, immigrated to Canada in 1907 with his wife, Dora Olive Scaldwell. Like many men of that generation, his younger years were formed around military service and his work was interrupted by World War I. His pre-war work comprised two partnerships. In 1911-1912 he teamed with Raphael A. Nicolais and then in 1914 with Chalres Fowler. At that time their major project was the Old People's Home, on Boundary Road, for the City of Vancouver.

Perry had strengths in designing in the nostalgic British styles, with his commissions including an Arts and Crafts hall for Dunbar Heights United Church in Point Grey (1926) and Tatlow Court in Kitsilano (1927-1928), which were apartments with a prominent courtyard with an Arts and Crafts lych gate leading into a communal lawn. In a short association with Scottish-born Robert Kerr, he designed two prominent places of worship: the Classical Revival style Second Church of Christ, Scientist on West 12th Avenue (1926) and the modern Gothic Revival style Ryerson United Church on West 45th Avenue in Kerrisdale (1927-1928) (Figure 9). He designed the Randall Building on West Georgia Street in 1929, and around the same time, a number of large apartment blocks in Vancouver, along with Carnarvon Court, in New Westminster. Perry was also commissioned to design the Bessborough Armoury in Kitsilano in 1932 which opened in 1934 (Figure 10). The latter was home of the British Columbia Hussars and the 15th Field Brigade Canadian Artillery, which he happened to command at that time as his work shifted back to more military pursuits. This represents the latter stage of his work, as he returned to Britain around 1935.

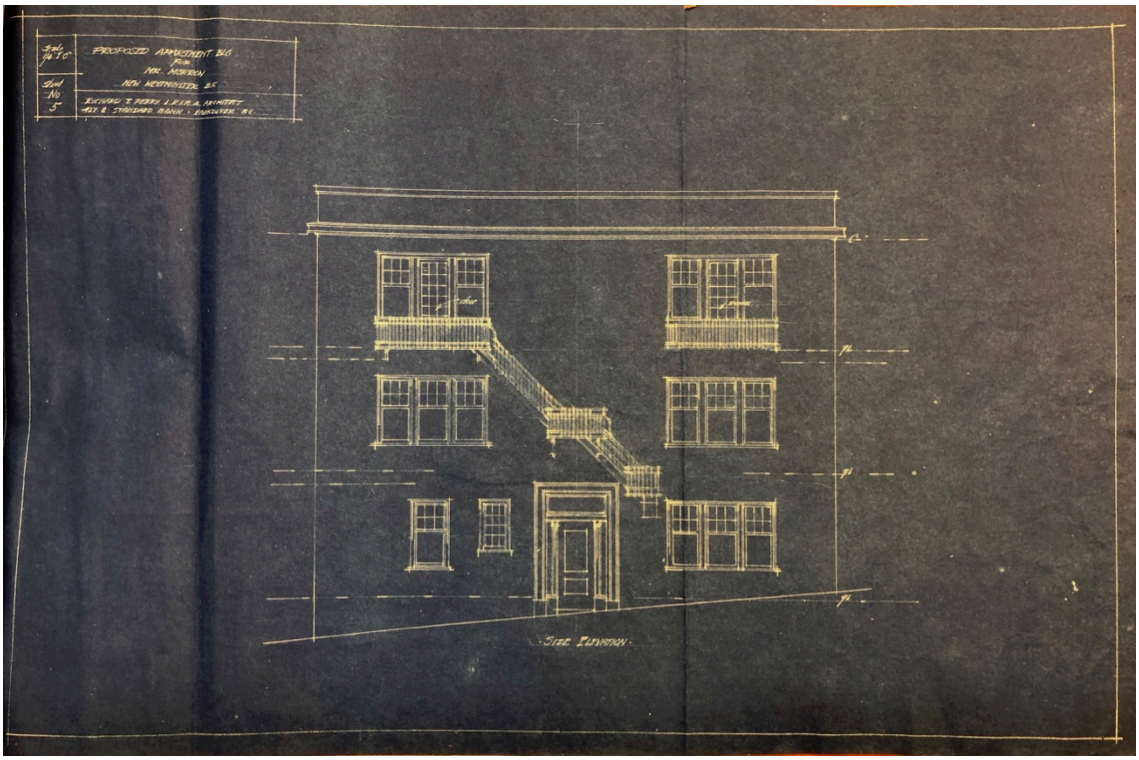
Figure 9: Ryerson United Church, West 45th at Yew Street, Vancouver R.T. Perry and R.C. Kerr, 1928

Figure 10: Bessborough Armoury, West 11th Avenue east of Arbutus Street. R.T. Perry, 1934

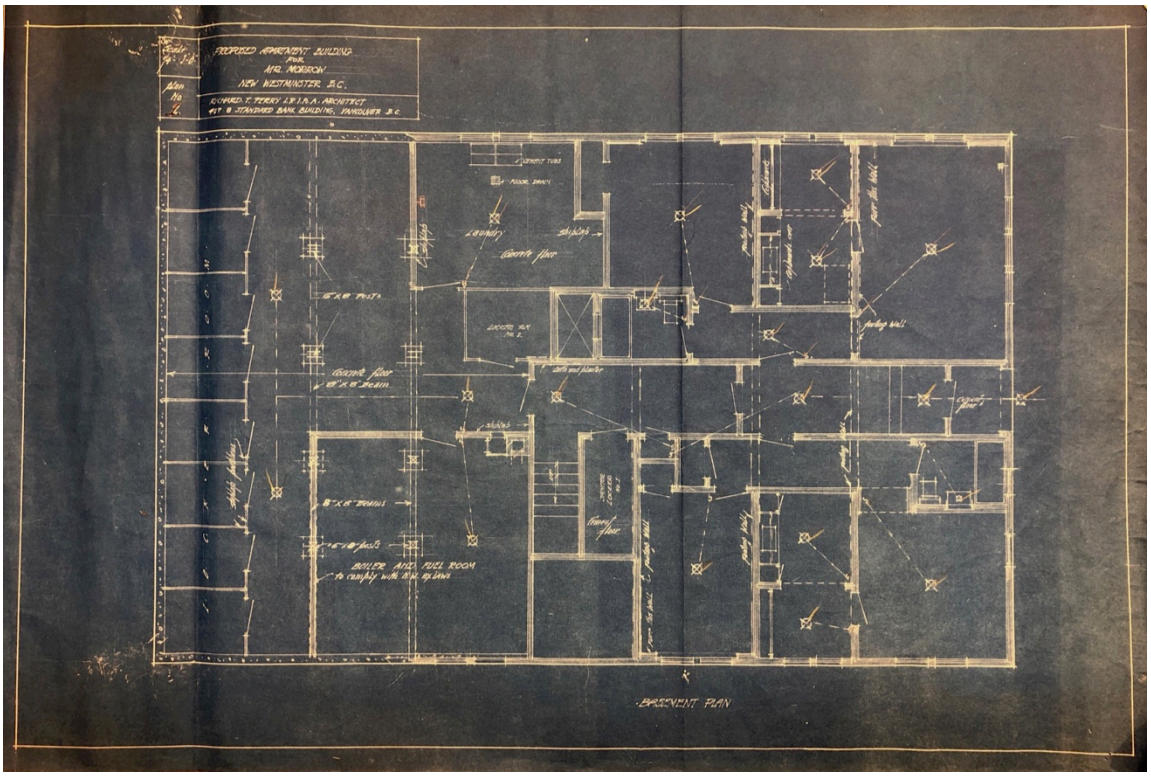
These examples of Perry's work illustrate his ability to rapidly adapt to a changing architectural expression that evolved through the late 1920s and into the 1930s, and of his talents as a local (Vancouver-based) architect.

Drawings of Proposed Apartment Building for Mr. Morgan – Richard T. Perry, Architect (undated): Carnarvon Court Apartments

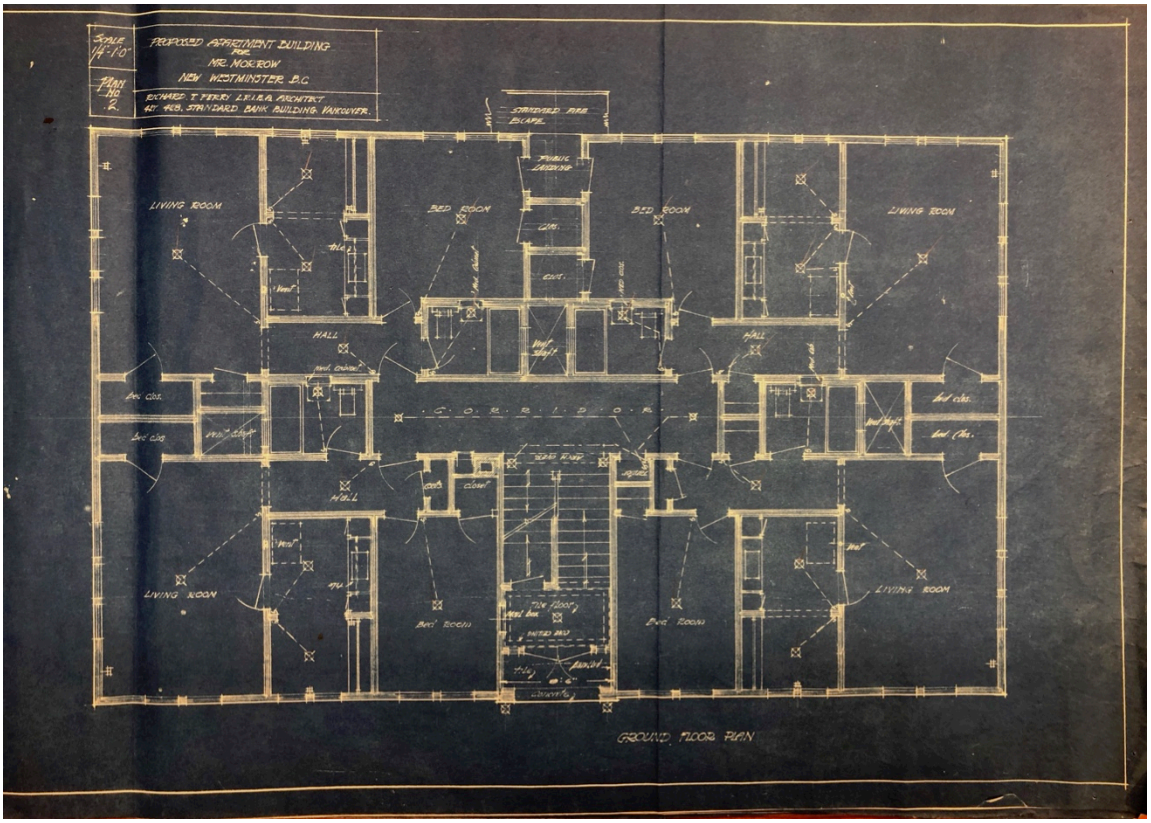
Front Elevation



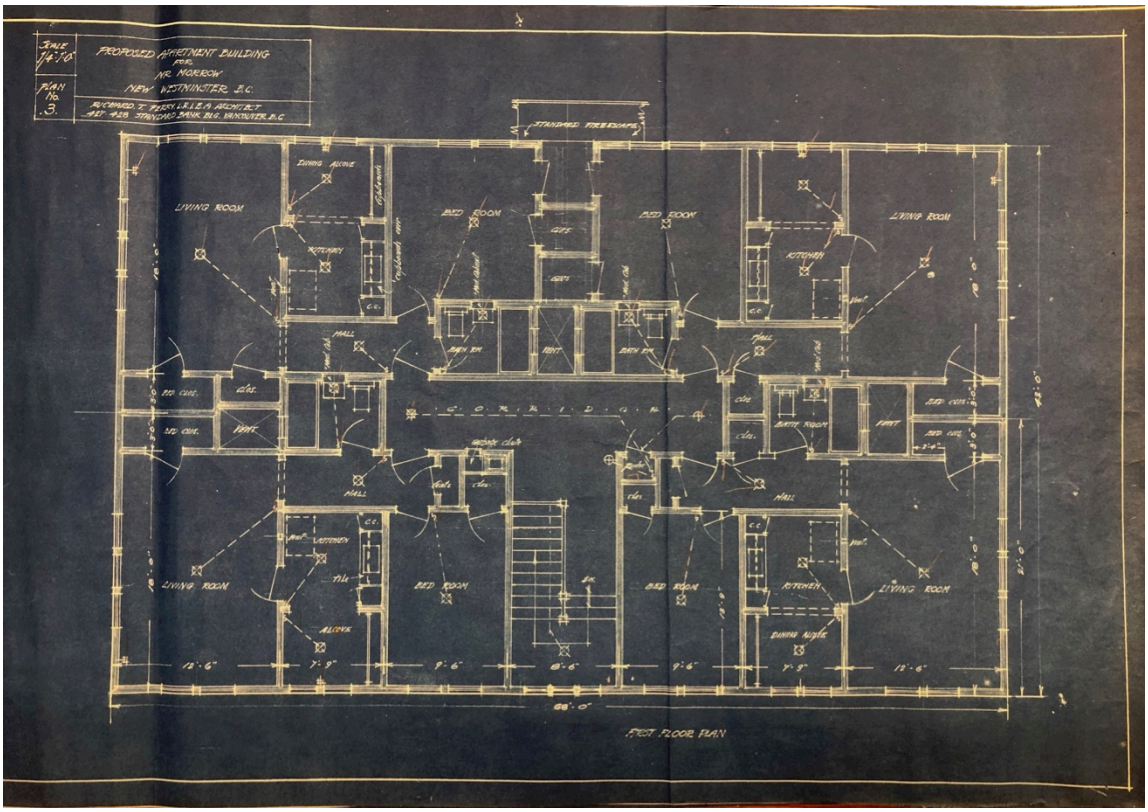
South Elevation



Basement Plan



Ground Floor Plan



First Floor Plan

There are certain features on the elevations that do not show on the building today. It was quite common for last-minute changes after architectural drawings were prepared, due to cost-cutting or other reason such as an owner's preference. For example, for Carnarvon Street Apartments, the side (south) elevation drawings show a secondary recessed entry at lower level (basement) which accessed those two units from Carnarvon Street, which is not in place today. The window arrangement on the drawing is slightly different on that side, along with doors to Juliette balconies on the top floor – one of whch accessed a fire escape. While there is a fire exit on the south side, it is accessed only through the windows on the middle and upper floors.

The consistency of all the existing windows on the building – wood double hung with muntined top sashes – suggest that the plan for a secondary entrance on the south side was never implemented.

3. ASSESSMENT OF HERITAGE VALUE AND INTEGRITY

3.1 Context

53 Fourth Street, historically and currently known as Carnarvon Court Apartments, is a prominent building set on a south-sloping site at the north-east corner of Fourth Street and Carnarvon Street (Figure 11).

Carnarvon Court Apartments is significant for its long-term residential use as a rental apartment building adjacent the downtown core of New Westminster. It reflects the evolution of the neighbourhood from a single-family residential area, initially to a low-rise form of development beginning nearly a century ago, and subsequently, in the last three to four decades, contrasing with a more intensive mid- and high-rise form. It represents some of the earliest low-rise development replacing prominent single-family homes that overlooked the Fraser River and beyond.

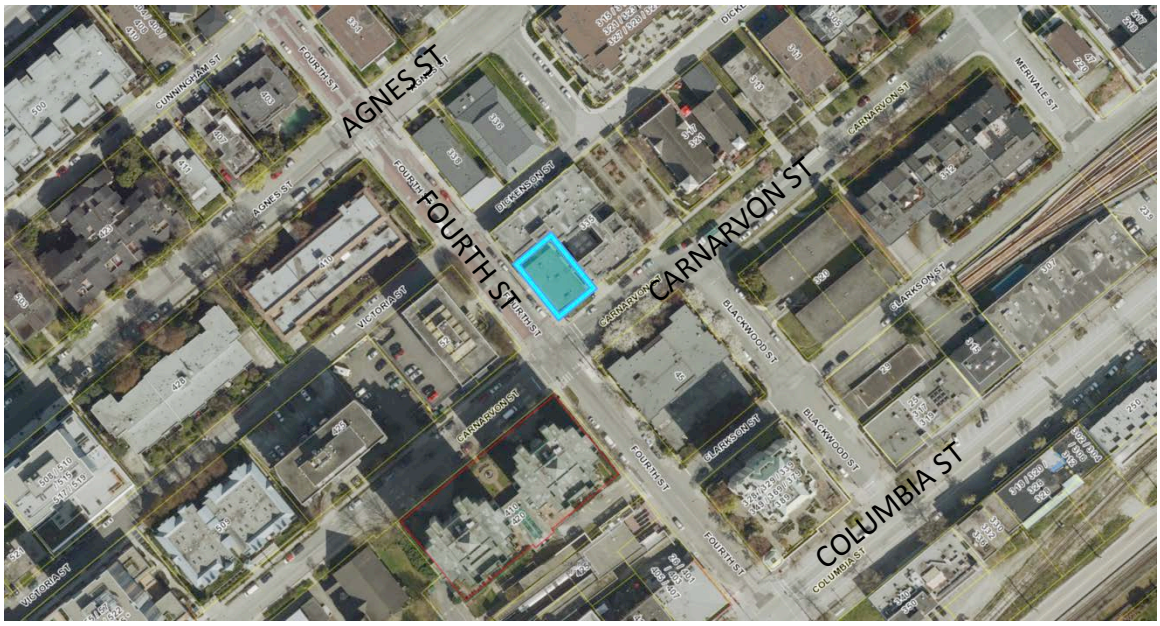


Figure 11: 53 Fourth Street Site

The site is surrounded by high-rise apartment or condominium buildings of to the west and south west built in 1963 and 1988, and newer low-rise apartment or condominium buildings to the north and south, and (Figures 12 to 15).

Figure 12: High rise apartment building to the west of Carnarvon Court (1963)

Figure 13: High rise apartment building to the south-west of Carnarvon Court (1988)

Figure 14: Low-rise apartment building to the south of Carnarvon Court (1980)

Figure 15: Low rise condominium to the north (and east) of Carnarvon Court (1997)

Despite the significant redevelopment of much of the area into a more intense residential form, Fourth Street retains some of the original red brick road surfacing that was commonly placed on steeper grades in the Lower Mainland (Figure 16).

Figure 16: Remainder of early brick surfacing of Fourth Street hill

3.2 Historical Assessment

In March 1927, Isaac Morrow, around the time of his marriage to Martha Johnston, announced the construction of a new apartment block called “Carnarvon Court”, on the grounds of the Fagan Residence. This was the same time of his marriage to Martha Johnston, at the Former First Congregational Church at Thurlow and Pendrell Streets in Vancouver, on the current site of St. Paul’s Hospital. Morrow, who hailed from Ireland (similar to Dr. Fagan), was a carpenter, and evidently oversaw, or directly contributed to, the construction of Carnarvon Court (Figure 17).

Figure 17: 53 Fourth Street, Carnarvon Court Apartments, c. 1930 New Westminster Archives, IHP8008-219

In March 1928, a flammable substance was thrown into the garbage chute inside the building, which ignited a significant fire. Most of the then-new apartments were damaged by smoke and water, with damage estimated at $5000. No injuries were reported and as a result of the limited damage, the building was credited with being relatively fireproof.

Issac and Martha Morrow moved into one of the units of Carnarvon Court Apartments immediately after their marriage, and remained here for one year.

The building underwent a fairly rapid rate of turnover of other tenants as well, from the time of its construction through the 1930s, likely reflecting the instability of an enconomy that was in the throes of the Depression. By 1940, however, it began to stabilize and anywhere from half or more of the tenants stayed on into the next year, increasing to a point where by the mid-1940s the building saw two years in a row with no turnover. From 1947 on into the mid-1950s, the building typically retained between 6 and 9 of its tenants into the following year, with the exception of only two years. This speaks to two aspects: the shortage of wartime housing, and the improved post-war economy.

In addition, the types of tenants spanned a range of professions and trades. Through the 1930s to the 1950s, almost all occupants listed a trade of some kind, and the professions included doctors and dentists, either connected to Royal Columbian Hosptial or with a professional office on Columbia Street. The convienient location of Carnarvon Court Apartments attests to this fact. Several tenants served as guards at the nearby BC Penitentiary, a major local employer. There were also jewellers with shops on Columbia Street, along with various salesmen and people involved in auto sales or repairs nearby, along with bank clerks and managers of stores such as Safeway and Kresge. There were also some tenats who worked farther afield, such as a teacher at Point Grey Secondary School in Vancouver. This illustrates the convenience of the automobile as it became more common and economical to travel longer distances to work.

While this pattern of tenancy, occupants' profession and trade, and rate of change is of interest, it is not particulary unique amongst rental buildings of this vintage and era. Carnarvon Court Apartments represents a typical apartment building situtated in a convenient location to accommodate, short or long term, those who needed a place while looking for another one, or those who decided to stay there with the appeal of its location and the variety of nearby shops and services, and nearby workplaces. The building is neither entirely "white collar" nor "blue collar" in its appeal. Rather, it repesents a cross-section of those in the community. While Carnarvon Court Apartments does express an interesting picture of tenants over the years that reflect the local economy, it does not have any significant associations, either with persons, events or organizations, other than the association with its architect. The intangible value worth noting is how it expresses the development pattern of the formerly single family residential area between Columbia and Royal Avenue – as an early rental apartment building.

3.3 City Directory Listings

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1924	Harry Brown whsmn Trapps r 52 Blackwood	
1925	52 Blackwood H Brown	
1926	52 Blackwood I Morrow (No listing for 53 Fourth St)	Isaac Morrow bldg contr 52 Blackwood N Westr
1927	52 Blackwood Mrs E Young (No listing for 53 Fourth St)	Mrs Evelyn Young hsekpr h 52 Blackwood N Westr
1928	53 Carnarvon Court 1 J E Moore 2 I Morrow 3 D C Nixon 4 W J Hacking 5 F D Carder 6 S A Walmsley 7 J Mackay 8 E S Withers 9 J E Smith 10 J L Baxter	John E Moore rep Fuller Brush h 1, 53 4th st N Westr Isaac Morrow mgr Carnarvon Court h 2, 53 4th st N Westr David C Nixon prop Nixons Book Store h 425 2nd st N West Wm J Hacking dentist 6, 552 Columbia N Westr h 4, 53 4th st N Westr Fredk D Carder stock raiser h 5 53 4th st N Westr Sholte A Walmsley dispenser R Col Hosp h 6, 53 4th st N Westr John McKay chf clk CNR H 7, 53 4th st N Westr Edmund S Withers mgr R Col Hosp h 8, 53 4th st N Westr Jas E Smith sch tchr Pt Grey h 9, 53 4th St N Westr Jas L Baxter acct Fraser Motors h 10, 53 4th st N Westr
1929	53 Carnarvon Court 1 J F Flanagan 2 F W Sanguine 3 J Scuitto 4 W J Hacking 5 F D Carder 6 R Nelson 7 A Panton 8 F R Leland 9 J Lanson 10 W L Gage	John F Flanagan formn Swifts h 1, 53 4th St N Westr Fredk W Sanguine jwlr 701 Columbia N Westr h 2, 53 4th St N Westr [No listing for J Scuitto at this address] Wm J Hacking dentist 6, 552 Columbia N Westr h 4, 53 4th st N Westr Fredk D Carder stock raiser h 5 53 4th st N Westr [No listing for R Nelson at this address] Alex Panton baker h 7, 53 4th St N Westr Frank R Leland mgr Laminated Mat h 8, 53 4th St N Westr [No listing for J Lanson at this address] Wm L Gage prop Gage Sign h 10, 53 4th St N Westr

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1930	53 Carnarvon Court 1 J F Flanagan 2 J A MacMillan 3 J B McIntosh 4 G H Molyneux 5 H T Doris 6 Mrs M J Goulet 7 A Panton 8 F R Leland 9 W T Greensides 10 Vacant	John F Flanagan formn Swifts h 1, 53 4th St N Westr John A MacMillan logr h 2, 53 4th St N Westr John S McIntosh dept mgr Solloway Mills h 3 53 4th St N Westr Geof H Molyneux clk Bk of Mont h 4, 53 4th St N Westr Harry T Doris serv mgr C C Brown h 553 4th St N Westr Mary J Goulet wid E V h 63 4th St N Westr Alex Panton baker h 7, 53 4th St N Westr Frank R Leland mgr Laminated Mat h 8, 53 4th St N Westr Wm T Greensides mgr Beatty Bros h 9, 53 4th St N Westr
1931	53 Carnarvon Court 1 J F Flanagan 2 J A MacMillan 3 J B McIntosh 4 Vacant 5 T H Doris 6 D E Crawford 7 W T Greenside 8 F R Leland 9 Vacant 10 Vacant	John F Flanagan emp Swifts h 1, 53 4th St N Westr John A MacMillan logr h 2, 53 4th St N Westr John S McIntosh mgr Royal City Sec h 3, 53 4th St N Westr Thos H Doris prop De Luxe Mtrs h 5, 53 4th St N Westr Duncan Crawford buyer Swifts h 6, 53 4th St N Westr Wm T Greensides mgr Beatty Bros h 7, 53 4th St N Westr Frank R Leland mgr Laminated Mat h 8, 53 4th St N Westr
1932	53 Carnarvon Court 1 J F Flanagan 2 J A MacMillan 3 J B McIntosh 4 Vacant 5 T H Doris 6 D E Crawford 7 W T Greenside 8 F R Leland 9 Vacant 10 Vacant	John F Flanagan emp Swifts h 1, 53 4th St N Westr John A MacMillan prop Russell Hotel r 2, 53 4th St N Westr John S McIntosh v-pres Riddell & McIntosh h 3, 53 4th St N Westr Thos H Doris sec-treas H Doris Ltd h 5, 53 4th St N Westr [Harry T Doris Ltd auto gar 317 Columbia N Westr] Duncan Crawford buyer Swifts h 6, 53 4th St N Westr Wm T Greensides mgr Beatty Bros h 7, 53 4th St N Westr Frank R Leland mgr Laminated Mat h 8, 53 4th St N Westr
1933	53 Carnarvon Court 1 J F (Maisie E) Flanagan 2 J (Helen) Jamieson 3 Miss B Harris 4 J A Conn 5 Vacant 6 A C (Martha) Wright 7 Miss E Ball 8 F D (Eliz C) Malcolm 9 F (Eva J) Drage 10 Vacant	John F Flanagan emp Swifts h 1, 53 4th St N Westr John Jamieson lngshmn h 2, 53 4th St N Westr Bessie Harris nurse Drs Smith, Banford & Pentland h 3, 53 4th St N Westr Jas A Conn br mgr Safeway Stores h 4, 53 4th St N Westr Arth C Wright cook h 6, 53 4th St N Westr Effie Ball h 7, 53 4th St N Westr Floyd D Malcolm br mgr S S Kresge h 8, 53 4th St N Westr Francis Drage guard B C Pen h 9, 53, 4th St N Westr

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1934	53 Carnarvon Court apts 1 W Paton 3 A Silverman 4 W A Richardson 5 E B Welsford 6 B C Walton 8 F D Malcolm 9 C F Hine 10 J H Urch	Wm (Helen) Paton caretkr h 1, 53 4th St N Westr Abr (Rose) Silverman prop New Ladies Store h 3, 53 4th St N Westr Wm A Richardson eng Can Govt h 4, 53 4th St N Westr Edgar B (Kathleen M) Welsford guard BC Pen h 5, 53 4th St N Westr Floyd D (Eliz C) Malcolm br mgr S S Kresge h 8, 53 4th St N Westr C F Hine h 9, 53 4th St N Westr J Henry (Margt L) Urch clk BC Pen h 10, 53 4th St N Westr
1935	53 Carnarvon Court apts 1 W Paton 2 E Cadenhead 3 A Silverman 4 W Astin 5 W C Doherty 6 C H P Byrne 7 E Irvine 8 P Spurgeon 9 G R Sage 10 J H Hopkins	Wm (Helen) Paton caretkr h 1, 53 4th St N Westr Edw (Marjorie) Cadenhead guard BC Pen h 2, 53 4th St N Westr Abr (Rose) Silverman prop New Ladies Store h 3, 53 4th St N Westr Wm (Frances E) cash Kelly Douglas h 4, 53 4th St N Westr Wm C (Dorothy) Doherty reporter Columbian Co h 5, 53 4th St N Westr C H Patk (Florence M) Byrne br mgr Metro Stores h 6, 53 4th St N Westr Edw (Nellie W) Irvine clk Bk of Mont h 7, 53 4th St N Westr Phillip (Belle) Spurgeon jwlr 702 Columbia N Westr h 8, 53 4th St N Westr Geo R Sage h 9, 53 4th St N Westr Jas H Hopkins retired h 10, 53 4th St N Westr
1936	53 Carnarvon Court apts 1 W Paton 2 A Richards 3 A Silverman 4 C Brown 5 G R Drysdale 6 C H P Byrne 7 P Spurgeon 9 A Foley 10 J H Hopkins	Wm (Helen) Paton caretkr h 1, 53 4th St N Westr Alfd (Doris) Richards slsmn Union Oil h 2, 53 4th St N Westr Abr (Rose) Silverman prop New Ladies Store h 3, 53 4th St N Westr Chris T (Margt) Brown mgr C C Brown Motors h 4, 53 4th St N Westr Geo R (Ruth) Drysdale slsmn h 5, 53 4th St N Westr C H Patk (Florence M) Byrne br mgr Metro Stores h 6, 53 4th St N Westr Phillip (Belle) Spurgeon jwlr 702 Columbia N Westr h 7, 53 4th St N Westr Albt (Dorothy E) Foley bridegmn h 9, 53 4th St N Westr Jas H Hopkins retired h 10, 53 4th St N Westr
1937	53 Carnarvon Court apts 1 W Paton 2 A C Richards 3 A Silverman 5 G R Drysdale 6 W J McCabe 7 C L Nevill 8 N C Abercrombie 9 A Foley 10 J H Hopkins	Wm (Helen) Paton caretkr h 1, 53 4th St N Westr Alfd (Doris) Richards slsmn Union Oil h 2, 53 4th St N Westr Abr (Rose) Silverman prop New Ladies Store h 3, 53 4th St N Westr Geo R (Ruth) Drysdale slsmn h 5, 53 4th St N Westr Wm J (Thelma) McCabe br mgr Province h 6, 53, 4th St N Westr Chas L (Agnes) Nevill lns mgr Westr Trust h 7, 53 4th St N Westr Nich C Abercrombie clk B-K Mill h 8, 53 4th St N Westr Albt (Dorothy E) Foley bridegmn h 9, 53 4th St N Westr Jas H Hopkins retired h 10, 53 4th St N Westr

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1938	53 Carnarvon Court apts 1 W Paton 2 A C Richards 4 J I Anderson 5 O George 6 R Wood 7 C L Nevill 8 W J McCabe 9 A McLean 10 J H Hopkins	Wm (Helen) Paton caretkr h 1, 53 4th St Alfd (Doris) Richards slsmn Union Oil h 2, 53 4th St John I (Jennie) Anderson dental lab 318, 713 Columbia h 4, 53 4th St Oliver (Caroline E) George of Imp Motors h 5, 53 4th St Robt G Wood slsmn W S Collister h 6, 53 4th St Chas L (Agnes) Nevill lns mgr Westr Trust h 7, 53 4th St Wm J (Thelma) McCabe br mgr Province h 8, 53, 4th St Alex McLean drvr Westr Hog Fuels h 9, 53 4th St Jas H Hopkins retired h 10, 53 4th St
1939	53 Carnarvon Court apts 1 W Paton 2 A McNabb 4 B H Cragg 5 S Smith 6 D A Powley 7 E Williams 8 W J McCabe 9 J Carmichael 10 J H Hopkins	Wm (Helen) Paton caretkr h 1, 53 4th St N Westr H Allan (Helen) McNabb inspr PLIB Timberland Lbr h 2, 53 4th St Bertram H Cragg phys 401, 713 Columbia h 4, 53 4th St Stan (Verna) Smith br mgr Kresges 5, 53 4th St David Powley slsmn S Wright & Co h 6, 53 4th St Edw Williams h 7, 53 4th St Wm J (Thelma) McCabe br mgr Province h 8, 53, 4th St Wm Carmichael slsmn Columbia Piano House h 9, 53 4th St Jas H Hopkins retired h 10, 53 4th St
1940	53 Carnarvon Court apts 1 W Paton 3 E G Whitemore 4 A Potter 5 S E Smith 6 Vert Mrs B McD mus tchr 7 Dr B H Cragg 8 W J McCabe 9 A McRae 10 J H Hopkins	Wm (Helen) Paton formn Westr Hog Fuels h 1, 53 4th St Ernest G (Poppy) Whitemore druggist K F Bews h 3, 53 4th St Albt (Lily S) Potter ydmn h 4, 53 4th St Stan (Verna) Smith br mgr Kresges 5, 53 4th St Mrs Bessie McD Vert mus tchr r 6, 53 4th St Bertram H Cragg of Drs Bowles & Cragg h 7, 53 4th St Wm J (Thelma) McCabe br mgr Province h 8, 53, 4th St Alex D McRae cond BCER h 9, 53 4th St Jas H Hopkins retired h 10, 53 4th St
1941	53 Carnarvon Court apts 1 W Paton 2 H McCranore 3 Dr J C Freundlic 4 Miss M Gunts 5 S E Smith 6 Mrs S McMillan 7 T K Cragg 8 W J McCabe 9 A D McRae 10 R E Cudmore	Wm (Nellie) Paton formn Westr Hog Fuels h 1, 53 4th St Harry (Eugenie) McCranor drvr Coml Truck h 2, 53 4th St John C Freundlich cardiologist RC Hospital h 3, 53 4th St Maude Gunst bkpr S Wright & Co h 4, 53 4th St Stan (Verna) Smith br mgr Kresges 5, 53 4th St Sarah McMillan wid H r 653 [sic] 4th St Bertram H Cragg act serv and of Drs Bowles & Cragg [remainder of address not listed] Wm J (Thelma) McCabe br mgr Province h 8, 53, 4th St Alex D McRae cond BCER h 9, 53 4th St Ralph E (Lola M) Cudmore slsmn CIL h 10, 53 4th St
1942	53 Carnarvon Court apts 1 W Paton 2 L Folka 3 Dr J C Freundilch 5 Miss M Gunst 6 A McMillan 7 J Hutchison 8 Miss L Dynes 10 E N Cotton	Wm (Helen) Paton caretkr Carnarvon Court h 1, 53 4th St Leonard (Florence) Folka tallymn C W Lbr h 2, 53 4th St Dr John C Freundilch cardiologist RC Hosp H 3, 53 4th St Maude Gunst bkpr Wrights Ltd h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St John (Elsie) Hutchison super YMCA h 7, 53 4th St Lillian M Dynes clk Can Govt h 8, 53 4th St Ernest N (Agnes) Cotton hlpr Vivain Eng h 10, 53 4th St

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1943	53 Carnarvon Court apts 1 W Paton 2 L Folka 3 E J McIntyre 5 Miss M Gunst 6 A McMillan 7 Miss J J MacDonald 8 Miss L M Dynes 9 O A Enger 10 E M Cotton	Wm (Helen) Paton caretkr h 1, 53 4th St Leonard (Florence) Folka tallymn C W Lbr h 2, 53 4th St Edwin J McIntyre chf eng Prov Mental Hosp h 3, 53 4th St Maude Gunst bkpr Wrights Ltd h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St Jacqueline J MacDonald sch tchr Bby Corpn h 7, 53 4th St Lillian M Dynes clk Can Govt h 8, 53 4th St Mrs Kathleen L Enger clk Rays r 9, 53 4th St Orval A (Kathleen) Enger shpwrt h 9, 53 4th St Ernest N (Agnes) Cotton hlpr Vivain Eng h 10, 53 4th St
1944	53 Carnarvon Ct 1 W Paton 2 L Folka 3 H M Bilodeau 4 R Davis 5 Miss M Gunst 6 A McMillan 7 Miss J J MacDonald 8 Miss L M Dynes 9 O A Enger 10 N Cox	Wm (Helen) Paton caretkr h 1, 53 4th St Leonard (Florence) Folka tallymn C W Lbr h 2, 53 4th St Harold M (Kathleen) Bilodeau h 3, 53 4th St R (Thelma) Davis act serv h 4, 53 4th St Maude Gunst bkpr Wrights Ltd h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St Jacqueline J MacDonald sch tchr Bby Corpn h 7, 53 4th St Lillian M Dynes clk Can Govt h 8, 53 4th St Mrs Kathleen L Enger clk Rays r 9, 53 4th St Orval A (Kathleen) Enger shpwrt h 9, 53 4th St Neville G (Lucy J) Cox cond BCER h 1053 [sic] 4th St
1945-1946	53 Carnarvon Ct 1 W Paton 2 L Folka 3 H M Bilodeau 4 R Davis 5 Miss M Gunst 6 A McMillan 7 Miss J J MacDonald 8 Miss L M Dynes 9 O A Enger 10 N G Cox	Wm (Helen) Paton caretkr h 1, 53 4th St Leonard (Florence) Folka tallymn C W Lbr h 2, 53 4th St Harold M (Kathleen) Bilodeau h 3, 53 4th St Ray (Thelma) Davis h 4, 53 4th St Maude Gunst bkpr Wrights Ltd h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St Jacqueline J MacDonald sch tchr Bby Corpn h 7, 53 4th St Lillian M Dynes clk Can Govt h 8, 53 4th St Mrs Kathleen L Enger clk Rays r 9, 53 4th St Orval A (Kathleen) Enger shpwrt h 9, 53 4th St Neville G (Lucy J) Cox cond BCER h 10, 53 4th St
1947	53 Carnarvon Court 1 W Paton 2 L Folka 3 H M Bilodeau 4 R Davis 5 Miss M Gunst 6 A McMillan 7 Miss J J MacDonald 8 Miss L M Dynes 9 E T McLeod 10 W Gray	Wm (Helen) Paton caretkr h 1, 53 4th St Leonard (Florence) Folka tallymn C W Lbr h 2, 53 4th St Harold M (Kathleen) Bilodeau h 3, 53 4th St Ray (Thelma H) Davis h 4, 53 4th St Maude Gunst bkpr Wrights Ltd h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St Jacqueline J MacDonald sch tchr Bby Corpn h 7, 53 4th St Lillian M Dynes clk Can Govt h 8, 53 4th St Eldon T (Mary) McLeod agt Monarch Life h 9, 53 4th St Wm (Elsie) Gray tkt clk BCER h 10, 53 4th St

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1948	53 Carnarvon Court 1 C A McLean 2 L Folka 3 H M Bilodeau 4 R Davis 5 Miss M Gunst 6 A McMillan 7 Miss J J MacDonald 8 Miss L M Dynes 9 E T McLeod 10 W Gray	Calvin A (Pearl) McLean pkr Butler-McDougall h 1, 53 4th St Leonard (Florence) Folka tallymn C W Lbr h 2, 53 4th St Harold M (Kathleen) Bilodeau waiter King Edward Hotel h 3, 53 4th St Ray (Thelma H) Davis h 4, 53 4th St Maude Gunst bkpr Wrights Ltd h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St Jacqueline J MacDonald sch tchr Bby Corpn h 7, 53 4th St Lillian M Dynes clk Can Govt h 8, 53 4th St Eldon T (Mary) McLeod agt Monarch Life h 9, 53 4th St Wm (Elsie) Gray tkt clk BCER h 10, 53 4th St
1949	53 Carnarvon Court apts 1 J T Wilson 2 L C Folka 3 H M Bilodeau 4 R Davis 5 Miss M Gunst 6 A McMillan 7 Miss J J MacDonald 8 Miss L M Dynes 9 G G Weir 10 W Gray	Jas T Wilson mgr Carnarvon Ct h 1, 53 4th St Leonard (Florence) Folka tallymn C W Lbr h 2, 53 4th St Harold M (Kathleen) Bilodeau waiter King Edward Hotel h 3, 53 4th St Ray (Thelma H) Davis h 4, 53 4th St Maude Gunst bkpr Wrights Ltd h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St Jacqueline J MacDonald sch tchr Bby Corpn h 7, 53 4th St Lillian M Dynes clk Can Govt h 8, 53 4th St Gerald G (Jean) Weir h 9, 53 4th St Wm (Elsie) Gray tkt clk BCER h 10, 53 4th St
1950	53 Carnarvon Court apts 1 J T Wilson 2 L C Folka 3 H M Bilodeau 4 R Davis 5 Miss M Gunst 6 A McMillan 7 Miss J J MacDonald 8 C L Adams 9 Miss I J Hoult 10 W Gray	Jas T Wilson mgr Carnarvon Ct h 1, 53 4th St Leonard (Florence) Folka tallymn C W Lbr h 2, 53 4th St Harold M (Kathleen) Bilodeau waiter King Edward Hotel h 3, 53 4th St Ray (Thelma H) Davis h 4, 53 4th St Maude Gunst bkpr Wrights Ltd h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St Jacqueline J MacDonald sch tchr Bby Corpn h 7, 53 4th St Clif L (Donalda M) Adams sales Pac Veneer h 8, 53 4th St Irene Hoult clk Bk of Mont h 9, 53 4th St Wm (Elsie) Gray tkt clk BCER h 10, 53 4th St
1951	53 Carnarvon Court apts 1 J T Wilson 2 E L Emard 3 H M Bilodeau 4 R J Mattinson 5 M J Hughes 6 A McMillan 7 Miss D M Salter 8 C L Adams 9 Miss I J Hoult 10 Mrs M F Hall	Jas T Wilson mgr Carnarvon Ct h 1, 53 4th St Emil L (Lily) Emard h 2, 63 4th St Harold M (Kathleen) Bilodeau waiter King Edward Hotel h 3, 53 4th St Regd J (Esther V) tug boat opr h 4, 53 4th St Malvern J (Annie) Hughes slsmn Retail Cr Grantors h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St Doris M Salter sten Can Govt h 7, 53 4th St Clif L (Donalda M) Adams sales Pac Veneer h 8, 53 4th St Irene Hoult clk Bk of Mont h 9, 53 4th St Margt F Hall wid W A h 10, 53 4th St

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1952	53 Carnarvon Court apts 1 J T Wilson 2 W W Johnston 3 H M Bilodeau 4 E Woodward 5 M J Hughes 6 A D McMillan 7 Miss D M Salter 8 S Konrad 9 Mrs L Riding 10 Mrs M F Hall	Jas T Wilson mgr Carnarvon Ct h 1, 53 4th St Warren W (Dorothy A) Johnston slsmn McKenzie & Fraser h 2, 53 4th St Harold M (Kathleen) Bilodeau waiter King Edward Hotel h 3, 53 4th St Eric (Jean) Woodward bkpr Smiths Button Wks h 4, 53 4th St Malvern J (Annie) Hughes slsmn Retail Cr Grantors h 5, 53 4th St Sarah McMillan wid H r 6, 53 4th St Doris M Salter sten Can Govt h 7, 53 4th St [No listing for Konrad at this address] Lillian N Riding nurse St Mary's Hosp h 9, 53 4th St Margt F Hall wid W A h 10, 53 4th St
1953	53 Carnarvon Court apts 1 H Schultz 2 W W Johnston 3 H M Bilodeau 4 Mrs M F Hall 5 F Rutter 6 A D McMillan 7 Miss D M Salter 8 - Taylor 9 H L Smith 10 G Reich	Harry (Rosalie) Schultz mgr Carnarvon Ct h 1, 53 4th St N Westr Warren W (Dorothy A) Johnston slsmn McKenzie & Fraser h 2, 53 4th St N Westr Harold M (Kathleen) Bilodeau waiter King Edward Hotel h 3, 53 4th St N Westr Margt F Hall wid W A h 4, 53 4th St N Westr Frank (J Mona L) Rutter h 5, 53 4th St N Westr Sarah McMillan wid H r 6, 53 4th St N Westr Doris M Salter sten Can Govt h 7, 53 4th St N Westr Gilbt D (Audrey) Reich formn Pac Veneer h 10, 53 4th St N Westr
1954	53 Carnarvon Court apts 1 H Schultz 2 W W Johnston 3 H M Bilodeau 4 Mrs M F Hall 5 T A Schultz 6 A D McMillan 7 Miss D M Salter 8 E J Taylor 9 Mrs L H Beamish 10 K Popikchuk	Harry (Rosalie) Schultz mgr Carnarvon Ct h 1, 53 4th St N Westr Warren W (Dorothy A) Johnston slsmn McKenzie & Fraser h 2, 53 4th St N Westr Harold M (Kathleen) Bilodeau waiter King Edward Hotel h 3, 53 4th St N Westr Margt F Hall wid W A h 4, 53 4th St N Westr Thos A (Hazel) Schultz marine offcr Customs h 5, 53 4th St N Westr Sarah McMillan wid H r 6, 53 4th St N Westr Doris M Salter sten Can Govt h 7, 53 4th St N Westr [No listing for E J Taylor at this address] L H Beamish wid h 9, 53 4th St N Westr Kathleen R Popilchak clk Safeway h 10, 53 4th St N Westr
1955	53 Carnarvon Court apts 1 * W L Thompson 2 W W Johnston 3 H M Bilodeau 4 Mrs M F Hall 5 T A Schultz 6 A D McMillan 7 Miss D M Salter 8 K R Webber 9 Mrs L H Beamish 10 K Popilchak	Wm L (Anne M) prop Carnarvon Ct h 1, 53 4th St N Westr Warren W (Dorothy A) Johnston slsmn McKenzie & Fraser h 2, 53 4th St Harold M (Kathleen) Bilodeau waiter King Edward Hotel h 3, 53 4th St Margt F Hall wid W A h 4, 53 4th St N Westr Thos A (Hazel) Schultz marine offcr Customs h 5, 53 4th St N Westr Sarah McMillan wid H r 6, 53 4th St Doris M Salter sten Can Govt h 7, 53 4th St Ken R (Margt C) Webber archt Semmens & Simpson h 8, 53 4th St N Westr L H Beamish wid h 9, 53 4th St N Westr Kathleen R Popilchak clk Safeway h 10, 53 4th St N Westr

3.4 Architectural Assessment

Front (West) Elevation

Side (South) Elevation

Rear (East) Elevation (partial)

Remainder of East Elevation and Side (North) Elevation

Form and Pattern: The architectural elements of Carnarvon Court Apartments are well expressed. Despite being set on a significant slope, the building is presented as a balanced façade, with a centrally-set recessed entry and a large decorative hallway window above, and a stepped pediment along the Fourth Street facing aligned with the main entry. The building is wrapped in a modest cornice along the two street-facing sides.

Detail of recessed entry with tile floor and banding and wall tile with floral pattern

Recessed Entry: A recessed entry is set behind the arched main entry of Carnarvon Court Apartments, into which is set a paired wood door with inset glazing and sidelights. The side walls, between the façade and the doors, feature a white glazed banded "subway" with a colourful floral motif along the top. A decorative white hex tile floor with checkered banding runs from the outside steps through to the foyer. An arched leaded glass window is set above the doors, with predominantly translucent panes with a green border, featuring the name "Carnarvon Court".

Detail of translucent and stained glass set above paired entry doors as seen from inside

Detail of exterior hex tile with checkerd banding extending into interior lobby

Windows: The windows of Carnarvon Court Apartments are similarly balanced on all sides. The openings on the front and rear feature paired double hung wood sash windows with multi-pane upper sashes and wood muntins. The openings on the north and south side are an arrangement of tripartite double-hung wood sash windows with a similar muntin pattern. The centrally set hallway window set on the upper floor over the main entry is a tripartite fixed leaded glass with transom, with a mix of translucent and stained glass in a modern floral arrangement.

Typical paired windows – front and rear

Typical tripartite windows - side

Cladding: The building is clad with rough stucco on all sides, which is part of the original design. As a result, the windows have minimal trim.

Roof: The roof is flat and is not visible from the street

Decorative Elements: The arched entry is framed by a inset banding in a concave form with raised banding hightlighted in white. The entry, which features a tiled side wall with a banded floral pattern, is accessed by a concrete step and framed by a very low side wall protruding from the front wall. There is a wrought-iron window box, set below the upper floor leaded glass hallway window.

Arched recessed entry, wrought iron window box set under stained glass windows with transom

Interior Features: The interior has some original elements of interest, including the fir risers on the staircase, balustrade and newel posts, and fir flooring with a darker inset at the landings and in the hallways.

Leaded stained glass windows at top landing, with balustrade and newel posts

Typical hallway configuration

Entry hall and stairs

Integrity: The form and pattern of Carnavon Court Apartments is intact. No additions have been made to the building, as it occupies nearly the entire footprint of the property. The original doors and windows are nearly all extant, with the exception of two small window openings on the lower level, front, which in one case has been enclosed and covered with matching stucco, and the other converted to a vent, and the fire exit door on the upper floor at the rear. The glazing in the entry doors and sidelights has been replaced, while one of the panes of leaded glass in the centre-set tripartite hall window has been lost at some time and replaced with translucent glass. Some interior modifications have been undertaken such as replacement of all the apartment entry doors.

While not normally an assessment of architectural intgrity, it is considered important to mention, albeit briefly, the structural integrity of Carnarvon Court Apartments. The south wall is displaying signs of severe structural compromise, affecting ground floor windows and the cladding, which is cracked and has been repaired already. The ground floor windows are no longer aligned and the wall is bending outwards which is more pronounced at ground level, and significant cracking, buckling and spalling of substantial slabs of stucco cladding is evident on the south-west corner (Figure 18).

It is understood that a Professional Engineer has already been commissioned by the owner to review and monitor certain structural components and that a separate report on that matter will be provided.

Figure 18: Cracking, buckling and spalling of stucco (yellow highlight), buckling of window frame (orange highlight)

4. CONCLUSION

Historic value: Carnarvon Court Aparments has modest historic value for its age, being one of the earliest and extant apartment blocks constructed adjacent the downtown core. It is also significant for its continuing, long-term use as a rental apartment building adjacent the downtown core of Columbia Street. It remains a landmark in the local area, primarily due to the dramatic changes in development that have taken place on all sides of the property and expresses the historic development pattern, a shift from single family residential to more intensive forms of development.

Social value: While the previous house, the Fagan Residence built in 1888 and demolished in 1927, had modest social value as a gathering place for recreational activities of prominent members of the community, Carnarvon Court Apartments does not have any known social value in the community.

Aesthetic value: Carnarvon Court Apartments has modest aesthetic value for its form and balanced design elements, particulary the window pattern on the front and specifically the stained glass tripartite window set above the main entry. The recessed entry is also worthy of mention, with its tiled floor, wood door and sidelight arrangement, the arched leaded glass window above, and the tiled side walls. Its overall integrity contributes significantly to the aesthetic value.

Summary: The intangible values of Carnarvon Court Apartments are limted to the earlier use of the site as a single family residence dating back to 1888 and owned by a prominent member of New Westminster's medical community and which provided a recreational gathering place for the community. The current building, in contrast, does not have any significant associations, either with persons, events or organizations. Carnarvon Court Apartments represents a typical apartment building in a convenient location housing a variety of people in the community with the appeal of its location and the variety of nearby shops and services, and nearby workplaces. The one intangible value of Carnarvon Court Apartments worth noting is its expression of the development pattern of the formerly single family residential area between Columbia Street and Royal Avenue – as an early rental apartment building. Its tangible value is tied to how it contributes to the streetscape and select elements characteristic of the era in which it was constructed. It does not contain any special means of construction or materials beyond the decorative elements of the entry and the windows above.

Therefore, while Carnarvon Court Apartments has both historical and architectural merit, it is considered a "character" building; rather than one worthy of addition to the Heritage Register. If the building is not retained, it is recommended that the owner provide a salvage option to set aside the stained glass windows on the upper floor hallway, and the leaded glass window set above the main entry. The "subway" tiles on the side wall adjacent the entry should also be considered for salvage if they can be removed without damage. In this situation, consideration should also be given to a commemoration plan in a graphic format highlighting the history of the site.

5. RESEARCH SUMMARY

REFERENCES:

- City of New Westminster Permits: BPH04076 March 28, 1927 to erect 10 unit apartment building, replacing home of Dr. Fagan
- CityViews Map – building dated to 1927
- Title Search:
- City of New Westminster Plans: Not available
- City of New Westminster Archives Plans: Blueprint drawings by Richard T. Perry, Architect, undated
- Maps: Fire Insurance Plans: 1897 (corrected to 1901, 1907), 1913 and 1957
- BC Vital Statistics:
  - Charles Joseph Fagan m. Alice Clair Chute, August 2, 1893, New Westminster. Marriage Registration Number 1893-09-116113
  - Charles Joseph Fagan d. February 10, 1915, Esquimalt. Death Registration Number 1915-09-032111
  - Isaac Morrow m. Martha Johnston, March 18, 1927, New Westminster. Marriage Registration Number 1927-09-319060
  - Alice Claire Fagan d. January 9, 1948, Victoria. Death Registration Number 1948-09-001105
- Directories:
  Henderson's City Directory (1906-1923); Wrigley Henderson Amagamated (1924-1926); Wrigley's BC Directory (1926-1932): Wrigley's Greater Vancouver and New Westminster Directory (1933); Sun British Columbia Directory (1934); British Columbia and Yukon Directory (1935-1948); Vancouver and New Westminster City Directory (1949 -1955).
- Publications:
  - *Building the West: The Early Architects of British Columbia.* Donald Luxton, ed. Talonbooks, 2003.
  - *Royal City – A Photographic History of New Westminster, 1858-1960.* Jim Wolf. Heritage House Publishing Company, 2005.
  - *Historical Atlas of Vancouver and the Lower Fraser Valley.* Derek Hayes. Douglas and McIntyre, 2005.
- Other:
  - "53 Fourth Street" – A two-page summary of the site prepared by City of New Westminster Archives as part of a walking tour, c. 2019.
  - Fonds – First Congegational Church (Vancouver, B.C.). United Church of Canada Pacific Mountaiin Regional Council Archives