

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Community Heritage Commission      **Date:** April 6, 2022

**From:** Nazanin Esmaeili,  
Planning Assistant      **File:** PF007109

**Item #:** [Report Number]

**Subject:** **Heritage Review (Demolition): 373 Hospital Street**

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### **PURPOSE**

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

### **SUMMARY**

The house at 373 Hospital Street, in the Sapperton neighbourhood, was built in 1915 in the Craftsman style. The building is not legally protected by bylaw, but is listed on the City's Heritage Resource Inventory. As a result of the building's age (over 100 years old), its Inventory listing, and as it has elements of its original style, the Community Heritage Commission is being asked to review its heritage value in advance of a Demolition Permit process.

### **GUIDING POLICY AND REGULATIONS**

#### **100 Year and Older Heritage Review Policy**

In 2016, Council approved a revised heritage review policy, which highlights the City's interest in retaining New Westminster's oldest buildings. In the winter of 2022, Council expanded the policy to include a requirement for heritage assessments and review by the Community Heritage Commission as part of demolition review for buildings listed on the Heritage Inventory. This application is being processed under both policies, jointly.

## **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. 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 373 Hospital Street was built in 1915 and is approximately 273 sq. m. (2,940 sq. ft.). It is one and half stories with a basement with a density of about 0.862 floor space ratio (FSR). The house is wood framed and has a simple rectangular form. It features a moderately pitched front gabled roof with large, shed dormers and a centered gabled-roofed front porch with side stairs. Photographs of the building in its current condition are available in Appendix B.

### **Development Policy Context**

The property is zoned Single Detached Districts (RS-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. In the Official Community Plan (OCP), the property is designated for “Residential - Detached and Semi-Detached Housing” which envisions low density ground oriented residential uses including gentle infill such as duplexes. Higher forms of development could only be achieved through a rezoning or similar application (e.g. a Heritage Revitalization Agreement).

### **Site Context**

The subject site is located in the Sapperton neighbourhood, on the north side of Hospital Street, between Richmond Street and Blair Ave. Currently, there is a single-family house (1956) on the east and a quadraplex (1969) on the west. Hospital Street is

a sloped street, connecting the Sir Richard McBride School and the Royal Columbia Hospital.

The building at 373 Hospital Street is the only early 20th century building on the short block of Hospital Street between Richmond Street and Blair Avenue. However, there are eight houses on Hospital Street built between 1908-1911. The rest of the buildings include post World War II single family houses, 1960s low-rise apartments and early 2000s builder specials. A site location map is included as Appendix A.

## **DISCUSSION**

### **Heritage Value**

Based on the heritage assessment, the building has low historical, cultural and architectural significance. Though, the house could potentially be conserved through a combination of restoration, preservation and reconstruction.

The house is a vernacular Craftsman. The historic occupants of the house were representative of hardworking families, and the building was a working class home in a working class neighbourhood. Many of the structures along the street are representative of modest middle-class and working-class accommodations. The subject house however is not within a grouping of houses of an age like its own and its design intent has been diminished through alternations.

### **Building Condition**

Based on current photos and heritage assessment (Appendix B), the building appears to be in moderate condition. Many of its wood windows and the main door are intact and its three decoratively cut rafters on the gable end of the structure are exposed. The building is currently clad in vinyl siding, it is likely that the wood lap and shingle siding exists under it; however the condition of the original material is unknown. Based on the records, there have been many alterations to the original house, which include:

- **1921** - Enclosure of the back porch,
- **1932** - Basement work, possibly excavation
- **1945** – Adding dormers on west and east elevations of the second storey,
- **Between 1986 and 2009** - Addition of vinyl siding and removal of the 12-glass pane door,
- **2014** - Re-construction of the front porch with minimal decorative stick work in the portico retained,
- **2014** - Addition of a rear second storey deck and stair well,
- **Between 2015 – 2019** - Removal of the original three arched windows on the front elevation replaced with a vinyl combination, and
- **Between 2015 – 2019** – Replace the brick chimney with a metal one.

As the heritage assessment indicates, building massing is intact as are many of the first-floor windows and the window combination in the gabled front end, the openings are consistent with historical locations. Original wood lap and shingle siding as well as trim are probably underneath vinyl siding. However, the 1945 addition of the dormers has changed the original character of the building, as have the vinyl window combinations in the dormers.

The addition of the rear porch and stairway, as well as the re-construction of the front porch and stairs, are mostly unsympathetic to the historic fabric of the building as are the addition of vinyl windows on the upper floor and the replacement of the front window combination and front door.

The contemporary alterations inclusive of siding, windows, doors and the construction of front and back porches are non-compatible in choice of materials and detract from the character of the original design. However, location of replacements and additions is appropriate. While the back steps and upper-level porch are not compatible they could be removed without further damaging the building. Vinyl siding intervention is also removable/reversible.

### **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 373 Hospital Street 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 373 Hospital 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

### **APPROVALS**

This report was prepared by:

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This report was reviewed by:

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