

# Heritage Assessment

373 Hospital Street – 1915

Sapperton- New Westminster, BC



Prepared By: Susan Medville, MA, CAHP  
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## Sitting

The subject building is located on Hospital Street in the Sapperton neighborhood of New Westminster. It sits between Richmond Street and Blair Avenue. Hospital Street is sloped, at the top is Sir Richard McBride School (rebuilt in 1929) and the bottom of the street is the Royal Columbia Hospital established at the location in 1889, but continually modernized. The house is situated slightly towards the front of its lot as are the neighboring houses. On the adjacent lot to the east there is a single-family dwelling built or relocated to there in 1956 and on the adjacent lot to the west is a four-plex built in 1969. Hospital Street today is a residential mix of a few historic single-family houses, newer single-family houses and small low-rise apartment buildings.



Source: CityViews

Name of Building	N/A
Address	373 Hospital Street
Municipality	New Westminster
Legal Description	Plan: NWP2620 Lot: 23 LT 23, NWD, PL 2620
Parcel Identifier (PID)	013-250-078
Year Built	1915
Original Owner	Edward John Norris
Builder	Edward John Norris
Architect/ Designer	Unknown
Heritage Status	Included in the 1986 Heritage Inventory
	<b>Not</b> included in the Heritage Register



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## Description

The vernacular dwelling, is influenced by the Craftsman Style, built in 1915, is a one and one-half storey structure with basement, 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. Many of its wood transomed windows are intact, as is a wood door on the building's ground level. The building is now 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. Exposed are its three decoratively cut rafters on the gable end of the structure.

Alterations to the original house include:

- The 1921 enclosure of the back porch.
- Basement work in 1932, perhaps excavation as floor is reported to be dirt at the present.
- Construction of garage in 1942 and its subsequent deconstruction at a date unknown.
- Dormers added to the second story on west and east elevations in 1945.
- Addition of vinyl siding and the removal of the 12-glass pane door between 1986 and 2009.
- Re-construction of front porch with only the decorative stick work in the portico retained and the addition of a rear second story deck and stair well in 2014.
- Between 2015-2019 the removal of the original three arched windows on the front elevation replaced with a vinyl combination and the removal of the brick chimney replaced by a metal chimney.

## Building History

The subject house was built in 1915, during the economic downturn caused by World War I, by mail carrier, Edward John Norris. Norris, born in 1881, married in 1907 and immigrated to Canada in 1912 from Devon, England. Norris lived there with his family until the time of his death in 1921. His widow Kay (Karen-Heppuch-Norris) continued to live in the house with her sons, Cyril B. Norris (b. 1910) and Arthur Stanley Heppuch Norris (b.1915) and her sister Henrietta Maddern a housekeeper. Research revealed little other information about the Norris family beyond the untimely death of Edward Norris and the managerial involvement of Cyril Norris with the Burrard Bible Camp through the 1930s. The Norris family were listed as occupants of the house through 1946.

It is possible that the house was divided into two separate living quarters prior to the 1945 expansion with the addition of the upper level shed dormers. The two modestly sized living quarters likely provided an affordable housing solution for working class individuals and those of retirement age. It provided a convenient location for some residents who were employed by the Royal Columbian Hospital and the nearby industry along the Fraser River.

The tenancy pattern at the subject house appears to be owner occupied for its first 31 years by the Norris family. Gloria Swan had the second longest occupancy of 18 years from 1962-1974 and again from 1988-1994. Agnes Boswell spent 16 years as an occupant living in one of the units from 1965-1981. All of the other residents in both units all had much shorter times living there, this regular turn over represents the building being used as a rental property.



## Occupants

Year(s)	Building Occupants
1915-21	Edward John Norris and Kay Norris and family
1921- 1946	Mrs. Kay Norris and family
1947	Frank L. Wood, taxi driver
1948	A E Morgan
1949-1950	LA Benham
1951	Vacant
1952-1957	Gordon C and Jesse M Fenton. Gordon an engineer at Capilano Tbr.
1958	Allen and Anne Anderson. Allen worked on a tugboat and Anne as cook.
1959	Carl A. and Dorthea Y. Ekberg. Carl worked as a mill worker. In other unit Leon and Agnes Comis. Leon worked as a waiter at the Astor Hotel.
1960	Ekberg's in one unit, Elise P. Goss a dietary worker at Royal Columbian Hospital in the other unit.
1961	Jean Melnick in one unit. Doris Smialek an aide at Royal Columbian Hospital in other unit.
1962	Doris Smialek occupied one unit and Gloria M. Swan occupied the other.
1963-1964	Nina G. Oster occupied one unit and Gloria M. Swan occupied the other.
1965-1974	Agnes Howell (widow) occupied one unit and Gloria M. Swan occupied the other.
1975-1980	Agnes Howell
1981	Agnes Howell in one unit and Terry and Joanne Crosby a payroll clerk for Canfor in the other unit.
1982-1987	Terry and Joanne Crosby listed as living in downstairs unit.
1988-1989	Gloria Swan in lower unit and upstairs vacant.
1990-1991	Gloria Swan in lower unit and upstairs is R. Paul Kastelein.
1992-1994	Swan and Hughes.
1995	D. Crosby and Jamie Stewart.





## Heritage Assessment Form

Evaluation Criteria	Value	Comments
<b>Historical Association</b>	<b>10/20</b>	
a. Level of importance of a directly associated person or event (national/provincial/local).	2/10	The first long-term resident family nor any subsequent occupants of the house are not known to have a significant level of importance in the community.
b. Does the building illustrate a significant phase in the history/ development of the local community?	8/10	It illustrates a period where little construction took place and most of that which did during the time was modest due to the economic hardships caused by World War I.
<b>Architecture</b>	<b>17/40</b>	
a. Visual quality of the building in the context of an architectural style or type (aesthetics).	5/15	The house is vernacular with a Craftsman Style influence. Although a typical house style at its time, the finishes and form have been altered.
b. Is building still used for original function?	8/10	Built as a single-family house originally, it has served as a two unit dwelling since at least 1945.
b. Quality of workmanship and handling of materials.	4/10	Original cladding is hidden under vinyl siding so the quality of original materials could not be thoroughly inspected. The wood windows that survive are in decent condition. 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.
c. Association with particular designer or architect.	0/10	No known architect or designer was involved with the planning of the dwelling.



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<b>Context</b>	<b>12/35</b>	
a. The integrity of historic relationship between the building and it's associated context.	6/10	The subject house is the only early 20 <sup>th</sup> 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 according to building records available in CityView. The rest of the buildings include post World War II single family houses, 1960s low-rise apartments and early 2000s builder specials.
b. Influence of the building on the present character of the area (setting).	6/10	The dominant character of Hospital Street is a combination of moderately sized, mid-century and 1910s houses with an influx of contemporary dwellings. The east end of the street closest to the hospital is characterized by 1960s low-rise apartments. 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.
c. Nature of the building's identity within the community (landmark).	0/15	This house is not a landmark.
<b>Adaptability</b>	<b>19/20</b>	
a. Can the building continue with its current/ original use?	10/10	The house is in a residential area.
b. Can the building be adapted for new contemporary uses without compromising heritage values?	9/10	Addition or infill is possible while retaining the subject house on its property.



<b>Integrity</b>	<b>16/30</b>	
a. Presence of original character defining elements.	5/10	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 original arched window combination on front of the building as well as the front door have been poorly replaced. The 1945 addition of the dormers has changed the original character of the building as have the vinyl window combinations in the dormers.
b. Compatibility of contemporary alterations and materials.	5/10	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 likely removable/reversible.
c. Overall exterior condition of structure and materials.	6/10	Building is generally in fair condition and moderately maintained. The condition of wood cladding was not assessable. The remaining original wood windows appear in decent condition; however, the vinyl window assemblies appear in poor condition, poorly installed and in need of replacement.
<b>Summary: 51%</b>	<b>74/145</b>	<p>The building has low historical, cultural and architectural significance. While the house could potentially be conserved through a combination of restoration, preservation and reconstruction, in its current condition it does not merit a Protected Status. If the building is to be demolished it is recommended that mitigations are taken through the two following proposed heritage actions:</p> <ul style="list-style-type: none"> <li>• Professional architectural photographic documentation of the exterior with archival-quality prints provided to the New Westminster Museum and Archives.</li> <li>• Deconstruction, which will provide for the salvage and/or recycling of architectural elements, lumber, wood flooring, historic windows and other materials.</li> </ul>



Current Photographs- November 3, 2021



South elevation



North elevation



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West elevation



East elevation



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Wood lap siding on north elevation under vinyl siding.



Animal nest in wall on west elevation.



Exposed deteriorating trim board.



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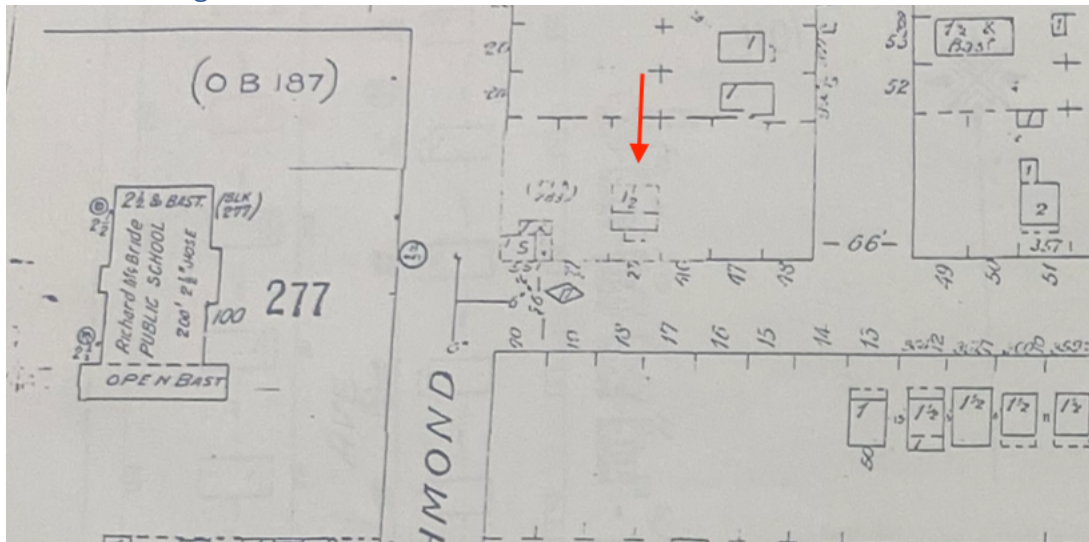
Adjacent buildings.



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## Research Images



1919. Fire Insurance Plan.



1957. Fire Insurance Plan. (Note: 371 Hospital Street, the adjacent property to 373 is not on this map however the Public Development Site Report states the building permit (Type- Demo/ House Move) was issued in 1956.)



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1982. New Westminster Archives – IHP14683

(Note: original cladding and arched window combination. 1945 dormer addition has what appears to be metal or vinyl windows.)



2015. Google. (Note: front porch intact and window combinations intact, original front door has been replaced. No other visible changes since the 2009 Google images.)



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2019. Google. (Note: Front porch partially rebuilt, wood transomed window combination replaced with vinyl windows, brick chimney replaced with metal chimney.)



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## Research Sources

### **BC and National Archives**

Indexes to deaths (1872-1993) and Government of Canada Census (1921)

### **City of New Westminster**

Building permit records - CityViews database.

### **New Westminster Museum and Archives**

Archival photographs, Field Assessment Cards, Building and Water Connection permits, Fire Insurance Maps

### **New Westminster Public Library**

Historic directories, Fire insurance maps, Municipal Voters Lists

### **Publications**

Denise Cook Design, Birmingham and Wood, Elana Zysblat Consulting. New Westminster Neighborhoods Historical Context Statements, Mc-Bride- Sapperton. 2016.

City of New Westminster Development Services. City of New Westminster Designated Heritage Sites. 2008. [http://www.newwestcity.ca/cityhall/dev\\_services/neighbourhood\\_planning/Heritage/designated\\_sites/designated\\_sites\\_main.htm](http://www.newwestcity.ca/cityhall/dev_services/neighbourhood_planning/Heritage/designated_sites/designated_sites_main.htm)

Hayes, Derek. 2005. Historical Atlas of Vancouver and the Lower Fraser Valley. Douglas & McIntyre.

New Westminster Heritage Inventory Volume 3. 1986.

New Westminster Heritage Management Study. 1993.  
[http://www.newwestcity.ca/cityhall/dev\\_services/publications/06Heritage/pdf/Heritage%20Management%20Plan%20-%20Nov%201993.pdf](http://www.newwestcity.ca/cityhall/dev_services/publications/06Heritage/pdf/Heritage%20Management%20Plan%20-%20Nov%201993.pdf)

Wolf, Jim. 2005. Royal City: A Photographic History of New Westminster. Heritage House.

### **Newspapers**

"Edward Norris Falls Dead on Steps of Church Pulpit." The Daily Province. Vancouver BC. May 16, 1921.

"Burrard Bible Camp." The Daily Province. Vancouver, BC. July 3, 1939.

"Taxi Driver, Fare Hurt in Collision." The Province. Vancouver, BC. October 23, 1946.

### **Websites**

<https://www.ancestry.com>

<http://www.nwheritage.org/heritagesite/history/content/streets/hm.htm>



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