# COMMUNITY HERITAGE COMMISSION

September 22, 2016  6:00p.m.
Committee Room #2

## AGENDA

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### 2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of August 3, 2016

### 3.0 PRESENTATIONS

3.1 Committee Rules of Conduct Overview (Jan Gibson)

3.2 OUR CITY 2041 - Official Community Plan Review (Lynn Roxburgh)

### 4.0 UNFINISHED BUSINESS

4.1 BC Pen Cemetery Task Force Update (Lynn Radbourne)

4.2 Queen’s Park Heritage Control Period Update (Jackie Teed)

### 5.0 NEW BUSINESS

5.1 220 Fifth Avenue – Queen’s Park Heritage Alteration Permit (Britney Quail)

5.2 720 Second Street – Proposed Heritage Revitalization Agreement (David Guiney)

5.3 659 Columbia Street – Façade Restoration (Britney Quail)

5.4 St. Ann’s Interpretive Plaque – Albert Crescent (Rob McCullough)

5.5 437 Seventh Street – Removal of Heritage Designation (Jackie Teed)

5.6 2225 Dublin Street – Application for Heritage Designation (Britney Quail)

5.7 Naming of a New Street in Queensborough (Jackie Teed)
6.0 REPORTS AND INFORMATION

6.1 City Heritage Program – Verbal Update (Standing Item)

6.2 Demolition Permit Applications Received as of September 13, 2016

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>YEAR BUILT</th>
<th>NEIGHBOUHOOD</th>
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<tr>
<td>1939-1941 River Drive</td>
<td>1956</td>
<td>North Arm North</td>
</tr>
<tr>
<td>302 Eighth Avenue</td>
<td>1914</td>
<td>Glenbrooke North</td>
</tr>
<tr>
<td>615 E. Columbia Street - detached garage only</td>
<td>1929</td>
<td>Sapperton</td>
</tr>
<tr>
<td>1714 Eighth Avenue - remove portable classrooms</td>
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<td>334 Fenton Street</td>
<td>1958</td>
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<td>934 Chilliwack Street</td>
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<td>526 Fourteenth Street</td>
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<tr>
<td>330 Hoult Street</td>
<td>1939</td>
<td>Sapperton</td>
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7.0 CORRESPONDENCE

7.1 New Westminster Historical Society Newsletter – June 2016 174
7.2 New Westminster Historical Society Newsletter – July 2016 176
7.3 New Westminster Historical Society Newsletter, Special Issue – July 2016 178
7.4 New Westminster Historical Society Newsletter – August 2016 180

8.0 NEXT MEETING

8.1 Next Meeting Date:
October 19, 2016 6:00pm or at the call of the Chair

9.0 ADJOURNMENT

Please RSVP by Wednesday, September 21, 2016 to:
Kathleen Stevens  kstevens@newwestcity.ca  604.527.4656
COMMUNITY HERITAGE COMMISSION

August 3, 2016 6:00 p.m.
City Hall Committee Room #2

MINUTES

VOTING MEMBERS PRESENT:
Councillor Jaime McEvoy - Chair
Councillor Lorrie Williams - City Council Representative
Damon Alberda - Community Member
John Davies - Community Member
Catherine Hutson - New Westminster Heritage Preservation Society
Wayne Janzen - Community Member
Christa MacArthur - Community Member
Roger Nottingham - Community Member
Lynn Radbourne - Community Member
David Sarraf - Community Member (arrived at 6:08 p.m.)

VOTING MEMBERS REGRETS:
Damon Alberda - Community Member

GUESTS:
Alana Zysblat - AnceBuilding Services
Arthur Buse - Boldwing Continuum Architects
Sandra Moore - Birmingham Wood Architects and Planners

STAFF:
Jackie Teed - Manager, Planning
Rupinder Basi - Senior Planner
Britney Quail - Planning Analyst
Debbie Johnstone - Committee Clerk

The meeting was called to order at 6:04 p.m.

1.0 ADDITIONS TO AGENDA

The following items were added to the agenda:

- Item 4.3 332 Eleventh Street
- Item 5.4 327 Fourth Street Heritage Alteration Permit 076- Application
The following item was removed from the agenda:

- Item 3.3 - 720 Second Street – Heritage Revitalization Agreement application

### 2.0 ADOPTION OF MINUTES

#### 2.1 Adoption of the Minutes of June 1, 2016

**MOVED and SECONDED**

*THAT the minutes of the June 1, 2016 Community Heritage Commission meeting be adopted.*

CARRIED.

All members of the Commission present voted in favour of the motion.

### 3.0 PRESENTATIONS

#### 3.1 612-618 Brantford Street – Heritage Revitalization Agreement application

Rupinder Basi, Senior Planner, summarized the report dated August 3, 2016 regarding a Heritage Revitalization Agreement (HRA) application that has been received for 612-618 Brantford Street. This HRA application was reviewed by Council on June 13, 2016; however, the Commission is being requested to provide additional comments.

Arthur Buse, Boldwing Continuum Architects Inc., and Sandra Moore, Birmingham Wood Architects and Planners, provided a PowerPoint presentation regarding the prospective plans for the project, context for the site, and Heritage Revitalization plans for 612 Brantford Street.

In response to questions from the Commission, Mr. Buse and Ms. Moore provided the following information:

- The heritage home would be sold as part of the strata for the development;
- Underground parking would be implemented for all homes in the strata development;
- Wood siding on the heritage home would be restored where possible;
- The porch would be restored to reflect the historical context of the home; and,
- A vibrant colour scheme could be considered in an effort to better showcase the heritage home.
Discussion ensued, and the Commission suggested that the heritage home could utilize a colour scheme similar to the neighbouring houses.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommends that City Council support the Heritage Revitalization Agreement for 612-618 Brantford Street.*

CARRIED.

All members of the Commission voted in favour of this motion.

### 3.2 1023 Third Avenue – Heritage Revitalization Agreement application

**Procedural Note:** Christa McArthur declared a conflict of interest for this item.

Jackie Teed, Manager of Planning, summarized the report dated August 3, 2016 regarding a Heritage Revitalization Agreement (HRA) application for 1023 Third Avenue.

In response to questions from the Commission, Ms. Teed explained that current City policy supports exploring ways in which creative infill would allow for multifamily developments in the Brow of the Hill neighbourhood. Ms. Teed reported that plans for this project had been presented to the Land Use and Planning Committee, and that public consultation and a Public Hearing would also be taking place.

Krista McArthur, Pattison Architecture, and Alana Zysblat, AnceBuilding Services, provided a PowerPoint presentation regarding the plans for the HRA application along with the historical background of the site.

In response to questions from the Commission, Ms. McArthur provided the following information:

- The applicant considered subdividing the lot with dual frontage; however, the City indicated that implementing the project as a strata development would provide stronger heritage protection;
- The heritage home would remain virtually on its original site, which could add to its heritage value; and,
- Both the interior and exterior of the heritage home would be restored.

Discussion ensued, and while the Commission expressed concerns regarding the placement of the heritage home, members agreed that the preservation of the home would be a positive step for the neighbourhood.
MOVED and SECONDED
THAT the Community Heritage Commission recommends that City Council support
the Heritage Revitalization Agreement for 1023 Third Avenue.

CARRIED.

All Commission members voted in favour of this motion.

4.0 UNFINISHED BUSINESS

4.1 320 Fifth Avenue Demolition Application – Verbal Update

Jackie Teed, Manager of Planning, reported the following information regarding 320
Fifth Avenue:

- The temporary protection order placed on the home by Council expires on
  September 1, 2016;
- A Heritage Planner would be meeting with the home owner to discuss Heritage
  Revitalization Agreement options; and,
- A further update would be provided to the Commission at the next meeting.

4.2 BC Pen Cemetery Task Force Update

Councillor Jaimie McEvoy, Chair, reported that the Task Force had held their first
meeting. The Engineering Department would be initiating work on the cemetery prior
to holding another Task Force meeting.

4.3 332 Eleventh Street

Jackie Teed, Manager of Planning, reported that Council declined the placement of a
protection order on 332 Eleventh Street after reviewing the condition report for the
home.

5.0 NEW BUSINESS

5.1 Heritage Control Period Administrative Policy

Jackie Teed, Manager of Planning, summarized the report dated August 3, 2016
regarding the Heritage Control Period Administrative Policy, which was provided to the
Commission for their information.
5.2 215 Manitoba Street – Queen’s Park Demolition Application

Britney Quail, Planning Analyst, summarized a report dated August 3, 2016 regarding an Alteration Permit application that has been received for 215 Manitoba Street. As this property falls within the Heritage Control Period (HCP) Administrative Policy, the Commission has been requested to provide a recommendation to Council.

Following questions from the Commission, Ms. Quail provided the following information regarding the Heritage Control Period Administrative Policy:

- The HCP is a process which allows for an extra step of review for a demolition or alteration permit. It is not a moratorium;
- Rather than placing a temporary hold on a property, Council could delay the demolition or alteration of a home for the duration of the policy (one year). The City would then work with the applicant to better assess their options for the home; and,
- If during the HCP a Heritage Conservation Area is established, further policies would be established by the City.

With regard to 215 Manitoba Street, Ms. Quail explained that the only plan that the City has received for this property is the demolition plan. Development plans for the site are not required to be presented to Council.

MOVED and SECONDED
THAT the Community Heritage Commission recommends that City Council support the Heritage Alteration Permit for the demolition of 215 Manitoba Street.

CARRIED.

Catherine Hutson and Lynn Radbourne voted in opposition of this motion.

5.3 105 College Court - Queen’s Park Demolition Application

Britney Quail, Planning Analyst, summarized the report dated August 3, 2016 regarding a Heritage Alteration Permit that has been received for the demolition of 105 College Court.

Discussion ensued, and the Commission provided the following comments:

- It was suggested that College Court has its own history, and the homes in this area could be worth saving; and,
- Concerns were expressed regarding the lot size, and the potential for a larger home being implemented on the property. It was suggested that this addition may not fit with the scale of the neighbourhood.
MOVED and SECONDED

THAT the Community Heritage Commission recommends that City Council not support the Heritage Alteration Permit for the demolition of 105 College Court. CARRIED.

Christa MacArthur voted in opposition of this motion.

5.4 327 Fourth Street Heritage Alteration Permit 076- Application

Jackie Teed, Manager of Planning, summarized the on-table report regarding a Heritage Alteration Permit that has been received for 327 Fourth Street.

Following a brief discussion it was suggested that this item be tabled until the Commission could review the proper elevation and streetscape drawings for the proposal.

6.0 REPORTS AND INFORMATION

6.1 City Heritage Program – Verbal Update (Standing Item)

There was no update.

6.2 Demolition Permit Applications Received as of July 21, 2016

(Demolition permits can now be made public once the permit has been applied for. This month will include all applications received in 2016 that have not yet been reported to the CHC.)

<table>
<thead>
<tr>
<th>ADDRESS</th>
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<td>1318 Tenth Ave</td>
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<td>315 Archer St</td>
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<td>July 5, 2016</td>
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<td>328 Second St</td>
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<td>Queen's Park</td>
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<td>364 Simpson St</td>
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<td>328 Holmes St</td>
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<td>2024 Dublin St</td>
<td>1939</td>
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<td>915 Chestnut St - garage only</td>
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<td>1902 Dublin St</td>
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<td>32-34 Tenth Ave</td>
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<td>Glenbrooke North</td>
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<td>320 Fifth Ave</td>
<td>1900</td>
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<td>214 E Durham St</td>
<td>1951</td>
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<td>452 Kelly St - garage only</td>
<td>1910</td>
<td>Sapperton</td>
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<td>1711 Dublin St - garage only</td>
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<td>2034 Dublin St</td>
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<td>813 Eighth Ave - carport only</td>
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<td>Kelvin</td>
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<td>100-108 Braid St – remove portion of building</td>
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<td>Brunette Creek</td>
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<td>209 Jardine St</td>
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<td>207 Jardine St</td>
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<td>337 Carnegie St - garage only</td>
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<td>1812 Edinburgh St</td>
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<td>350 Johnston Street</td>
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<td>640 Ewen Avenue</td>
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6.3 Heritage Control Period Queen’s Park Neighbourhood Handout

This item was received for information.

7.0 CORRESPONDENCE

7.1 New Westminster Historical Society Newsletter – May 2016

This item was received for information.

8.0 NEXT MEETING

8.1 Next Meeting Date:
September 7, 2016 6:00 p.m. or at the call of the Chair
ON MOTION, the meeting was adjourned at 7:27 p.m.

Certified correct,

Councillor McEvoy
Chair

Debbie Johnstone
Committee Clerk
An Official Community Plan (OCP) is a municipality’s statement of its **long-term vision for the future**. It describes the kind of community that the municipality wishes to evolve into.

The revised OCP will **provide a renewed vision** for New Westminster to the year 2041. Input from the community will help shape the OCP and the future of OUR CITY.
Policy Areas

1. Community and Individual Well Being
2. Culture
3. Economy and Employment
4. Energy and Emissions
5. Environment and Natural Areas
6. Hazard Management
7. Heritage
8. Housing
9. Parks and Recreation
10. Public Realm and Urban Design
11. Transportation and Accessibility
12. Utilities
Policy Framework

The Vision is a vivid description of the community's aspirations for the future of the city. It provides a clear, yet brief direction for the plan. It summarizes community ideals as expressed by community members who have taken part in the public consultation process.

The Goals are broad statements describing the results that the plan would seek to achieve in relation to the policy areas. They address the community's priorities, as expressed by residents during the public consultation process. We want these statements to be true in 2041!

The policies describe specific categories of actions needed to help achieve the desired results of the Goal.

Lists actions that the City needs to undertake or continue to do over time to achieve this policy.

Design guidelines provide direction to developers and builders that is meant to help implement the policy.
Policy Framework

Policy:
States which of the policies this subsection covers.

Policy Statement:
Elaborates on and describes the intent of the policy.

Actions:
Lists actions that the City needs to undertake or continue to do over time to achieve this policy.

Design Guidelines Prompt:
Notes when there are Development Permit Areas and associated design guidelines that are meant to help implement the policy.
Draft Vision

New Westminster is a caring, healthy, inclusive, sustainable, complete and prosperous city where investment, growth and development contribute to a high quality of life for all. Community members have opportunities to connect to the natural environment and to each other. The city is well connected by exceptional public spaces and is easily accessible by foot and by wheels. Each neighbourhood has a unique character and cultural identity, and exhibits a high quality of urban design that is well integrated with the city’s heritage assets.
Heritage

**Goal:** New Westminster has a strong sense of historic identity, and it values, promotes and protects its heritage assets.

**Policies:**
- Identify and recognize physical heritage assets as a key component of the city’s distinct character.
- Retain and protect physical heritage assets city-wide.
- Manage heritage assets and the city’s historic narrative within a context of change.
Our Future City Events

Upcoming Events:

- **Saturday, September 24**
  9:30am – 11:30am
  12:30pm – 3:00pm
  Lord Kelvin School Gym

- **Saturday, October 1**
  9:30am – 11:30am
  12:30pm – 3:00pm
  Connaught Heights School Gym

- **Saturday, October 15**
  9:30am – 11:30am
  12:30pm – 3:00pm
  Richard McBride School Gym

Event Format

- Open House (30 minutes)
- Introduction Presentation (30 minutes)
- Table Discussion (50 minutes)
- Closing Comments (10 minutes)
- Open House (30 minutes)
Next Steps

- Council update: draft land use map and proposed consultation strategy (August 29)
- Public consultation on the OCP framework: the revised vision, revised goals, draft policies, land use designation map (September/October)
- Council update: what we heard (November)
- Revisions based on feedback received (November)
- Present draft OCP to Council (December)
- Public consultation on draft OCP (Early 2017)
- Public Hearing and Adoption of the OCP (Early 2017)
Thank You.
Questions? Comments.

For more information about the OUR CITY 2041 process:
www.newwestcity.ca/ourcity

/Lynn Roxburgh - e: lroxburgh@newwestcity.ca  t: 604-515-3805
An application for a renovation heritage alteration permit has been submitted for 220 Fifth Avenue, which would see the 1929 house, including chimney, lifted 2 ft. (0.61m.) and the staircases on the front and side rebuilt. As per the Queen’s Park Heritage Control Period, a heritage alteration permit is required for this renovation, which may be approved by the Director of Development Services. As per the Control Period administrative policy, the Community Heritage Commission is being asked to review the application, and provide a recommendation.

POLICY CONTEXT

Queen’s Park Heritage Control Period

Section 608 of Part 15 of the Local Government Act provides that a local government may identify a specific area for heritage conservation planning by adopting a bylaw declaring a period of up to one year during which all property within the area would be subject to temporary heritage protection.

Adopted on June 15, 2016 by Council, the Queen’s Park Heritage Control Period, requires that all residential, single-detached dwellings within the Queen’s Park neighbourhood (Control Area) that were constructed on or before December 31, 1966 must apply for a heritage alteration permit in addition to any other permits if they want to demolish the building, do any renovations to the front or sides of the outside of the building, or if they want to change the design of the roof. Proposed designs for new builds in the Control Area also require a heritage alteration permit.

Currently, under the temporary Control Period, trees and other landscape elements (walls, stairs, fences, etc.) and general maintenance (e.g. roof repair) do not require a heritage
alteration permit. However, trees are subject to the City’s Tree Protection and Regulation Bylaw.

**Heritage Alteration Permit (HAP)**

A heritage alteration permit, allowed through Sections 617 and 618 of the Local Government Act, is a permit issued by either Council or its delegate that authorizes alterations or other actions for property that is protected heritage property, such as those under a Heritage Control Period. It may not vary density or flood plain specifications.

**Consideration of Heritage Alteration Permits**

Heritage alteration permit (HAP) applications for demolition or for new development go before Council for consideration. Applications for renovations which affect the exterior front, sides, major architectural features, or roofline, are submitted to Council’s delegate, the Director of Development Services. The HAP application for the renovations proposed to 220 Fifth Ave will be presented to the Director of Development Services. As per the Queen’s Park Heritage Control Period administrative policy, HAP applications are reviewed by the Community Heritage Commission who provide their recommendation to the Director.

The City is required to consider all HAP applications. However, through the Queen’s Park Heritage Control Period Bylaw, Council or its delegate, the Director of Development Services, is authorized to refuse an HAP if they feel that the work proposed is contrary to heritage conservation principles, or the principles of the Heritage Control Period. Under normal circumstances, this would not be possible.

Though the City may deny an HAP application, if the property is below the maximum density allowable under the Zoning Bylaw, the City is required to work with the applicant in order to achieve the property’s allowable density. Though the existing house will be maintained, there may be implications to the heritage characteristics of a property through such a renovation.

**BACKGROUND**

**Renovation Requires a Heritage Alteration Permit**

The property at 220 Fifth Ave was constructed in 1929 and is located in the Queen’s Park neighbourhood. As the house is more than 50 years old, and the proposed work will impact the front and side façades, the house is subject to the Heritage Control Period regulation. Therefore, the applicant requires an HAP for the proposed renovations. The
work proposed through this HAP application will be considered by the Director of
Development Services.

**Property Description**

The property has a site area of 5,280sq.ft. (491 sq.m.). The house is, according to City
records, 2,980sq.ft. (277 sq.m.) and has a floor space ratio of 0.564. The house was
previously altered in 1991. The HAP does not propose adding floor space to the property
or altering the site coverage.

Photographs of the house and the street, as well as an aerial view of the site, are in
Appendix A, pages 1-5.

**PROPOSAL**

**New Foundation and Additional Height**

The 1929 house would be raised by 2ft. (0.61 m.), and a new foundation would be
poured. The intent of the project is to create a legal basement suite by providing
additional ceiling height in the basement of the house, which is required by the Suite
Livability Guidelines and Zoning Bylaw.

The applicant has submitted a representative graphic, created in Photoshop, which
demonstrates the approximate change in elevation on this house, as it relates to the
neighboring houses and the street. It is important to note that this image was prepared for
illustrative purposes only, and is an approximation. This image is in Appendix A, page
A4.

**Front and Side Facades**

Aside from additional height, changes to the front and side facades of the house would be
minimal. All existing windows on the front and sides of the house would be kept. No new
windows would be added. Currently existing decorative accents would be refurbished or
replaced to match existing. Flower boxes and foliage would be added to the front of the
house to create a small garden.

New stucco, to match the existing, would be applied to the new 2ft. (0.61 m.) band at the
base of the house. In the event that the existing stucco above this 2ft. (0.61 m.) band is
damaged during the house lift, the stucco would be repaired.
Chimney

The chimney, located on the North-western (right) side of the house would be lifted along with the house. From the lift-line down, the chimney would be disassembled in order to pour the new foundation. Once the house was set back down on the new foundation, the base of the chimney would be rebuilt, with brick, to include the additional 2ft. (0.61 m.) in height required.

Front and Side Staircases

The existing, exterior staircases at the front and side of the house would be removed and rebuilt. Located on the North-western (right) side of the house, the side staircase would be rebuilt in wood, to match the currently existing wooden staircase where possible, while conforming to the current BC Building Code. Photographs of the existing wooden stairs are found in Appendix A, pages 4 and 5.

The front concrete staircase would also be replaced with a new set of concrete stairs, and a custom black metal railing. Photographs of the existing front staircase are found in Appendix A, pages 1, 4, and A3. Both the front stairs and railing would be upgraded to meet Building Code. For photographs of the existing railing and proposed design examples see Appendix A, page A3. For drawings of both proposed staircases see Appendix A, pages 6 and A2.

DISCUSSION

The CHC is being asked to provide comments on this application regarding the compatibility of the proposed renovation with the heritage character of the house and provide a recommendation to the Director of Development Services.

Lifting a Heritage House

As per the Zoning Bylaw (Section 190.11), if a house is raised less than 3ft., the existing yard setbacks may remain regardless of if they conform to the current Zoning Bylaw requirements. The additional height proposed in this project is less than 3ft. and as such the yard setbacks will remain as existing.

Similarly, as a practice, the City has been comfortable with a heritage house being raised up to 3ft., whereas, anything greater than 3ft. begins to distort the proportions of the house and resultantly can impact its character. At 2ft., the proposed additional height to this house is in keeping with this practice. The addition of a small garden, bushes and flower boxes to the front façade will also assist with softening the visual impact of the increased height.
The proposed additional height to this house is compliant with RS-1 zoning for this property.

<table>
<thead>
<tr>
<th></th>
<th>Zoning Bylaw (allowable)</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mid-Point of Roof</td>
<td>Maximum 25 ft.</td>
<td>23ft. 7in.</td>
</tr>
<tr>
<td>Ridge of Roof</td>
<td>Maximum 35 ft.</td>
<td>28ft. 10in.</td>
</tr>
</tbody>
</table>

**Character Defining Elements**

The Standards and Guidelines for the Conservation of Historic Places in Canada define character defining elements (CDEs) as the materials, forms, location, spatial configurations, uses and associations or meaning that contribute to a property’s heritage value, which must be retained to preserve the property’s heritage value. The CDEs for this property have been identified as follows:

- Continuous residential use
- Residential form, scale and massing
- Clipped gable roofline, with overhang and fascia board
- Rounded entryway
- Partially enclosed porch
- Textured stucco cladding
- Heavy brackets at roofline at windows
- Size, placement, materials etc… of windows
- Straight, low-profile, solid, capped front stairs
- Metal, ornamental stair-rails on front rail

The proposed raising of the house would not significantly impact the character defining elements of the property. The greatest impact of the proposed renovations to the property’s character defining elements would be the rebuilding of the front staircase and replacement of the stair rails. The applicant intends for the new staircase replicate the old in terms of material and design, as best as possible under current regulation. The HAP would include a requirement that this work be completed as laid out in the applications plans.
OPTIONS

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

1) That the Community Heritage Commission recommends that the Director of Development Services approve the Heritage Alteration Permit for renovations to 220 Fifth Avenue; or

2) That the Community Heritage Commission recommends that the Director of Development Services not approve the Heritage Alteration Permit for renovations to 220 Fifth Avenue; or

3) Give an alternative recommendation.
Appendix A

Heritage Alteration Permit Application

220 Fifth Avenue
220 FIFTH AVE
NEW WESTMINSTER, B.C.

PROPOSED EXTERIOR ELEVATIONS FOR FRONT AND SIDES OF BUILDING

STEVEN SCHERRELIES
604-375-2404
ss@dreamfadernet
The intent of the proposed exterior change is to allow reconstruction of the foundation and raising of the ceiling height in the basement by 24 inches. This will provide space for a secondary suite that meets all Suite Liveability Guidelines and Zoning Requirements while maintaining the character of the house.

As a result of raising the height, the exterior staircases will be rebuilt to match existing. The interior space plan has taken care to make use of all existing windows on the front and sides of the house.

Front exterior proposed changes:
The only change to the front exterior will be a result of the new overall height of the house. The concrete staircase will be rebuilt with additional steps to match the style of the existing one where feasible while conforming to the 2012 BC Building Code.

South East exterior proposed changes:
The only change to the south-east exterior will be a result of the new overall height of the house. All existing windows will be kept as-is.

North West exterior proposed changes:
The only change to the north-west exterior will be a result of the new overall height of the house. All existing windows will be kept as-is. The exterior wooden staircase will be rebuilt with additional stairs to match the intended style of the existing where possible while conforming to the 2012 BC Building Code.

Any decorative accents on the house that have fallen into disrepair will be refurbished or replaced to match existing.

Aerial Site plan and 3D view: Google Maps, and Bing
Proposed Elevations: West Coast Measuring and Nous Design Studio
ADDENDUM TO HERITAGE ALTERATION PERMIT APPLICATION

ADDED AVERAGE HEIGHT AFTER PROPOSED LIFT CONFORMING WITH RS-1 ZONING - PG A2

UPDATED ELEVATIONS - SPECIFIED WHERE HEIGHT WOULD OCCUR AND THE DETAILED AMOUNT OF 24" - PG A2

ADDED SAMPLE PHOTOS OF STAIRWELL HANDRAIL - PG A3

ADDED PROPOSED STREETSCAPE APPROXIMATION - PG A4

ADDED OUR PLAN SHOULD MORE DAMAGE OCCUR TO THE EXISTING CLADDING - PG A5

220 FIFTH AVE
NEW WESTMINSTER, B.C.
LEFT: Existing staircase railings. When the stairs at 220 Fifth Ave are rebuilt, a new custom railing will be built to match approximately while maintaining the idea of the original. The new railing will conform to the 2012 BC Building Codes.

ABOVE: Some more recently built examples of staircase railings similar to the existing that are built in compliance with modern building codes.

RIGHT: Example of new stucco on a house with a somewhat similar window and roof decor to those at 220 Fifth Ave. In the event that the existing stucco is damaged, a new stucco will be applied. After repairs are completed, flower boxes and foliage can be added to the front to create a small garden area beside the stair landing. (No palm trees though!)

220 FIFTH AVE
NEW WESTMINSTER, B.C.
BEFORE ANY ALTERATIONS

APPROXIMATE APPEARANCE AFTER 24” LIFT

ABOVE: On the left is a photo as the streetscape exists today. To the right is a photo that has been modified to approximate the appearance of the house after the lift.

The house on the left is the neighbor at 216 Fifth Ave (green house, built in 1924).
To the right, the neighbor at 222 Fifth Ave (yellow house, built in 1937, currently under new ownership.)
The intent of the proposed exterior change is to allow reconstruction of the foundation and raising of the ceiling height in the basement by 24 inches. This will provide space for a secondary suite that meets all Suite Liveability Guidelines and Zoning Requirements while maintaining the character of the house.

As a result of raising the height, the exterior staircases will be rebuilt to match existing. The interior space plan has taken care to make use of all existing windows on the front and sides of the house.

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The only change to the front exterior will be a result of the new overall height of the house. The concrete staircase will be rebuilt with additional steps to match the style of the existing one where feasible while conforming to the 2012 BC Building Code.

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The only change to the south-east exterior will be a result of the new overall height of the house. All existing windows will be kept as-is.

North West exterior proposed changes:
The only change to the north-west exterior will be a result of the new overall height of the house. All existing windows will be kept as-is. The exterior wooden staircase will be rebuilt with additional stairs to match the intended style of the existing where possible while conforming to the 2012 BC Building Code.

Any decorative accents on the house that have fallen into disrepair will be refurbished or replaced to match existing.

The cladding shall either be repaired or redone entirely to match existing as it is already in need of repair.
An application for a Heritage Revitalization Agreement for 720 Second Street was reviewed by the Land Use Planning Committee on July 4, 2016. The Community Heritage Commission is being asked to review the application, in particular the Statement of Significance and the Heritage Conservation Plan, and the balance between the benefits to the applicant (new parcel) and the community (protection/restoration of heritage asset).

**PROPOSAL**

This application would enable the subject property to be subdivided into two parcels and the construction of a new house on the new lot in exchange for exterior restoration and long term legal protection of the existing heritage building.

**POLICY AND REGULATIONS**

**Official Community Plan Land Use Designation**

**(RL) Residential – Low Density:** this area will contain low density residential uses including single detached houses, houses with a secondary suite, duplexes, detached townhouses, low density multi-family uses, churches, and may contain small scale local commercial uses such as home based businesses and corner stores. As the proposal involves a single dwelling unit over a small scale commercial use and a single detached dwelling with a secondary suite it is in keeping with the OCP designation.

**Zoning Bylaw**

**Single Detached Dwelling Districts (RS-1):** The intent of this district is to allow single detached dwellings with a secondary suite and home-based businesses. The HRA would require seven relaxations for the heritage building (two of which are “legally non-
conforming” setbacks that have existed since the building was erected in 1912) and two relaxations for the infill house. The HRA bylaw would create a new “zoning layer” which would specify the aspects of the RS-1 zone that would be relaxed.

Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection and exterior restoration, certain zoning relaxations, including an increase in density, are seen as incentives that offer property owners a financially viable means for conservation. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site. Provisions for the local government to negotiate a Heritage Revitalization Agreement are set out in Section 610 of the Local Government Act.

Heritage Policy for the Use of Heritage Revitalization Agreements

The City has a Heritage Policy for the Use of Heritage Revitalization Agreements that has the following objectives:

- Ensure that the HRAs are integrated with other important City policies.
- Ensure that HRAs are used appropriately, and that they balance both public and private benefits.
- Create an application process that is clear.
- Establish a follow-up procedure to ensure that heritage conservation work is completed as promised.

Heritage Designation Bylaw

A heritage property which is the subject of an HRA is also protected with a Heritage Designation Bylaw. 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. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit. Provisions for the local government to place Heritage Designation Bylaws on properties are set out in Sections 611-613 of the Local Government Act.

Standards & Guidelines for the Conservation of Historic Places in Canada

Council adopted the “Standards & Guidelines for the Conservation of Historic Places in Canada” (“Standards & Guidelines”) in 2008 as a basis for assessing heritage projects
within the city. HRA proposals are carefully evaluated against it by staff to confirm compliance.

**BACKGROUND**

**Site Characteristics & Context**

The area nearby to 720 Second Street contains primarily single detached dwelling properties. Herbert Spencer School is two blocks to the southeast and a mid-rise multi-family/commercial building is situated approximately 1,000 ft/300 m. to the north. The subject property is on the corner of Second Street and Durham Street and the lot is flat. There are no trees on the property, but there is a tree on the neighbouring property and street trees that would be considered through the Tree Protection Bylaw.

**Project Description**

The applicants propose to enter into an HRA in order to enable them to subdivide the property into two parcels and construct a new house with a basement suite on the new parcel. The existing heritage building would contain a three-bedroom dwelling on the upper floor and neighbourhood-serving commercial space on the ground floor (discussed below). There would be other relaxations that are summarized in the table below.

In exchange for the relaxations, the applicants would agree to retain and restore the exterior of the 1912 Second Street Corner Grocery based on the attached Heritage Conservation Plan, and to place long-term legal protection on the two properties through the HRA and on the heritage building property through a Heritage Designation Bylaw.

Vehicular access for both properties would be through a shared driveway off Durham Street. While the infill house would have the required two off-street parking spaces, the heritage building would only have two of four spaces required by the Zoning Bylaw (two for the upstairs dwelling and two for the ground floor commercial space). One space for
the dwelling would be located at the rear of the infill property and secured with an easement registered on title. One space for the commercial space would be located at the rear of the heritage building property.

Usable open space would be provided for the existing heritage building in the back yard at grade and for the infill house on a rear deck, sunken patio and back yard area.

Entrance to the upstairs dwelling unit in the heritage building would continue to be from the existing front right corner of the building. The existing rear stairs and porches would be removed and replaced by a small porch for the ground floor commercial unit only.

Staff will work with the applicant to refine the landscaping and site plan to the satisfaction of the City.

Appendix A contains the proposed site plan and elevation drawings.

**Project Statistics & Proposed Relaxations**

The following is a summary of the relaxations for the proposed HRA.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area:</td>
<td>Minimum 6,000 sq ft./557.4 sq. m.</td>
<td>3,678.4 sq. ft. /341.7 sq. m.</td>
</tr>
<tr>
<td>Front setback:</td>
<td>25 ft./7.6 m.</td>
<td>0.0 ft./m. <em>existing</em></td>
</tr>
<tr>
<td>Left side setback:</td>
<td>4.0 ft./1.2 m.</td>
<td>0.0 ft./m. <em>existing</em></td>
</tr>
<tr>
<td>Floor Space Ratio:</td>
<td>0.50</td>
<td>0.66 (2,426.5 sq. ft./225.4 sq. m.)</td>
</tr>
<tr>
<td>Off-street parking</td>
<td>4 spaces for Heritage building</td>
<td>2</td>
</tr>
<tr>
<td>Off-street parking location:</td>
<td>Must be located on site</td>
<td>1 of 2 spaces to be located on new house property</td>
</tr>
<tr>
<td>Land Use:</td>
<td>Single detached dwellings with one secondary suite and home-based businesses</td>
<td>Mixed use: 3 BR dwelling unit over commercial space</td>
</tr>
</tbody>
</table>

The proposed relaxations described as “existing” are considered legally non-conforming. The proposed HRA zoning layer would make them conforming.
The proposed Land Use relaxation to permit commercial use would allow small-scale neighbourhood serving uses such as a “group” daycare (i.e. more than the eight-child limit for a “family” daycare) or a corner store. It would not allow a café or restaurant. Staff would examine what other commercial uses would be appropriate for the site.

DISCUSSION

Heritage Value

Built in 1912 as a grocery store with an apartment above, the two-storey wood-frame vernacular Edwardian style building is valued for its connection to the Glenbrooke North neighbourhood’s first significant development period between 1912 and 1914. Although this area became part of the City of New Westminster in 1888, few houses were constructed here prior to 1912 when building activity began in earnest. The appearance of a local grocery store right at the inception of this boom period illustrates the accelerated development and densification of the immediately surrounding blocks at that time.

In scale, design and corner location the building displays its small business roots as well as its physical compatibility with its residential surroundings. The building is a good representation of a traditional neighbourhood-scale commercial building with residential accommodation above – a common sight in historic urban neighbourhoods which has mostly disappeared in recent decades. The building is important as one of the longest running neighbourhood grocery stores in Glenbrooke North, from 1912 until 1993.

The building is valued as a good example of an Edwardian vernacular commercial building with its rectangular, restrained ornamentation, canted corner entrance and simple elevations.

The Heritage Conservation Plan identifies the house as being in good condition, requiring some restoration work described in detail in the Heritage Conservation Plan. A number of out-of-character elements added in recent decades, including metal and vinyl siding, rear stairs and front brick work, will be removed.

The Statement of Significance and the Heritage Conservation Plan are attached in Appendix B.

---

1 From the heritage conservation plan.
OPTIONS

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

1) That the Community Heritage Commission recommends that City Council support the Heritage Revitalization Agreement for 720 Second Street;  or

2) That the Community Heritage Commission recommends that City Council not support the Heritage Revitalization Agreement for 720 Second Street;  or

3) That the Community Heritage Commission provides an alternative recommendation.
Appendix A
Site Plan and Elevations
RESTORATION AND PRESERVATION OF EXISTING FRONT ENTRANCE - A CHARACTER DEFINING ELEMENT OF THE HOUSE

EXPOSED RAFTERS

RECLAD IN HORIZONTAL WOOD SIDING

RESTORATION OF WINDOWS

720 Historical/Renderings

Raj Gill
720 2nd. Street
New Westminster, BC

www.d3design.ca

Project number 1401
Date APRIL 21, 2016
Drawn by Author
Checked by Checker

B002

50
B 720 East Elevation Existing
1/8" = 1'-0"

B 720 South Elevation Existing
1/8" = 1'-0"
720 2nd roof peak
314' - 7"

720 2nd top of wall
310' - 6"

720 2ND- UPPER PROPOSED
301' - 11 1/2"

720 MAIN
290' - 3 1/8"

AVG. GRADE 720
289' - 10 5/8"

B 720 North Elevation Existing
1/8" = 1'-0"

720 2nd roof peak
314' - 7"

720 2nd top of wall
310' - 6"

720 2ND- UPPER PROPOSED
301' - 11 1/2"

720 MAIN
290' - 3 1/8"

AVG. GRADE 720
289' - 10 5/8"

B 720 West Elevation Existing
1/8" = 1'-0"
B 720 East Elevation Proposed
1/8" = 1'-0"

B 720 West Elevation Proposed
1/8" = 1'-0"
720 Proposed Elevations

1. **B 720 North Elevation Proposed**
   
   - 720 2nd roof peak: 314' - 7"
   - 720 2nd top of wall: 310' - 6"
   - 720 MAIN: 290' - 3 1/8"
   - AVG. GRADE 720: 289' - 10 5/8"

   **Scale**: 1/8" = 1'-0"

2. **B 720 South Elevation Proposed**

   - 720 2nd roof peak: 314' - 7"
   - 720 2nd top of wall: 310' - 6"
   - 720 MAIN: 290' - 3 1/8"
   - AVG. GRADE 720: 289' - 10 5/8"

   **Scale**: 1/8" = 1'-0"
Appendix B
Heritage Conservation Plan
and Statement of Significance
Heritage Conservation Plan

Second Street Corner Grocery

720 Second Street, Glenbrooke North

New Westminster, BC

Ancs Heritage Consulting ~ March 2016
Contents

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Conservation Objectives.................................................................7
Building Description.................................................................8
Condition Assessment.................................................................9
Recommended Conservation Procedures.................................12
Proposed Alterations.................................................................15
Future Changes............................................................................15
Maintenance Plan.........................................................................15
Current Photographs.................................................................18
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Statement of Significance

720 Second Street, New Westminster BC ~ 1912

Description of Historic Place

The building at 720 Second Street is a vernacular Edwardian, two storey wood-frame building with dual commercial and domestic design. Located on the northwest corner of Second and Durham Streets in the Glenbrooke North neighbourhood of New Westminster, the rectangular shaped building features a canted corner entrance for a former store.

Heritage Values of the Historic Place

Built in 1912 as a grocery store with an apartment above, 720 Second Street is valued for its connection to Glenbrooke North’s first significant development period between 1912 and 1914. Although this area became part of the city of New Westminster in 1888, few houses were constructed here prior to 1912 when building activity began in earnest. The appearance of a local grocery store right at the inception of this boom period, illustrates the accelerated development and densification of the immediate surrounding blocks at that time.

In scale, design, and corner location the building displays its small business roots as well as its physical compatibility with its residential surroundings. The building at 720 Second Street is a good
representation of a traditional neighbourhood-scale, commercial building with residential accommodation above - a common sight in historic urban neighbourhoods which has mostly disappeared in recent decades. The neighbourhood corner store, usually run by a family who also resided on the premises, began to decline in the 1950s to be almost wholly replaced by supermarkets, shopping centres and chain outlets by the 1990s.

The building is important as one of the longest running neighbourhood grocery stores in Glenbrooke North from 1912 until 1993, and as a source of income and housing to a continuous string of local grocers and their families for over 80 years. As many of the grocers at 720 Second Street were immigrant families from diverse ethnic backgrounds, this building illustrates both the diverse character of the Glenbrooke North demographic and the strong connection between immigrant families and the corner store vocation in BC.

The building is valued as a good example of an Edwardian vernacular commercial building with its rectangular, restrained ornamentation, canted corner entrance and simple elevations.

**Character Defining Elements**

- Prominent corner location at Second and Durham Streets in the Glenbrooke North neighbourhood of New Westminster
- Original siting at the street corner edge of the property line and orientation to the street
- Modest-scale dual commercial/residential design as expressed by its rectangular form and massing, its glazed storefront with corner entrance, its second storey and dedicated residential entrance on the north side of the Second Street facade
- Continuous residential use since 1912
- Continuous commercial use from 1912-1993

**Vernacular Edwardian design elements:**

- Rectangular elevations
- (evidence of) Cornice at roofline, currently reflected in added layer of metal coping at the roofline
- Horizontal bevel wood cladding (under vinyl and metal siding).
- Vertical tongue & groove cladding under storefront windows.
- (evidence of) Exterior Edwardian-style windows and door trim with capped headers, examples of which survive on the interior
- Rows of vertical residential scale window openings on all elevations of the upper floor
- Large canted storefront entrance, flanked by large divided-light wood windows with transoms, and significant window sills.
Historic Brief

This neighbourhood known today as Glenbrooke North, was formally amalgamated to the City of New Westminster as early as 1888, but few houses were constructed here until the decade prior to the First World War. This Edwardian-era development date is typical of the former ‘suburban’ areas surrounding the early core of New Westminster due to their relative distance from the downtown business core and public transportation depots. The fire insurance map from 1913 (below) shows a portion of the neighbourhood in the midst of accelerated development with building lots appearing about 50% filled out at this time. The subject area (Second to Fourth Street, Eighth to Sixth Avenue) is outlined in red.

On the close-up view of the 1913 map (right), the subject property at 720 Second Street is outlined in yellow. The positioning of this corner store building right at the property line is evidence of its original commercial use. Note how it differs from the three set back houses with front yards to its north.
According to the building permit for this property, Franklin C. Cook was the original developer for 720 Second Street. Cook was the general manager at People’s Trust Co. and in 1911 resided at the Russell Hotel, suggesting that he was a new resident in town. The year the building permit was taken out to build the subject property, 1912, Cook was listed as a resident at 725 Second Street, the building located right across the street from the subject property. By 1913 Cook is no longer listed as a resident of New Westminster. This buying, developing and selling of properties in a short time frame reflects the speculative nature of development common during the rapid economic expansion of the Edwardian era.

A subsequent fire insurance map for New Westminster, revised in 1915, shows the buildings on the block in more detail, including dashed lines for covered porches and the letter S for store. The subject property, outlined in yellow, stands out in form and sitting from the line of houses that make up the rest of the block.

This map also illustrates that in 1915 (and most probably from the date of consecution in 1912) the subject property included two further buildings at the back of the property with a separate civic address - 722B Second Street. The buildings appear to be a 1.5 storey gabled dwelling and a single-storey shed. Although this address does not appear consistently in New Westminster directories, this map is evidence that a coach house was present on the subject property at a very early date. The original design and scale of the subject store building took into account its single-family residential context as expressed in its modest two-storey scale, and finishes similar to those of the surrounding residences, thus integrating easily with the dwellings around it.

The first resident grocer at the subject property was Clarence E. Hunter, a person who according to New Westminster directories, resided in the city only in the year of 1913. The subject property is not listed in the New Westminster directory of 1914, and partially because during World War I, BC directories were not published, the property is not traceable again until 1921 when the Fawcett family took over the running of the store and the residence in the building. James Henry & Martha Margaret Fawcett, of Irish descent, named the store the White Grocery. After James Henry’s death in 1928, Martha Margaret turned 720 Second Street into a franchise of a Red & White Store, a chain of...
independently run grocery stores, and one of three in New Westminster at the time. Both of the Fawcett daughters, Thelma and Inez, became school teachers at the local Herbert Spencer school just a few blocks down at the corner of Princess Street.

From 1931-34 the store and apartment were taken over by Wilfred & Winifred Woods, and returned to be a family-named grocery store, never again to be associated with a larger chain or franchise. The Woods’ three-year tenancy was followed by numerous families throughout the decades, some staying for a few years and others for over 20 - each time changing the name of the store, usually to their own family name.

Corner/neighbourhood stores in residential areas were much more common in the past than they are today. In the first half of the 20th century when people tended to shop locally and on foot, some intersections had a corner shop at all four corners. In Glenbrooke North there was another local store just two blocks away at the corner of Princess and 2nd, known as City Grocery, also dating from circa 1912. In mid-century other grocery stores in the area were at 902 Second Street, and just behind the subject building at 209 Durham Street. The prevalence of the automobile and the emergence of car-centred urban design decreased the role of neighbourhood corner stores as a primary shopping source for families. By the 1950s, neighbourhood groceries began to decline as they were systematically replaced by supermarkets and grocery vendors at strip malls, shopping centres and chain outlets. A local illustration of this pattern is the demolition of the apartment building that once housed City Grocery at the corner of Second and Princess in 1944. Many other local stores were either demolished or converted into dwellings.

The store at 720 Second Street is a rare example of a continuous use neighbourhood grocery store, functioning consistently in its original dual residential and commercial use from 1913 until 1993. Store owners and residents came from diverse ethnic backgrounds, from Irish to German Mennonites to Chinese. The longest-term store owners and residents were the David C. (or Ngan See) Wong family from 1967 until 1991. The ground level corner store maintained its original at least 10-20 years longer than most neighbourhood stores in residential areas, which today are a rare sight. It was converted into a living space in 1993.

**Conservation Objectives**

The Second Street Corner Grocery will continue on its original and current siting on the corner of Second and Durham Streets. Along with the restoration of the corner store building the intention is to reinstate the property's dual commercial and residential use. An infill dwelling on the property will be reintroduced as a heritage retention development incentive. The proposed infill dwelling (with historically sensitive design) will not impact the original context of the store building, nor affect its Character-Defining Elements and Heritage Values.

**Restoration** is the overall conservation objective for the historic building, focusing on the exposure and/or reinstallation of exterior elements that are not currently visible under the layers of metal/vinyl and brick cladding on the building. Using evidence on the building itself and where necessary, archival images of similar buildings, the corner store will be returned to its 1912 exterior aspect.
Building Description

The Second Street Corner Grocery is a two storey, wood-framed commercial building with apartment above. Built in 1912, it was constructed as part of the pre-World War I building boom which peaked that year in the neighbourhood today known as Glenbrooke North. In recent decades the building has been covered in metal siding and its original double-hung wood windows have been replaced with aluminum sashes. The storefront was enclosed with drywall and vinyl siding when the store was converted into a residential space in 1993. Notwithstanding these alterations, 720 Second Street is recognizable as an example of a detached vernacular Edwardian commercial building. As typical of this design tradition, common from the early 1900s well into the 1930s, the building is of rectangular form and massing with simple elevations and a flat roof. An onsite investigation of the interior and exterior (under the added layers of cladding), revealed examples and evidence of the building’s restrained ornamental elements: square-edge window and door trim with cap mouldings, roofline cornice at the two street facing elevations, horizontal wood bevel siding throughout and vertical siding under the corner storefront glazing.

Below are archival photographs of vernacular Edwardian store buildings of similar designs and age. Like the subject building, their modest scale and finishes are well suited to their residential context:

![J.A. McMillan store North Vancouver - 1905. Source: Vancouver Archives OutP1057](image1)

![Postcard of A. J. Bradley store in Vancouver - early 1900s. Source: item #285 Wayfarer's Bookshop - Bowen Island](image2)

Rendering of the restored 720 Second St. building. Source: 3D Design
Condition Assessment

Overall the building is in good condition.

a. Structure

The exterior building lines are true to the eye, there is no visual evidence of structural distortion, settlement or obvious failures.

b. Foundations and Masonry

The foundation comprises of concrete blocks and a poured concrete perimeter. Non-invasive inspection did not expose any evidence of moisture damage or rot in the foundation or where it meets the structural timber. The interior brick chimney is in fair condition, and obsolete, as electric baseboard heaters have replaced the furnace. A layer of bricks that has been recently added under the storefront windows is in poor condition exhibiting mortar failure, moisture ingress and detached pieces near the side door on the north end of the facade.

c. General Wood Elements

Rot was identified in the storefront window sills but not in any other exterior wood elements. The small areas of horizontal bevel wood siding temporarily exposed for this report were in good, dry condition, in need of basic repairs and thorough repainting.
It is assumed that all original exterior trim and corner boards have been removed, if any are present on the building under the metal siding their condition will be assessed upon exposure.

Vertical siding under the storefront glazing is in fair condition in need of thorough repair and repainting. Some damaged/broken vertical boards may need to be replaced in-kind.

The exterior stair case to the second floor at the rear is a more recent addition and is in poor condition, detaching at points from the building and exhibiting moisture damage.
d. Roofing and waterworks

The existing torch-on roof is in functioning condition but limited access and visibility did not allow for an in depth condition assessment. Gutters and downspouts are in poor condition, in need of replacement.

e. Windows and Doors

The existing single-pane aluminum windows are all in fair condition and are in need of replacement. Window and door frames are generally in good condition requiring some repair and thorough repainting.

An original window opening on the second storey at the southwest corner was converted into a door when the rear staircase was added. The door/window frame (as well as the patched up siding) around this opening is in poor condition and is in need of replacement.
Recommended Conservation Procedures

The following procedures are according to conservation standards for historic buildings as established by the Parks Canada, Historic Places Initiative (HPI) and listed in Standards & Guidelines for the Conservation of Historic Places in Canada.

**Preservation:** The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

**Restoration:** The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

**Rehabilitation:** The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

### a. Structure - Restoration:

Added cladding layers (metal, vinyl and brick) will be removed to expose the original structure. If during the course of construction, it is discovered that parts of the wood framing is damaged, those parts will be selectively repaired, upgraded and adapted for improved integrity.

### b. Roof and Rainwater Works - Rehabilitation:

New gutters and downspouts will be installed. New rainworks colour will be incorporated into the proposed historic colour scheme: Gutters will be painted in trim colour (Edwardian Pewter) and downspouts, to be installed on elevations not facing the street, will be painted in body colour (Kitsilano Gold).

### c. Masonry and Foundation - Preservation and Restoration:

No alterations are planned for the foundation unless unidentified damage is revealed during construction which could require repair or underpinning. The obsolete and deteriorated internal brick chimney is scheduled for removal. The newer brick cladding below the storefront will be removed to expose the building's original wood siding.

### d. Cladding and Trimwork - Restoration:

Once the exterior metal and vinyl cladding is removed, the original wood cladding will be repaired or replaced in-kind only where needed; exterior trim and corner boards will be reinstalled as per the architectural drawings and the trim shadows on the building. The exterior trim width, profile and design will be replicated as per the surviving interior trim. A new projecting wood cornice will be
reinstalled at the Second Street and Durham rooflines, as well as a storefront signboard, as per the architectural drawings and the trim shadows on the building with simple Edwardian-era ornamental brackets.

e. Windows and Doors - Restoration:

New double-hung wood window sashes will be installed in existing single and double window openings and frames. The new sashes will be replicated based on local vernacular Edwardian commercial buildings with surviving original windows of the same era - such as the Arundel Mansions on Begbie Street and the Telford Block on Royal Avenue. Also replicated from comparable doors on the previously listed buildings, two new wood doors (store door and residential entrance) will be installed on Second Street. The store door will be glazed and the residential door will be solid with transom above.

The entire storefront assembly will be restored as per the project’s architectural plans, which are based on the surviving assembly. As detailed above, a new wood-glazed entry door will be installed here. The rest of the storefront structure - sash and glazing, survive on the building, but is partially concealed behind drywall and vinyl siding installed in 1993. Once completely exposed, any damaged glass or sash will be repaired or replaced in-kind, although there is no evidence of damaged parts except for the storefront window sills. The storefront window sills are rotted and will be replaced with in-kind replicas.
f. Finishes - Restoration:

Spot scraping of accessible paint layers on the original wood siding and storefront window sash revealed that the original body colour was a gold/ochre (close to VC-11, see below) and the sash was originally black. A locally common, era-appropriate trim colour that was often combined with the two original colours identified is green or grey. The proposed historic colour scheme for the building’s restoration will thus be as follows:

From the **Benjamin Moore Western Canada Historic True Colours Palette**:

1. Body - (horizontal siding) - Kitsilano Gold VC-11
2. Trim - Edwardian Pewter VC-23
3. Feature Details (brackets, vertical siding at storefront, store signboard) - Harris Green VC-21
4. Window sash and doors - Gloss Black VC-35

Rendering of the restored cornice detail in proposed historic colour scheme.
Source: 3D Design
Proposed Alterations

The historic store building will be restored to its 1912 appearance and dual commercial/residential use. The only proposed change to this property is the introduction of a residential dwelling on the lot. There is historic evidence that both the presence of a separate dwelling building and the commercial use of the store building were integral to the original design and intent of the property. The property size can accommodate both buildings, leaving adequate space between the two.

The proposed change is considered a reasonable intervention given generally accepted conservation standards, rehabilitation needs for proposed uses and site conditions, and the realities of achieving heritage retention through development incentives. The proposed change does not effect the building’s Character-Defining Elements and Heritage Values.

Future Changes

Changes to the building configuration, especially additions, should be carefully considered for minimal affect on the Heritage Values as embodied in the Character-Defining Elements (CDE) listed in the Statement of Significance.

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition). The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

• Ensure site runoff drainage is directed away from buildings.
• Maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
• Do not permit vegetation (vines, etc.) to attach to the building.
b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily by flushing and/or professional inspection every 3-5 years.
- Inspect interior for signs of moisture migrating through foundation walls or the slab-on-grade in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

c. Masonry

- Review structural integrity for deformation, leaning, cracked bricks and if encountered seek advice from Professional Engineer as may be related to foundation problem.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration mechanisms, identify source of problem and take corrective repair/replacement action:
  
  o wood in contact with ground or plantings;
  o excessive cupping, loose knots, cracks or splits;
  o open wood-to-wood joints or loose/missing fasteners;
  o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
  o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
  o signs of water ingress (rot, staining, mould, infestation).

- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in kind of these elements every 10-15 years.
- Inspect paint finishes every 3-5 years and expect full repainting every 7-10 years. Look for:
  
  o bubbling, cracks, "alligatoring" or crazing, wrinkles, flaking, peeling or powdering;
  o excessive fading of colours, especially dark tones;

- Note repainting shall be in historic colours approved for the HRA unless altered by Heritage Alteration Permit (HAP) issued by the Local Authority.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.
- Review metal flashings to ensure water runoff properly directed to the exterior and that flashing joints are intact.

**e. Windows and Doors**

- Annually check integrity of window glazing putty for drying, cracking or loss.
- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors. Poor operation can be a sign of building settlement distorting the frame, or sashes or doors may be warped.
- Check condition and operation of hardware for rust or breakage. Lubricate annually.
- Inspect weather stripping for excessive wear and integrity.

**f. Roofing and Rainwater Works**

- Inspect roof condition every 5 years, looking for:
  - excessive moss growth and/or accumulation of debris from adjacent trees;
  - flashings functioning properly
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement at 18-22 years or longer.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

**g. General Cleaning**

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green©.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.
Current Photographs

front view
(northeast)

rear view
(southwest)
Resources

BC and National Archives

Indexes to births (1854-1903), marriages (1872-1938), deaths (1872-1993), colonial marriages (1859-1872) and baptisms (1836-1888)
Government of Canada Censuses for BC

City of New Westminster

Building permit records

New Westminster Archives

Archival photos
1930s photo of Red & White truck and employees (http://archives.newwestcity.ca/permalink/20454/)

New Westminster Public Library

Historic directories, Fire insurance maps, Municipal Voters Lists
Columbian Daily newspaper - various archival editions

Publications


Shackles, Kevin. 2015. Around the Corner: The Life and Death of Grandview’s Corner Grocery Stores. Report for UBC Geography Department course 429: Research in Historical Geography.

A building permit application is expected for 659 Columbia Street. As per the Heritage Review Policy, the Community Heritage Commission is being asked to review the information and provide a recommendation.

**POLICY CONTEXT**

**Official Community Plan Land Use Designation**

Commercial Historic Area (CH): This area will include heritage buildings in a commercial street. It is anticipated that pedestrian scale commercial uses will be at the street level and commercial, office or residential uses above the ground level. Depending on the provision of public amenities, a density bonus may be considered.

**Heritage Review Policy**

In June 2011, Council approved a revised heritage review policy, which includes the following section:

> Further that processing of demolition and building alteration permits for buildings and other heritage elements listed on the Heritage Register include a review by the Community Heritage Commission for comment and recommendation.

659 Columbia Street is on the City’s Heritage Register and as such, any proposed changes to the exterior of the building are to be reviewed by the Community Heritage Commission.
Heritage Register

Created in 1997, the Heritage Register is a formal list of properties that Council has identified as having heritage value. Properties are either added to or removed from the Heritage Register by Council resolution and those properties added must be shown to have heritage value or character. There are no associated legal obligations for the property owner or for the City for a property being listed on the Heritage Register.

The Heritage Register identifies to prospective buyers that a property is important on a community level and it enables staff to monitor proposed changes to those properties through the permit application and licensing processes. Through a bylaw, the City may withhold building permits (including demolition permits) for properties listed on the Heritage Register until the building permit for the new building is issued. Properties on the Heritage Register are also eligible for special provisions in the BC Building Code Alternate Compliance Methods sections.

Heritage Area Revitalization Program (HARP)

The property located at 659 Columbia Street is within the City’s historic downtown area where all design considerations are governed by the Heritage Area Revitalization Program (HARP) Guidelines, (attached as Appendix A).

The HARP Guidelines identify that the restoration of an historic façade is highly recommended.

Heritage Standards and Guidelines

Council adopted the “Standards & Guidelines for the Conservation of Historic Places in Canada” (“Standards & Guidelines”) in 2008 as a basis for assessing heritage projects within the city. HRA proposals are carefully evaluated against it by staff to confirm compliance.

BACKGROUND

The property contains a two storey commercial building that was designed by George W. Grant and constructed in 1899. It was built for David S. Curtiss as a drug store. In 1969 the front façade was covered in stucco. In 2014/15, the lower portion of the building was renovated for a development pre-sales office. The building was placed on the City’s Heritage Register in 2004.
The Heritage Register listing for this building (attached as Appendix B) identifies the following character-defining elements:

- Location on Columbia Street and its part in a grouping of late Victorian and Edwardian-era commercial buildings in historic downtown New Westminster;
- Siting on the property lines with no setbacks;
- Form, two-storey scale at front, one-storey scale at rear, flat roof, cubic massing;
- Elements of the original front façade, including red brick walls and details, now concealed by the later stucco covering;
- Rear red brick façade with corbelled cornice and arched entrance.

**DISCUSSION**

The HARP Guidelines have included 659 Columbia Street as one of their façade restoration examples, (attached as Appendix C). In it is the recommendation that the front façade be uncovered and restored or rebuilt using original elements. In addition, it is recommended that there be new signs and a new awning.

The proposal is to uncover the upper façade by exposing the original windows. The recent reconfiguration of the lower level store front would be mostly retained and a new door would be added at the east edge. Photographs showing the progression of façade changes are in Appendix D. The proposed façade restoration drawing is in Appendix E.

The CHC is being asked to provide comments on this application as it pertains to the HARP Guidelines and to the Statement of Significance:

For example:

- Is the proposed restoration respectful of the building’s heritage value as identified in the Statement of Significance?
- Is the level of proposed restoration suitable?
- Does the proposed restoration follow the HARP Guidelines?
- Does the proposed restoration and addition of the door follow the Standards and Guidelines?
- Would you like to make a recommendation regarding future building signage and awning?
- Would you like to make suggestions regarding the material used for the recreated elements proposed on the application drawing?
- Is the design and location of the proposed new door appropriate?
OPTIONS

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

1) That the Community Heritage Commission supports the proposed façade restoration of 659 Columbia Street;
   or

2) That the Community Heritage Commission does not support the proposed façade restoration of 659 Columbia Street;
   or

3) Give an alternative recommendation.
Appendix A

Heritage Area Revitalization Program (HARP) Guidelines
THE COLUMBIA STREET
H.A.R.P. GUIDELINES

for the
City of New Westminster

Foundation Group Designs Ltd.
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SECTION 1: INTRODUCTION:
THE COLUMBIA STREET H.A.R.P. GUIDELINES

In 1990 the City of New Westminster, assisted by the B.C. Heritage Trust, initiated a Heritage Area Revitalization Program (HARP) for the 400 to 700 blocks of Columbia Street, the historic commercial core of the City. The HARP program is a voluntary cost-sharing program that will benefit the owners, tenants and retail merchants of 27 prioritized historic buildings in this area; HARP funding will cover up to 50% of the cost of sympathetic facade upgrading. The program will run for three years, and funds will be allocated on a first-come, first-served basis.

These guidelines have been prepared as an initial step in implementing the HARP program and as a working tool for the City of New Westminster, the HARP Coordinators and Steering Committee, property owners, tenants and designers. The sections are arranged to follow the design process; starting with the overall concerns of form and scale, then focussing on more specific details relating to project completion. There is latitude for individual expression and diversity to provide inspiration for vibrant, individual projects, yet at the same time contribute to an overall unified image for the historic buildings of Columbia Street.

1.1 HISTORIC COLUMBIA STREET

The City of New Westminster has played a dominant role in the early development of British Columbia and the lower Fraser Valley. From 1859 to 1868 the City was the capital of the Crown Colony of British Columbia and became, for a time, the most important commercial centre on the mainland. The city was incorporated in 1860, and the downtown area along Columbia Street developed as the commercial focus of the region as well as the gateway to the Fraser Valley.

During the 1880’s boom, much of the downtown was rebuilt with masonry structures comparable to those being built in Victoria. Steamship travel along the Fraser River, centred on New Westminster’s waterfront, was pivotal in the settlement of the Valley. The depression of 1893 delayed business activity for about five years, but just as rebuilding neared completion, one-third of the city was ravaged by the great fire of 1898; only two buildings in the downtown core survived. However, recovery was remarkable, and over the next few years there was renewed optimism, generated in part by the the imminent opening of the Panama Canal.

The financial collapse of 1913 ended the downtown building boom, and today many of the buildings on Columbia Street remain much as they were at that time. Two distinct building types remain from the period between 1899 and 1913; first, the Late Victorian structures built the year after the fire; and second, the buildings typical of the Edwardian boom period, which ended with the depression of 1913. They exemplify the development of the City in an earlier era and reflect the harmony and consistency that Columbia Street retains. This is the historic heart and core of New Westminster.

The historic buildings of Columbia Street are a valuable community heritage resource, and play an important role as the focus of the commercial district. The 400 to 700 blocks of Columbia Street offer a unique concentration of heritage buildings that could be renovated and restored in a sympathetic and compatible manner. This area has few intrusive modern structures, and it is possible to recapture the ambience of an earlier era. An important consideration is that the area is adjacent to the new waterfront developments and other large-scale residential projects, providing an expanding population base which will help ensure the long-range commercial viability of the area.
1.2 OBJECTIVES OF THE GUIDELINES

The COLUMBIA STREET HARP GUIDELINES are based on an examination of the existing conditions of the area and an analysis of the potential revitalization treatment of each building. The underlying principles of the guidelines are based on the integrity of individual buildings, and respect for the original design concept for each structure.

The primary goal is the overall economic viability of Columbia Street as a revitalized historic commercial area, augmented by the existing street revitalization. To this end the guidelines promote a more attractive, appealing and historically appropriate appearance, and will act to create a vibrant and rejuvenated commercial area.

The guidelines are based on the preservation and enhancement of the individual historic character of each building. Therefore it is strongly recommended that original materials be retained or uncovered, that lost details be replaced, and that historically inappropriate elements should not be added.

The objectives of the guidelines are:

1. To inform the building owners, tenants, retail merchants and the public of the intent to enhance the character of historic Columbia Street.
2. To promote economically viable commercial projects.
3. To encourage the retention and rejuvenation of individual historic buildings.
4. To provide guidance for construction funded under the HARP program.

1.3 APPLICATION OF THE GUIDELINES

The Columbia Street HARP Guidelines will be of interest to all those involved in the revitalization of this historic commercial area.

The guidelines should be consulted when planning any construction funded under the HARP Program, and should be used in conjunction with the appropriate zoning and sign by-laws of the City of New Westminster. The individual schematic designs in Section 11 should be the starting point for each project. Professionals should always be consulted when preparing the final plan for each building; their fees are included in the overall cost, and are therefore eligible for proportionate funding.

Other buildings in the 400–700 blocks of Columbia Street would be considered for funding, providing that the prioritized buildings have had an adequate chance to respond, and the owners or tenants are willing to undertake compatible and sympathetic renovations that conform to the HARP guidelines.

The HARP Coordinators will assist property owners and tenants in the interpretation of these guidelines. Each HARP application, including cost estimates, must be approved in principle by the HARP Steering Committee.

In general, HARP funding should be used to restore rather than renovate, and repair rather than replace, early building elements. Funding is limited to facade elements only.
HARP funding will cover the following items:

1. Structural stabilization of facade elements: includes repointing, repair of lintels, new flashings, etc.
2. Cleaning and repair of surface elements.
3. Painting.
4. Rehabilitation/replacement of storefront windows and doors.
5. Awnings and canopies, signs and lighting.

HARP funding will not cover the following items:

1. Any abrasive cleaning of masonry (sandblasting).
2. Removal/replacement of original window sash unless it is completely beyond repair.
3. Inappropriate new facing materials, such as plywood, concrete block, etc.
4. Backlit fluorescent or plastic signs.
5. Backlit or translucent fabric awnings.

More specific information on each of these points is covered in the main body of this document.
SECTION 2: FORM AND SCALE

These guidelines are designed to protect the fragile and special character of Columbia Street, while enhancing and broadening its economic viability. This section provides guidance for renovating and restoring existing buildings in the HARP area. The character of these buildings originates from the use of traditional materials and forms; these qualities should be enhanced whenever possible.

Each individual renovation or restoration project should adhere to a proper system of proportioning; this includes the relationship between the height and width of the elevation of a building and its facade elements. Alterations to existing buildings should respect their original design intent as well as the proportions of neighbouring buildings.

The historic character of these buildings is dependent on a variety of architectural details; in some cases these features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance. Not every detail of every building may be feasibly restored, but surviving features should be retained and repaired. Inappropriate later additions should be removed or replaced. In many cases original details may be exposed by removing later applied sidings; inappropriate new architectural details or ersatz decorations should not be added.

These considerations of form and scale are crucial if the historic character of Columbia Street is to be retained and augmented.

2.1 GENERAL DESIGN CONSIDERATIONS

The harmonious character of Columbia Street depends on all of its built form, including the buildings and street furnishings, working together as a cohesive and visually appealing streetscape.

To achieve this goal, the following must be considered for each individual project:

1. Gimmicky or applied styles should not be used; they do not relate to the integrity of either the individual buildings or the area in general. Ersatz decoration or building styles (ie. Tudor Revival) should not be used.

2. Buildings should be renovated and restored appropriately in their individual period and style. Forms that never existed should not be added. Examples of what not to add would be tacked-on mansard roofs or fake Victorian gingerbread. Building details should be congruent with the date the building was constructed.

3. Any new construction or additions should not be designed with gimmicky or applied styles, or be decorated with inappropriate applied ornamentation. These projects should show respect for historic construction methods, forms and detailing in an honest modern idiom, and should be sympathetic to the existing streetscape and surrounding buildings. Attention to materials helps new blend with old without adding fake details.

4. Any replication and/or reconstruction should be distinguishable from original material.

Many other revitalization projects demonstrate that this is the best approach to long-term viability for the commercial area. Other measures would appear out of place, and would date quickly, requiring future rebuilding.
The following area of each building should be examined to determine what original architectural details remain and may be rehabilitated:

☐ Facade Treatment
Original surface treatments should be exposed when intact, if this is technically and economically feasible. Any trim materials that have been removed should be replaced with suitably designed substitutes. If original material is to be disturbed for any reason, proposed changes should be thoroughly documented.

☐ Cornice
Original cornices were generally built with brick or pressed metal, and are vital in defining the character of these buildings. They should be retained, unless repair is totally impractical, in which case a suitable replica may be installed. If the original cornice is missing, reconstruction is advised to visually cap the facade and complete the original design intention; evidence for reconstruction often exists in archival photographs or can be determined by what remains on the building.

☐ Later Sidings
Later sidings are often added over original materials; these include stucco, vinyl and wood. These should be removed where feasible; test samples should first be removed to determine whether or not this possible.

☐ Storefronts
The ground floors of commercial buildings are altered most frequently. In many cases entire storefronts have been inappropriately replaced. The ground floor should be examined to determine how the existing storefront serves both functional and aesthetic requirements. Where possible, original storefront configurations and materials should be recovered or reconstructed.

☐ Windows
The HARP area has a great variety of fenestration, but most of the existing buildings had double-hung wooden sash windows. Where possible, these should be retained, or replicated if they have been changed.

The HARP area should ultimately present a consistent, upgraded image, complementing a successful mix of activities and a healthy respect for the past. This should foster a viable commercial climate for the on-going revitalization of the Columbia Street historic core.

2.2 ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS

In addition to these considerations, the following issues should be examined for all additions and alterations. These are crucial in maintaining the heritage character of the area; obtrusive modern interventions could completely overwhelm the existing heritage structures.

All new construction in the HARP area must conform to the by-law for C-4 (Central Business Districts) zoning, and requires a Special Development Permit. No setbacks are required, and any setback from the street frontage is discouraged. By-law #5892 regulates the height and form of new developments in the Columbia Street corridor; and design guidelines are currently being prepared for new developments in the downtown area.
Additions should conform to the type of massing suggested by existing models, including storefront retail use, and evenly spaced window openings on the upper floors. Upper stories should exhibit a solid to void relationship that echoes a traditional punctured wall treatment; wall area to window area should be approximately a 2:1 ratio. Windows should be inset in a traditional manner, not be flush with the facing material. Odd-shaped windows or random placement are discouraged; wooden-sash windows with a historic look are encouraged. Projecting box canopies or flat fixed canopies should not be permitted.

All facing materials used in additions or alterations should conform to those listed as appropriate in Section 3.4. Due to the nature of traditional construction methods, it is crucial that any new construction blend sensitively where it joins with an older building. The appropriateness of trim and detail is not determined by these basic criteria alone. Sensitive integration with the older buildings in the HARP area is the key determinant for a successful design.

The following treatments and structural systems should not be used:

1. Glass curtain walls or ribbon windows
2. Expanses of plate glass
3. Expanses of stucco
4. Expanses of concrete
5. Large scale masonry units
6. Long-span structural openings

Other elements of design may be of equal importance and must be weighed to determine the ultimate appearance of the final project; these criteria may not be exhaustive of all considerations relevant to specific applications. Each project should be assessed on its own merits.
SECTION 3: MATERIALS

This section deals with the appropriate treatment of materials in the renovation, restoration, addition to, or alteration of existing buildings in the HARP area.

The character of these buildings is derived from an honest use of materials and a simple and logical deployment of their forms and proportions. Whenever possible, original materials should be left in place or exposed if covered; new materials should be sympathetic and compatible. If original materials have deteriorated and require replacement, their appearance should be duplicated.

3.1 MASONRY

Most of the buildings on Columbia Street are built with masonry facades and side walls. The following considerations apply for each type of masonry:

3.1.1 Brick

The most important consideration is to ensure the integrity of the brick facing against water infiltration. Proper flashing, weathertight structural openings, and properly struck mortar joints are critical considerations.

If replacing bricks, match the size and hardness of the original, and if exposed, match the colour and surface texture. Underfired, deteriorated bricks ("salmons") may need to be chipped out and replaced in situ. In some cases matching bricks may be obtained by removing some from an inconspicuous part of the building.

If brick is to be added to an existing building, it should match the colour, size and texture of the existing brick. Brick should be common face brick, smooth in texture (not wire cut), of traditional size, and red, yellow or buff in colour. Giant bricks, cement blocks, and new "antique" bricks should not be used.

To prevent moisture absorption it is recommended that a breathable sealant be applied to brick, especially after cleaning. Non-breathable silicone sealants may trap moisture and are therefore not recommended. Professional advice should be sought in the specification of these products.

3.1.2 Stone

The use of stone as a finish material is acceptable, with limitations, especially at storefront level. The size of the masonry units should be scaled to the size of the building, and jagged, rough-cut random ashlar stones, or highly polished stone surfaces (such as granite tiles) should not be used.

3.1.3 Terra Cotta

Terra cotta is used as both a cladding and a trim material in the HARP area. Careful examination should be made to ensure that the terra cotta units have not deteriorated, and remain securely anchored to the wall. Remedial measures may range from patching and caulking, to the replacement of damaged units. Careful examination is required to determine condition and best methods of conservation. If replication of damaged or missing units is required, the following materials may be considered:

1. Replacement terra cotta units
2. Fibreglass replacements
3. Composite concrete systems

The Columbia Street H.A.R.P. Guidelines
3.1.4 Concrete
Where concrete is original, it should be checked for watertightness, drainage defects should be corrected, and the facing properly flashed. If patching, match the original in appearance; damaged or loosened pieces should be removed, and tests made with patching materials. With re-inforced concrete, clean and seal any exposed reinforcing bars to prevent further deterioration.

The use of concrete as a facing material for additions and alterations is discouraged unless it is appropriately detailed into smaller areas, or covered with another siding material. Concrete blocks are unacceptable as a facing material.

3.1.5 Stucco
If the stucco is original, and needs repairs, remove loose patches and particles, then patch with new stucco that duplicates the original in strength, composition, texture and colour.

Before the 1920's, stucco was rarely used as a primary facing. Stucco facings were often added to "modernize" earlier buildings, or in an attempt to correct a moisture problem. Often the stucco is an inappropriate texture, and obscures original details. Later stucco sidings should be removed where feasible; this could reveal the long-lost beauty of an early facade. Each stucco removal project has specialized concerns, and must be reviewed separately as to procedure and phasing.

For alterations and additions, stucco should only be used as a panel material, in small areas and bordered with wood trim. The surface should be plain, even and flat; textured, swirled or heavily stippled stucco should not be used. Stucco should not be used in conjunction with metal trim, which gives a cold, modern appearance. Wood trim and windows help alleviate the blank appearance of stucco; windows should be recessed with an adequate reveal.

3.1.6 Mortar
Where mortar is found to be deteriorated, it may require full or partial repointing. Deteriorated mortar joints should be carefully hand-raked and repointed. Traditional methods and materials should be used, and the tooling and size of joints, the mortar colour and surface texture should be closely matched to the original. Synthetic caulking compounds and 'scrub' repointing are inappropriate. Care should be taken not to damage the brick during this work. Mortar strength should not be greater than the original or it may cause stresses to build up within the wall, causing failure of the facing.

3.1.7 Tile
Tile is sometimes found on the storefronts of commercial buildings. The use of decorative tilework is encouraged, but tiles should be small, 15cm (6 inches) square or less, and should conform to the overall colour scheme chosen for the building. Tiles should be solid colour (patterns are unacceptable) but may be used to form a fretwork, geometric pattern or sign. They provide an appropriate solution for the finishing of a stucco wall, which should not touch ground level or a sidewalk.

3.1.8 Cleaning of Masonry
Masonry should be cleaned of grime and soot, and inappropriate paint layers removed; these are specialized processes and should be undertaken in conjunction with skilled professionals. Although masonry is a durable building material, it is susceptible to damage when improperly cleaned. Any existing damage should be rectified, then the gentlest possible cleaning methods should be used. Surface tests should be undertaken before the final cleaning proceeds.
The following considerations apply to the cleaning of masonry:

1. Never sandblast or use an abrasive cleaner, as it will destroy the masonry surface. Once damaged, the surface is more vulnerable to weathering, and cannot be restored to its original appearance.

2. The best method to restore masonry is a combination of chemical cleaners and strippers, used in conjunction with low pressure water treatments. These caustic chemicals must be handled carefully during application; they may etch glass and other surfaces. If water pressure is too high it may wash out mortar from the joints and soak the wall. The effluent run-off, which may include lead if paint has been stripped, must be contained and disposed of safely.

3. In any cleaning or stripping operation, the primary and surrounding materials must be adequately tested. A minimum test patch of 1.85 square metres (20 square feet) is recommended, followed after an adequate dwell time by proper washing.

4. After any cleaning and stripping operation, repointing may be required.

3.2 WOOD

Wood, readily available and easily shaped, was commonly used on the early buildings in the area. For all HARP projects, the use of wooden windows, doors, and storefront elements is encouraged.

Original wooden elements should be repaired, painted and maintained to an acceptable standard. If these elements have decayed to the point where replacement is necessary, the original configuration, assembly and appearance should be duplicated; pieces to be replaced should be carefully measured, removed with minimal disruption to the surrounding materials, then replicated and replaced. Wooden sash windows are further discussed in Section 4.2.

Unfinished cedar and plywood should not be used as primary facing materials.

3.3 METAL

Generally, metal is found as a trim, cornice or storefront element. Original sheet or cast metal elements should be examined for deterioration, then repaired and repainted as necessary; they should be repaired in situ, but with proper precautions may be removed for shop repair. The type and placement of anchoring system should be thoroughly examined as to adequacy and stability, and reinforced as required.

The first step in repairing metal trim is to examine it for signs of decay, and halt the causes of deterioration. This should occur before repairs commence or the trim may be further damaged.

Galvanized or ferrous metals should be painted. Any corrosion should be removed prior to repainting; the gentlest possible methods should be considered. The following considerations apply for these types of metal:

- **Galvanized Metals**

These are metals in which zinc has been used as a protective coating. They must always be painted with an appropriate chromate primer, otherwise the paint surface may fail and peel off. This primer should be top-coated with two coats of oil-based paint. Any flashings should be examined as to their integrity and watertightness.
Ferrous Metals

This includes iron and steel, which should be primed as necessary and painted with two coats of oil-based paint. Surfaces exposed by cleaning, repair or the removal of paint should be primed immediately. For final painting to proceed, the surface must be absolutely dry; the temperature should be above 10 degrees C. (50 degrees F) and the humidity should be below 80%.

The best long-term protection for metal elements is adequate caulking at joints, and proper painting to protect the surface from corrosive pollutants.

Missing metal features should be replaced when they can be documented through plans, archival photographs, or evidence found on the building.

Corrugated metal sidings should not be considered appropriate under any circumstances.

3.4 SUMMARY OF MATERIALS

The following materials are appropriate:

1. Common Smooth Face Brick; in red, yellow or buff
2. Terra Cotta; block cladding or trim
3. Stucco; used as a panel treatment, bordered with wood; should only be finished with a flat('sand float') texture
4. Concrete; only when detailed into smaller surface areas, or covered with a facing material
5. Stone; when used in an appropriate historical fashion
6. Wood; for windows, doors and storefront elements
7. Metals; as a secondary material or trim only
8. Tile; as a decorative element
9. Fibreglass; for replication of missing historic elements
The following materials are inappropriate:
1. New “antique” style or wire-cut brick
2. Out-of-scale masonry units, i.e. giant bricks
3. Textured, swirled or heavily stippled stucco
4. Aluminum, vinyl or plastic sidings
5. Corrugated or sheet metal sidings
6. Vertical or diagonal wooden sidings
7. Split cedar shakes
8. Unfinished cedar siding
9. Wide profile or lapped wooden siding
10. Plywood as a primary material
11. Jagged, rough-cut, random ashlar or highly polished stonework
12. Sprayed stone chip or stone chip panels
13. Mirrored or reflective glass

The proper use of materials is an important step in recapturing the appearance and heritage character of individual historic buildings, as well as promoting a revitalized image for Columbia Street.
SECTION 4: STOREFRONTS, DOORS AND FENESTRATION

4.1 STOREFRONTS, DOORS AND ENTRIES

It is the ground level of commercial buildings which tend to be most altered from the original. The ground level is the face by which a business presents itself to the street; it is therefore critical to consider fully the functional and aesthetic aspects of storefront design in any revitalization treatment. Attractive storefront design is one of the keys to economic viability.

Original plans or photographs will indicate the original storefront configuration. Additional evidence may be in the original features, often hidden under later sidings; this may be discovered with careful probing and investigation. The effort of rebuilding a storefront is well worth undertaking when the long-term economic benefits of increased business are analysed.

For each storefront design, consider the following:

☐ Function
What was the original function? What is the intended function? What type of window display space and visibility is required?

☐ Circulation
Is the entry location the original? If altered, can the entry be returned to its original location?

☐ Materials
Can original materials be restored? Which new materials are most appropriate, attractive, durable, and similar in colour, texture and detailing to the original?

☐ Proportions
In multi-storey buildings, there should be a clear relationship between the ground floor and the upper floors. Many storefront windows, originally tall to permit natural light penetration, have been shortened over the years. What is the appropriate window height?

☐ Integrity
Original building elements should not be disturbed. Irreversible changes to historic materials should not be made. The storefront should serve the past as well as the present.

☐ Character
A look appropriate to the original building is essential. Applied styles, such as mock Tudor, are discouraged, as they visually isolate the storefront from the rest of the building and create a jumbled and chaotic effect. The character of the building should be respected and enhanced with proper storefront design.

☐ Display Windows
Glass was historically more available in small sizes, and storefront were sometimes divided into smaller panes. Modern adaptations should follow this patterning; avoid large expanses of plate glass unless shown to be historically appropriate.

☐ Signs
There should be clear and logical opportunities for the placement of signs. For further information see Section 5: Signs.
Inappropriate storefront renovation

Appropriate storefront restoration
Awnings and Canopies

These are often the final touch in a successful storefront renovation. They provide shelter for browsing pedestrians, and also protect merchandise from direct sunlight. For further information see Section 7: Awnings and Canopies.

Early commercial buildings in the HARP area had wooden doors, with carved or molded detail, often with inset glass panels and cast brass hardware. Retain and restore old and original doors wherever possible; doors should conform to egress requirements as outlined in the building code. New or replacement doors should be detailed in accordance with the nature of the building. Doors leading to retail and commercial space should have inset glass panels for additional visibility.

4.2 WINDOWS

Window shapes and sizes vary with the architectural style of a building. In older buildings window openings are generally a punctured void in a solid wall, with a proper reveal, sill and trim.

Windows which are wholly or partially blocked should be reopened and properly reglazed. Altered window openings should be returned to their original dimensions and an appropriate window sash reconstructed. If original windows have been removed, consult archival photographs to determine their original configuration.

Original windows should be retained; later window sash should be replaced with replicas of the original. Most wooden windows can be adequately repaired, and should not be replaced with plastic or metal-frame windows. Original windows should only be replaced when extremely deteriorated, in which case only exact replicas should be used.
SECTION 5: SIGNS

Signs are one of the most important visual elements of a commercial district. Signs should be colourful, visible, decorative, and legible. Their individuality should delight the viewer and promote a sophisticated image for businesses in the area. At night, their illumination should reflect the liveliness of the streetscape.

While the varied needs of advertisers must be respected, there should be a unified visual style to suit the overall streetscape. Stringent regulation reduces the competition over signs. Building owners and tenants should hire professionals to design and execute signs, making sure they conform to a more traditional style and appearance. In addition, signs must conform to the Sign By-law (#5750) of the City of New Westminster.

5.1 SIGN MATERIALS

Materials should be durable enough to last for years of continuous use. The materials should be well-crafted and appropriately designed in order to convey a good business image.

The following materials are acceptable:

1. Wood: either flat panels, preferably with a wooden border; carved or sandblasted panels; or three dimensional wooden letters.
2. Paint: either used on a sign board, or used directly on a building facade or glass.
3. Tile: either mosaic signs or cut and routed tile.
4. Metal: used for sign hangers, or as three dimensional cast letters.
5. Baked Enamel on Metal: used for flat fixed or projecting signs.
6. Neon: cold cathode tubing (not fluorescent tubing); most appropriate for window signs, but may be used for outdoor signs. Acceptable as lettering or outlining.
7. Incandescent Lighting: may be used for direct illumination, for outlining, or directly in signs.
8. Stone: appropriate for fascia signs, with etched or raised letters.

The following materials are unacceptable:

1. Plastic: any type, either flat, painted or vacuum-formed.
2. Fluorescent Backlit Panels: not acceptable in any application.
3. Exposed Fluorescent Tubing: should never be seen on the face of a building, unless it is an integral part of an early lighting scheme, such as theatre marquees.
4. Backlit Translucent Awnings: should always be opaque, with signs painted on the front and illuminated from above.

These restrictions apply to all types of signs. Signs should always be opaque and directly lit rather than translucent and backlit. This rule should be strenuously followed.
5.2 TYPES AND SIZES OF SIGNS

Signs should be directly related to the building or the businesses within. The following types and sizes of signs are acceptable:

1. **Fascia Signs**: are affixed or painted parallel to the face of the building. The most common location is in the area between the first and second floors, but they may be erected in other locations, such as on storefront bulkheads. Fascia signs should be wooden, or should be painted directly on the building surface. The ends of a wooden fascia sign may be either blunt cut or have decorative ends. They should be mounted flush to the surface, and not interfere with moldings, glass or building ornamentation. Lettering may be routed, incised, applied flat (painted), cut-out or carved. Fascia signs should not exceed 0.6 metres (2.0 feet) in height, or exceed in length 90% of the width of the building. They should not exceed the ratio of 1.0 square meter (10.8 square feet) to 1.0 metre of (3.3 feet) of lineal building wall to which the sign is affixed, up to a maximum sign area of 14.0 square metres (150.7 square feet).

2. **Projecting Signs**: are fixed at ninety degrees to the face of the building. They must not extend above the roofline, and should be appropriately lined up with architectural features. They should not be located at the end of the building or interfere with the adjacent buildings. The recommended material is wood, either painted, or carved and painted, hung from a wrought iron or decorative sign standard. These signs should not be hung lower than 2.7 metres (90 feet); a clearance of 30 metres (9 feet 10 inches) is preferred. These signs should not be mounted more than 0.3 metres (1.0 foot) from the exterior face of the building. The maximum projection of the sign from the exterior wall should not exceed 3.0 metres (10 feet), and should not extend beyond a point 0.6 metres (2.0 feet) inside the curb line. The area of the sign should not exceed 2.8 square metres (30.1 square feet).

3. **Under-Awning and Under-Canopy Signs**: should be no less than 2.7 metres (9 feet 0 inches) above grade, and not exceed 1.0 square metres (10.8 square feet) in area. They should have a maximum vertical dimension of 0.5 metres (1.6 feet), and not exceed the width of the awning or canopy under which they are hung. In addition, they should be securely attached with an appropriate metal hanger.

4. **Window Signs**: are painted, gold-leafed, or otherwise affixed to a window or door, and identify the business within. Fineline borders on glass areas are encouraged. Lettering should have a drop shadow or a shadow outline, or be painted in more than one colour to provide an illusion of depth. Window signs should occupy no more than 20% of the glazed area. They should be simple, traditional, and centred.

5. **Painted Awning Signs**: restricted to painted signs on opaque fabric awnings. Painted lettering would be permitted on the front or side valence. No lettering should be allowed on the slope of the awning, although a logo or identifying symbol may be used, providing that it is carefully drawn and painted. The valance should be no more than 30 cm (12 inches) high; lettering should be no more than 25 cm (10 inches) high. Total painted awning signs, including any logo, should not exceed 10% of the total awning area.

6. **Painted Wall Signs**: can be effective and decorative elements on blank side walls. Ample historic precedents exist for the appearance of these signs. If using lettering alone, use drop
shadows or shadow outlines to give the letters depth. Another way to delineate letters is to paint a darker colour over the body colour of the facade, leaving the letters unpainted, so as to throw the sign into negative relief. Lettering can also be painted on a background swag or ribbon. These signs should conform to the sizes listed above for fascia signs.

7. Name Signs: a building name or date used for overall identification. These features contribute a sense of history and add to the overall character of the streetscape. These are particularly appropriate on cornices, and three dimensional letters may be used. The typeface should match the period and style of the building.

The following types of signs are unacceptable:

1. Awning Signs (attached to or on the face of a awning, except for painted or under-awning signs)
2. Flashing Signs
3. Animated Signs
4. Rotating Signs
5. Signs on Satellite Dishes
6. Roof Signs

Banner signs are not allowed under the current sign by-law, but are often used in revitalized historic districts. Their use here will require an amendment to the C-4 zoning schedule, which may be undertaken in the near future.

5.3 SHAPES OF SIGNS

Sign shapes should be derived from and complement each individual building. There are logical areas to place signs, such as fascias, that help determine the appropriate shape. The most pleasing shapes are rectangular, circular and oval. Board signs should have a painted decorative border, or wood trim border, to avoid the look of cut-out plywood.

Projecting or fascia signs may be in a shield or plaque shape, or may take the form of a sculptural cut-out for business identification, known as an effigy sign; an example would be a boot effigy representing a shoe store.

Merchants are encouraged to display imaginative signs, and are directed to historical precedent for inspiration.

5.4 TYPEFACE AND COLOUR

Sign typefaces should be of a serif type of traditional appearance. A drop shadow or a shadow outline should be added to lettering to increase visual depth. Letters should appear to be equally spaced. Any sign should have a maximum of three typefaces, all from related type families, or use only one typeface, which may be varied in line weight, size or mixed upper and lower case. Letters on wooden signs may be either applied flat (painted), raised or incised.

Colour should highlight the sign, and blend in with the overall colour scheme of the building. Signs should have no more than three colours, with one being black, gold or antique white; fluorescent colours should not be used.
Types and placement of appropriate signs
5.5 METHOD OF ATTACHMENT

The condition of the structure should be investigated prior to erecting a sign, to avoid physical damage to the building. Original materials on historic buildings should not be damaged by sign attachments. Expansion bolts should be anchored into mortar so as not to harm brick, stone or terra cotta.

Sign fastenings should be inconspicuous unless they form an integral part of the sign design.

5.6 ILLUMINATION OF SIGNS

Historically, signs were illuminated by incandescent lights shining on the sign face; this is a pleasing and functional lighting solution. The following lighting types are acceptable:

1. Spotlighting: is the easiest lighting solution for outside signs. Strong focus lights may be used to illuminate from above, below or to the side, or a row of concealed lights may be used to wash a sign with light. Lights used to illuminate a sign should be shielded from the viewer’s eyes to avoid glare. The light source should be white, not coloured.

2. Neon Tubing: not to be confused with fluorescent tubing, this may be used for lettering or outlining.

Fluorescent lights should not be used in sign or awning illumination; the only exception should be when it was an integral part of an historic application, such as early theatre marquees.

5.7 SATELLITE DISH ANTENNAS

Satellite dish antennas are inherently obtrusive within an historic area. The following guidelines should be used to minimize their impact on the character of the HARP area:

☐ Colour
The dish antennas should be painted to match the surrounding environment, or in a neutral, muted colour. No advertising or lettering should appear on the dish. Dishes of polished metal or those with reflective surfaces are unacceptable.

☐ Size
Dish antennas should not exceed 3.3 metres (11 feet) in diameter.

☐ Location
Dish antennas should be placed on the least visible part of the property. The antennas, connecting cables and wiring should not be visible from primary street facades. If this is unavoidable, they should be fully screened.

These are general guidelines only, and each satellite dish treatment should be judged on its own merits.
SECTION 6: BUILDING ILLUMINATION

Lighting draws attention to otherwise unnoticed details, and increases the nighttime visibility of buildings. Facades may be illuminated by strategically placed spotlights shining down from the cornice or fascia. Light sources should be concealed if possible and shielded from the viewer’s eye. Specific architectural details, such as cornice brackets or lettering, may also be highlighted with carefully focused spot lighting.

Integrating an incandescent lighting system into a canopy or awning design may provide additional highlighting. Fabric awnings should always be opaque; when lit from above and below, they provide a strong architectural element complementary to the building.

6.1 LIGHTING FIXTURES AND INSTALLATION

Exterior lighting may be accomplished in a number of ways:

1. Downlighting from the cornice area
2. Uplighting from the fascia
3. Spotlighting specific areas, such as entries

All exterior lighting should be direct, strong focus lights, positioned to avoid reflections; sodium vapour or fluorescent lighting should not be used. The incandescent fixtures which are appropriate include:

1. Recessed pot lights
2. Turret-mounted spotlights
3. Industrial ‘goose-neck’ fixtures

Each facade should be examined as to the most appropriate, and least intrusive, way of providing overall illumination.

6.2 SHOPFRONT AND DISPLAY LIGHTING

Window display is the merchant’s opportunity to present an effective image to the public, and is an important part of retail marketing. It is important that the shopfront design and display match the building’s exterior character. Visual clutter should be minimized, and careful attention paid to the appearance of the windows.

Storefronts and display window lighting should be incandescent; movable spotlighting is recommended as the most flexible system. The lighting of entries is an important and highly visible part of the overall design, and should be carefully considered.

Exposed fluorescent light fixtures should not be used in display windows if they are visible from the front of the building.
SECTION 7: AWNINGS AND CANOPIES

Awnings and canopies can provide the finishing touch to a building. They protect shoppers from the weather, thereby promoting commercial activity, and shield merchandise in store windows from exposure to sunlight. Careful design ensures visual harmony with the rest of the building, and provides a horizontal emphasis to the streetscape.

7.1 AWNING AND CANOPY TYPES

The following types are acceptable:

1. Fabric awnings: should always be opaque, should fit the structural opening which they cover, and should not pass in front of vertical structural elements. Open or closed ends may be used. The following standard stationary configurations are acceptable:
   - Three point, without valance
   - Three point, with fixed or drop valance
   - Retractable awnings, of appropriate period design

2. Glass Canopies

3. Theatre Marquees

These are the only types recommended. Arched, barrel, dome, convex, concave or random-shaped awnings are not considered appropriate.

7.2 AWNING AND CANOPY MATERIALS

The following materials are acceptable:


2. Metal: for fabric awnings or glass canopies frame systems, and for theatre marquees.

3. Glass

The following materials are unacceptable:

1. Sheet Metal (unless part of a theatre marquee)

2. Wood Panelling, Shakes, Shingles or Siding

3. Plastic or Fibreglass

4. Concrete

7.3 AWNING AND CANOPY COLOUR

The colour should be in harmony with the overall scheme chosen for each building, and should conform to Section 8: Colour. Fabric awnings should generally be a solid colour; striped fabrics must be carefully chosen to conform to historical precedent.
Appropriate awnings and canopies
7.4 AWNING AND CANOPY SIZES AND HEIGHTS

The following sizes and heights apply:

1. Height to bottom: Minimum height—2.75 metres (9 feet)

2. Projection: Preferred range of projection from the building face—1.5 metres (5 feet) to 1.8 metres (6 feet)

3. Height of Awning or Canopy: Preferred range of height—1.5 metres (5 feet) to 1.8 metres (6 feet)

4. Distance From Curb: Minimum—.60 metres (2 feet)

5. Valance: Maximum—.30 metres (1 foot)

6. Angle: preferred slope—45 degrees (This may be shallower if they cannot otherwise fit the structural opening. The important consideration is that there is adequate minimum height clearance).
SECTION 8: COLOUR

Colour is both an intrinsic quality of exposed material and an applied surface treatment. It is the most easily perceived and one of the most important visual aspects of a building. Colour is the easiest characteristic to change, and is often the most inexpensive way to improve a building's appearance. The choice of colour is critical; it costs no more to pick a handsome colour scheme, but it may make the difference between a successful project or a failure.

The heritage buildings in the HARP area should be returned to their original colour scheme. When this original scheme can be determined, a close match or an updated interpretation should be attempted. The original builders were experienced of what colours would look best on various building elements, and their intentions should be respected. Determining the original colour scheme may require technical assistance; the HARP Coordinators should be contacted for further advice.

Earth tones and natural pigment colours are the most appropriate choice. Fluorescent colours, primary colours and plain white are unacceptable. Certain colours are considered inappropriate, such as bright oranges, reds, blues and greens.

The wide range of appropriate colours are available from paint companies, which now publish guides to heritage colours. In addition, designers, architects or heritage consultants are available for assistance.

8.1 COLOUR AS ARCHITECTURAL ENHANCEMENT

Historic buildings often display special opportunities to highlight building details in colour, but overly bright or garish contrasts should be avoided. Areas of the building that should be examined as to their potential for colour enhancement are:

1. Cornices: different elements of a cornice may be picked out in contrasting tones, or treated in hues of the same colour.
2. Door and Window Trim and Surrounds: may be treated in colours complementary or contrasting to the body tones. Mullions should be a dark colour.
3. Storefronts: colour may be used to specifically highlight ground floor elements.
4. Signs: provide an opportunity for a bright and lively use of colour.

8.2 FINISH CONSIDERATIONS

A field test is encouraged before final painting occurs. Test swatches should be placed on the building, and the colours observed under daylight conditions. Final colour selection may then be made.

A proper surface must be prepared for painting through adequate scraping, priming and preparation or the paint may fail. Painting should occur under proper conditions of temperature and humidity.

Trim elements should be painted in a gloss oil-base paint. Body colours may be in an acrylic latex or oil-base finish; for older buildings, an overall use of enamel paint would be most historically accurate.
SECTION 9: MAINTENANCE CONSIDERATIONS

Proper maintenance of buildings is an on-going issue. A three-part maintenance program is recommended to owners and tenants, so that small repairs may be undertaken before they worsen and begin to affect the integrity of each building. This is the best way to keep maintenance costs low, and helps preserve property values.

☐ Recognizing Problems
The first step of maintenance is a regular building inspection from the top down to follow the path of water. Examine roofing, gutters, downspouts and flashings for any damage and water infiltration. Carefully examine damp spots, peeling paint, and mold growth on interior or exterior walls for indications of moisture retention. Check foundations, crawlspaces, basements and drain tiles for any moisture problems. Periodically check exterior walls for deterioration, such as broken windows or torn awnings; repair minor maintenance problems immediately. Larger problem areas should be identified and assessed for the next stage of repairs.

☐ Assessing Problems
After identifying the problems, determine the extent of damage and what repairs are required. Start again with the roof and work down. Does the roof cover need replacing, or would patching be effective? Areas of moisture retention should be repaired once the water infiltration has been rectified. Repair or replace deteriorated wood. These repairs should be undertaken after the cause of decay has been pinpointed and eliminated. The first step to any repair is to make the building watertight.

☐ Repairs on a Continuing Basis
The most effective way to eliminate maintenance problems is to ensure all joints are properly caulked and sealed, and all surfaces that require painting are properly maintained. To best prevent decay, ensure the building is watertight, and free of obvious areas of deterioration. Have the building periodically inspected from top to bottom, paying special attention to problem areas. Under no circumstances should a water infiltration problem be ignored; it will only become worse.

Each property owner should institute an on-going maintenance program to ensure that their building receives the best possible long-term care.
Appendix B

Heritage Register Listing
Curtis-Armstrong Block

Curtis-Armstrong Block
659 Columbia Street, New Westminster, British Columbia

Other Name(s)
Curtis Block

Links
- NWPL Heritage Resource Inventory Index

Image(s)
- Front elevation
- Oblique view

Statement of Significance

Description of Historic Place
The Curtis-Armstrong Block is a two-storey masonry commercial building. The front facade is concealed by a later stucco cladding; the original one-storey brick rear facade fronts onto Clarkson Street and is still intact. It is located on the north side of Columbia Street in New Westminster's historic downtown core.

Heritage Value
The Curtis-Armstrong Block is significant for its contribution to the consistent and distinctive built form of Columbia Street, which dates from 1898 to 1913, when New Westminster was the major centre of commerce and industry for the booming Fraser Valley area. The Curtis-Armstrong Block was originally part of a larger structure of three stores that was built after the Great Fire of 1898 for David S. Curtis and Joseph Charles Armstrong. The Knights of Pythias Hall occupied the top floor until 1908, when it was replaced by the New Westminster Conservative Club. The eastern half of the building was destroyed by fire in 1968, and the remaining section was modernized with a stucco cladding that conceals the original second floor facade. The brick-clad rear facade of the building retains its original appearance, including a corbelled cornice and arched doorway.

The Curtis-Armstrong Block is valued for its association with its architect George William Grant (1852-1925), a prolific architect, who designed many of the buildings in downtown New Westminster before and after the Great Fire. He redesigned and restored buildings that survived, and designed replacement blocks for those that were destroyed, much reduced in scale and opulence from the pre-fire buildings.

Source: Heritage Planning Files, City of New Westminster

Character-Defining Elements
Key elements that define the heritage character of the Curtis-Armstrong Block include its:
- location on Columbia Street, part of a grouping of late Victorian and Edwardian-era commercial buildings in historic downtown New Westminster
- siting on the property lines, with no setbacks
- form, two-storey scale at front, one-storey scale at rear, flat roof, and cubic massing
- elements of the original front façade, including red brick walls and details, now concealed by the later stucco covering
- rear red brick façade with corbelled cornice and arched entrance
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Last updated: 25/08/2010
Appendix C

659 Columbia Street Façade Restoration
HARP Guidelines
Historic Importance
George W. Grant, Architect. 1899. This Romanesque Revival structure was originally built for David S. Curtis, a druggist, alderman, school trustee and mayor. It also housed the Knights of Pythias Hall until 1908 and the Conservative Club from 1909. In 1969 the front facade was completely covered with a stucco facing for a "Sweet Sixteen" clothing store.

Inappropriate Modifications
1. The entire brick front facade has been relaced; the 1969 plans indicate that the windows have been blocked in with concrete block, and that some of the protruding brick detailing may have been removed; judging by the present configuration of the facing, however, it is most likely that the second floor brickwork is substantially intact.
2. The rear facade is original, but the fenestration is blocked

Suggested Treatment
1. Uncover front facade: restore/rebuild original elements
2. New signs and awnings
3. Patch/repair/repaint brick on rear facade
4. Unblock and rebuild rear fenestration

Address: 659 Columbia Street
Historic Name: Curtis Block
Appendix D

Building Façade Progression Photographs
Appendix E

Proposed Façade Restoration Drawing
The 4 windows of the 2nd floor to be restored to original look, walls currently blocking them to be removed and new glazing units are to match the configuration of the original windows.

New door and stairs to the 2nd floor to be added to provide access to top floor from Columbia St.

The 4 windows of the 2nd floor to be restored to original look, walls currently blocking them to be removed and new glazing units are to match the configuration of the original windows.

New door and stairs to the 2nd floor to be added to provide access to top floor from Columbia St.

The 4 windows of the 2nd floor to be restored to original look, walls currently blocking them to be removed and new glazing units are to match the configuration of the original windows.

New door and stairs to the 2nd floor to be added to provide access to top floor from Columbia St.
RECOMMENDATION

 THAT the commission passes a recommendation that interpretive signage be incorporated into Albert Crescent in conjunction with upcoming capital improvements.

PURPOSE
The purpose of this report is to provide the Heritage Commission with details surrounding community requests to incorporate features into Westminster Pier Park (WPP) that commemorate the history of activities surrounding this space. Further, this report seeks a recommendation from the committee on next steps to respond to these requests.

SUMMARY
In July and August 2016 City Staff received two independent requests to recognize historical locations in the City of New Westminster. Respectively these requests were for St. Ann’s Academy (1865-1968), and, the location of the 1865 terminus of the Western Union Telegraph Trail in New Westminster. This report addresses these requests and provides options for the City to respond to them.
BACKGROUND
Both community requests were delivered in response to Westminster Pier Park’s photographic panel and memory band installations exhibiting images and symbolic words representing the growth and development of the City. The requests ask the City to consider integrating new information into the park to acknowledge both St. Ann’s Academy and the 1865 telegraph terminus. Attached to this report (Attachment 1) is a statement received by Lynne Benoit on August 9th 2016. Ms. Benoit is a former graduate of St. Anne’s Academy and feels adamant that the heritage of this institution should be recognized in the City.

Through telephone and email conversations, Barbara Chaworth-Musters has requested the City work with her organization – the National Society of the Daughters of the American Revolution – to install a plaque at WPP to commemorate the telegraph terminus. Ms. Chaworth-Musters would like to link this plaque with similar markers in Surrey and Washington State that recognise the telegraph route. Ms. Chaworth-Musters’ organization has committed to fully fund the fabrication and installation of a plaque. However these funds are only available for 12-18 months.

EXISTING POLICY/PRACTICE
The City has no formal policy or practice for incorporating interpretive panels into City-owned parks and open spaces. To date such activities have largely been completed in conjunction with capital projects or new developments whenever warranted.

ANALYSIS / DISCUSSION
St. Ann’s Academy
St. Ann’s Academy was a girl’s school that opened its doors in 1865 and operated in the City for 103 years. It was located at the top of Albert Crescent and students from all walks of life attended it. St. Ann’s is considered to have been pivotal in shaping the lives of many residents in the City and surrounding communities. Architecturally, St. Ann’s was majestic with a French Mansard roof and bell tower. The entire structure was built of stone which was a west coast rarity.

Western Union Telegraph
In 1865 the Western Union Telegraph company completed the Collins Overland Telegraph line into New Westminster. This line connected the City with Washington, Oregon and California. The eventual goal was for the line to reach north through BC to the Bering Straight and across to Siberia and Europe. The first message received through the telegraph was news of the assassination of Abraham Lincoln in 1865. The landing point for this telegraph line was on Columbia Street east at Albert Crescent.

Staff are in agreement that these two historical landmarks are worthy of being recognized in the City as they were each pivotal in furthering its growth and development. However it is the opinion of staff that WPP is not the most suitable location for this recognition. A more suitable location would be at Albert Crescent as it is there that both features were located.
Should an interpretive plaque be installed at Albert Crescent it would be prudent to include the entire history of this site as it presents a much more comprehensive story related to the role of this park in the City’s planning and social development (Attachment 2). This proposal was reviewed with Ms. Benoit who was supportive of the idea. The proposal was also reviewed with Ms. Chaworth-Musters who would prefer a plaque be installed in WPP where traffic is heavier.

FINANCIAL IMPLICATIONS
The cost to research, write, design and fabricate a comprehensive interpretive panel in Albert Crescent will be approximately $1500 - $2000. There is no cost to the city to fabricate and install a plaque specifically recognizing the Western Union Telegraph terminus.

OPTIONS

1. The Commission passes a recommendation that interpretive signage be incorporated into Albert Crescent in conjunction with upcoming capital improvements.

2. The Commission passes a recommendation that interpretive signage for Albert Crescent be inclusive of all aspects of natural and social history related to this site, including St. Ann’s and the northern terminus of the Western Union Telegraph line;

3. Other;

*Staff recommends Options #1 and #2*

INTERDEPARTMENTAL LIAISON
Staff from the Parks and Recreation department were consulted in completing this report.

ATTACHMENTS
*Attachment 1 – Ann Benoit Correspondence dated August 9th, 2016*
*Attachment 2 – Albert Crescent Park History*

This report has been prepared by;

Rob McCullough
Manager of Museums and Heritage Services
Attachment 1

*Lynne Benoit Correspondence Regarding St. Ann’s Academy*
I have lived in New Westminster for 60 years and have seen many changes over these years. I recognize the need for progress and see New Westminster’s development as positive. I am proud of how our city is embracing responsible urbanization. We have a strong sense of heritage as one of B.C.’s oldest cities and I think the city is trying to balance preserving heritage amidst necessary densification.

Pier Park is such a good example of this. On my first visit there I was so impressed to see the Memory Board and the historical photos displayed. However I was also very disappointed to note that there was absolutely no recognition of my high school, St. Ann’s Academy. I was in the 100th graduation class (1965), and the school remained open a few years after this.

St. Ann’s played an important role in our city from very early on. Captain Irving’s two daughters were the first day pupils in this school. The school did not burn in the Great Fire and apparently the nuns gave assistance to residents fleeing the fire. Over the 100 years it operated, students from all economic groups benefited, not just the elite. Many of my classmates came from Fraser Mills, a housing development built for mill workers on the Fraser in nearby Maillardville. Another lady who attended St. Ann’s before me and still lives in New Westminster, tells of being able to attend the school as soon as the Patullo Bridge was built. She and her sister walked over the Patullo from Surrey’s Bridgeview area where her father had a family farm. My own father was a postman not highly paid at all in that day. If you had a certain level of academic ability you were not turned away because you could not afford to pay. As well, the student body included non Catholics as well as foreign students from Mexico. Yes, some elite attended and for the most part, we did not notice the difference perhaps because of the same utilitarian uniforms we all had to wear.

The lack of mention of St. Ann’s in Pier Park prompted me to later take the former walk up the hill from under the Patullo Bridge to the top of Albert Crescent that I had trudged for four years while attending St. Ann’s. Yes, the property that the school was on, was now occupied by two highrises, but the property directly in front, including the same beautiful old trees we often sat under, was unchanged. According to city employees this is a city park that will always remain. This is a perfect place for a commemorative plaque recognizing St. Ann’s role in the history of New Westminster.

Recently, Mr. Rob McCullough was open to meeting with me on this issue which I have come to feel so strongly about. I brought my high school annual which was completely dedicated to the history of the school as founded by the Sisters of St. Ann. Rob was interested and I think moved, by the history I presented. We were in agreement that when possible, history needs to be preserved on, or near the sight it occurred.

The Anvil Centre Museum is wonderful for exhibits that must be housed indoors, and indeed the front doors of St. Ann’s can be seen there. However I would like my grandchildren and their grandchildren to see and feel the impact of the actual place where the historical school was.
There are many other sights in our city where history happened. European cities in general and Winnipeg in Canada have mastered the art of letting history peek out where it happened through the installation of interesting historical plaques. I am asking that this be done specifically for St. Ann’s Academy at the top of Albert Crescent and hopefully at other historic sights in our city.

Lynne Benoit
August 9, 2016
Attachment 2

Albert Crescent Park History
Albert Crescent is one of British Columbia's oldest parks. Located on a dramatic section of New Westminster, high on an escarpment overlooking the Fraser River and the busy roads leading to the Pattullo Bridge, it was originally designed as part of an ambitious civic planning scheme by Colonel Moody in 1859.

The district was planned as the location of colonial New Westminster's elite residential area. It was distinguished by many small Victorian-style parks named after the children of Queen Victoria: Louisa Gardens, Alice Gardens, Arthur Terrace, and Alfred Terrace. At the centre of the district, Albert Crescent – an avenue named after Queen Victoria’s consort Prince Albert – was surrounded by a perfect circle park.

Beginning in 1868, the lower slopes of the Crescent became the preferred annual site for crowds to gather on the Queen’s birthday to witness the royal salute, which took place on the “battery” located immediately opposite the park on the escarpment overlooking the river. In 1889, the old cannons were fired for the last time. The Ancient and Honorable Hyack Anvil Company carried on the tradition, with blacksmith anvils standing in for cannons in a 21-gun salute that continues to this day as part of New Westminster’s Victoria Day celebrations.

In 1882, Albert Crescent became the venue for the city’s first Royal Visit. Canada’s Governor General, the Marquis of Lorne, and Her Royal Highness the Princess Louise (the daughter of Queen Victoria and Prince Albert) were welcomed to the city on the steamer Alexander. The royal party was met by Mayor and Council and escorted by a Westminster Rifles Guard of Honour along Columbia Street to Albert Crescent.
“On arriving at the pavilion erected on the Crescent, the mayor read an address to His Excellency and His Excellency replied. After the addresses, a number of ladies and gentlemen were presented. The girls of St. Ann’s Convent presented the Princess with a number of bouquets, and afterwards sang two verses of the National Anthem. After inspecting the Guard of Honour the party adjourned to the tent on the bank of the river where they witnessed Indian canoe and boat races.”

In 1889 a bylaw for the park was passed, and initial clearing and grading began. The park was cleared of its trees, but with an order by City Council to spare all maple trees from the logging. In 1891, a $2,000 park improvement bylaw was voted on by citizens and passed by Council, creating a beautifully-landscaped park. A local reporter described the finished work: “Albert Crescent Park, fronting East Columbia Street has just been completed, and the prospect from the top of the beautifully terraced Crescent is the finest in the city. This park is furnished with an artistic little bandstand, from which the Artillery Band discourses sweet music once a week during the summer months.”

The park was officially dedicated during the Provincial Exhibition parade on September 29, 1891. On the way to Queen’s Park, the pageant halted for a brief period at Albert Crescent, where provincial Premier John Robson, assisted by the Mayor of New Westminster, formally opened the new Prospect Park. (Despite the official name, the park has always been known by local tradition as Albert Crescent.) In his remarks, the Premier reminisced that he had assisted in cutting down the first trees on the site, now so “tastefully laid out and terraced in pretty drives and promenades.”

The New Westminster Bridge, and its wagon ramp to Columbia Street, was completed in 1904 opposite the park. This presented visitors from the south with a grand view of Albert Crescent upon their arrival in the Royal City.
In 1911, Landscape Architect G.K. MacLean advised the City on a new design scheme Albert Crescent: “After Queen’s Park, on account of its very prominent location, viewed, as it is by tourist and visitors when passing along the city’s main thoroughfare, Albert Crescent may be deemed the most important of the city’s public grounds. This beautiful slope commanding a magnificent view of the Fraser, and itself a conspicuous feature viewed from the river or from the south bank, lends itself most readily to successful and beautiful treatment in the Franco-Italian line. Three terraces, rising one above the other following the curved natural contour of the ground, with flights of stone steps, should form the main feature of this scheme. The middle terrace was the original home of the bust of Simon Fraser and, in fact, provision could be made for the addition of other statue from time to time. The third or top-most terrace, should be backed on the upper slope by masses of ornamental shrubs, the convent surmounting the hill forming a highly suitable background, which is already provided. According to this scheme, shade trees would be planted along the terraces, beneath which would be placed seats built in harmony with the general design, the whole being designed in the formal. In addition to shade trees there should be formal beds on the terraces. This bedding can be made into a most charming feature of the Crescent.

City Council was impressed with MacLean’s vision, and included it in a $35,000 bylaw sent to voters in 1911. Though this bylaw was defeated, a new $7,500 bylaw was subsequently approved for the improvement of Albert Crescent.

On-going civic and community improvements to the park continued over the years, with the intention of retaining it as a good first impression for visitors from the Fraser Valley and United States entering the city from the south. The Native Sons of B.C. erected a granite plinth in the central terrace of Albert Crescent in 1908 to mark the centenary of Simon Fraser’s navigation of the river. In 1911, a bronze bust of Simon Fraser was unveiled by Lieutenant Governor Thomas Patterson. In the 1920s, they were joined by old Crimean war guns from Queen’s Park to stand guard at the Crescent.

When the first City Parks Commission was created in 1927, the improvement of the Albert Crescent gardens through the addition of rockeries was among their first works.

It was the construction of the new Pattullo Bridge in 1937, and its concurrent absorption of Albert Crescent Park’s lower slopes for the bridge approach, that brought about the beginning of the end for this landmark green space.
Patullo Bridge designer Colonel Swan approached the Park’s Board about the use of the lands for highway purposes. The City Solicitor discovered that although the park had been listed on the 1888 transfer documents of lands granted by the Province to the city, the title for the lands was not transferred. The Province used this loophole to appropriate the property for a transportation project it believed would be a catalyst for jobs and economic growth during the Great Depression.

The new bridge terminated at the park’s eastern side and required the demolition and removal of an entire block of homes between the Crescent and Leopold Place. This included the area where the cenotaph had been placed in 1922, and dedicated as Canada Place in 1927 to commemorate the Diamond Jubilee of Confederation.

John Booth, then head gardener for the Provincial mental hospitals, was called upon to design a new scheme to landscape the entire area. He relocated the cenotaph to the bridge head and created a series of new rockeries on the lower slopes of Albert Crescent. The rockeries required importing over 300 tons of boulders to the site, sourced by rock scouts who scoured the Lower Mainland. The largest of these rocks, which weighing between four and five tons, were found in Burnaby near Central Park and transported to the site by trucks.

In 1945, the ownership of the remainder of the Albert Crescent park lands was finally resolved by vesting its title with the city. The settlement of the park’s ownership provoked some members of Council to float the idea of selling the site for a hotel site for $1.00. The opposition of the Parks Board, which had jurisdiction over the land, thankfully put a quick end to the debate.

That same year, the venerable bandstand, which had provided such a focal point within the park and vantage point over the river, was condemned and demolished. The 1968 demolition of St. Ann’s Academy was a further loss for the city and the heritage value of the site. Only the Academy’s former gateposts were left to face the park in front of the high-rises that replaced it.

The Simon Fraser monument and the Crimean guns made a move down the hill to Columbia Street in 1957 where they sat neglected for years, until they were relocated to the Waterfront Esplanade in 1988. The guns were later restored and moved to City Hall.

The most recent intrusion upon Albert Crescent’s original design came with the construction of SkyTrain: a portion of the park site was used for a tunnel under Columbia Street, necessitating the creation of monolithic concrete vents.

By the end of the 20th century, the location of road and rail bridges - hailed at the time of construction as a sign of progress - ultimately threatened the park’s future and heralded the area’s demise as a prime residential district.

However, while Albert Crescent survives in modern times much changed from its historic design, it remains an urban park with breathtaking views, imbued with some surprising connections to the city’s history.
Prince Albert, Royal Consort
Born: 26 August 1819
Died: 14 December 1861

Albert was the son of Ernst, Duke of Saxe-Coburg and Gotha in Germany, and the beloved husband and trusted advisor of Britain’s Queen Victoria. Albert and Victoria were first cousins, but married on 10 February 1840, two years after Victoria became queen at age 18. Despite public suspicion of his German heritage, Albert became a key figure in Victoria’s early reign, and some considered him the ‘power behind the throne.’

Albert was known for his eager interest in science and learning. From 1847 - 1861 he was chancellor of Cambridge University. He also organized the Great Exhibition of 1851, held in the famed Crystal Palace, which showcased advances in science and industry. His death at age 42 devastated Victoria, who spent several years in mourning. Albert’s name is given to the Royal Albert Hall in London, as well as the Victoria and Albert Museum.
The property owner for 437 Seventh Street has requested that the Heritage Designation Bylaw for his property be removed. As per City practice regarding the addition or removal of Heritage Designation Bylaws, the Community Heritage Commission is being asked to review the information and provide a recommendation to Council.

**POLICY CONTEXT**

**Official Community Plan**

Designation - Uptown Commercial

This area will include commercial uses at the street level and may include commercial, office or residential uses above the ground level. Densities may range from medium to high.

**Zoning Bylaw**

Community Commercial District (High Rise) (C-3)

The intent of this district is to allow for large-site high-rise, commercial, and mixed use development including pedestrian-oriented commercial businesses and multi-family residential.

**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. Any changes to a protected heritage property must first receive
approval from City Council (or its delegate) through a Heritage Alteration Permit. Provisions for the local government to place Heritage Designation Bylaws on properties are set out in Sections 611-613 of the Local Government Act.

It is the practice of the City that a property which receives a Heritage Revitalization Agreement also receive a Heritage Designation Bylaw.

It is also the City’s practice that an application for a Heritage Designation to be placed on or removed from a property is forwarded to the CHC for a recommendation to Council, as part of their deliberations.

BACKGROUND

A Heritage Revitalization Agreement application was received for 437 Seventh Street in 2009 with a proposal to convert this purpose-built 1891 duplex into a fully residential building with three units (with the option to add a fourth unit in the future) and to waive the on-site parking requirements in exchange for long-term heritage protection and a high level of exterior restoration. Other variances included the allowance of residential at-grade, smaller side yards and the waiving of required on-site bicycle storage and parking.

As noted above in the policy context section, this property is located in an area where both the Zoning Bylaw and the Official Community Plan (OCP) require that all buildings have a commercial component on the ground floor. The house at 437 Seventh Street, like others in the immediate vicinity, has never had a commercial component and, therefore, the HRA was necessary to allow for the entire building to remain residential.

The HRA application was supported by the Community Heritage Commission and by the Advisory Planning Commission. The HRA and the Heritage Designation Bylaw were adopted by Council in June 2013. In May 2014, the applicant advised the City that they wished to cancel the HRA. The City cancelled the HRA but indicated that it would like to retain the Heritage Designation Bylaw on the property. In addition to maintaining protection of this heritage asset, should the house be destroyed by accident, the Heritage Designation Bylaw would ensure replication of the house. Without the protection bylaw, the only option for new construction on the property would be commercial as per the Zoning Bylaw and as per the Official Community Plan designation.

In April 2016, the applicant confirmed their request to have the Heritage Designation Bylaw removed from the property.
DISCUSSION

Heritage

The house at 437 Seventh Street was constructed circa 1891 by N. Wells and is listed on the City’s Heritage Register. It is a three storey, wood-frame building that was built as a duplex and is a rare example of a pre-1900 purpose-built duplex in the city. It is currently a non-conforming use in this C-3 zone. In the 1950s, it was made into a four-plex without permits, and stayed that way until the current owners purchased the property approximately 15 years ago.

The house is valued for its historical and cultural significance, and for its aesthetic and landmark contributions to the streetscape. Its heritage value may be summarized by its:

- **Age** – the house was built in 1891;
- **Housing style** – the house was purpose-built as a duplex and is one of the oldest duplexes in the City;
- **Architectural style** - Late-Victorian Gothic featuring symmetrical façade, vertical massing, paired gables with steeply pitched gable roofs, double full height square protruding bays, hipped roof, raised central front porch with two entrances and shed roof, large double-hung wood-frame windows, variety of decorative elements, narrow horizontal wood siding, etc.
- **Associations** – with Francis Orra Canfield, a prominent New Westminster resident who was a teacher and later principal of Lord Kelvin School, and who was recognized for his leadership in education and for his benevolent work;
- **Time and Place** – as so many of the original features still exist on the house, including its overall design and massing, the house is an excellent representation of its time and place (1890’s New Westminster early housing development).

The Statement of Significance and a photograph of the house are in Appendix A.

City Practice

The City typically does not place a Heritage Designation bylaw on a property without the owner’s consent, which is achieved either through a waiver or as part of a HRA. In this case, the HRA was cancelled and the request to remove the heritage protection is a reasonable one. Staff has worked with the applicant to encourage keeping heritage protection on the property, but the applicant continues to prefer its removal.
OPTIONS

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

1) That the Community Heritage Commission supports the removal of Heritage Designation Bylaw No. 7369, 2009 from 437 Seventh Street;
   or

2) That the Community Heritage Commission supports the retention of Heritage Designation Bylaw No. 7369, 2009 on 437 Seventh Street;
   or

3) That the Community Heritage Commission gives an alternative recommendation.
Appendix A

Statement of Significance for

437 Seventh Street
Stage B: Evaluation of Significance

Stage B Objective
The primary objective of the Stage B report is to identify the heritage significance of the house and its landscape features.

Description
The house at 437 Seventh Street is a two and one half storey, symmetrical wood framed duplex residence, with a hipped roof and two matching gable bays on the front facade. It is located mid-block amongst single residences, apartments and small commercial enterprises in the Uptown neighbourhood of New Westminster.

Heritage Values
The house at 437 Seventh Street is valued for its historical and cultural values related to the early development of the Uptown neighbourhood, for its aesthetic values, and as a significant landmark in a changing neighbourhood.

Built in 1893, the house at 437 Seventh Street is valued for its association with the very early residential development of the Uptown neighbourhood. Its siting close to the street reflects the increasing residential density and the transition to smaller building lots in the neighbourhood.

A landmark in this neighbourhood of mixed use buildings of a variety of ages and building styles, the house is significant for its age, and as one of the last remaining indicators of the very early housing development in the Uptown neighbourhood, in what was originally a residential subdivision of the downtown centre of New Westminster in the 1860s and ‘70s. Its context has shifted with changes to the neighbourhood, and it is now close to a major commercial centre.

The house is also valued as a duplex residence constructed with a considerable attention to detail by next door carpenter Nelson Wells, on the same lot. Reportedly originally built for Nelson’s spinster daughter Gertrude, the house was largely inhabited by family members, but may also have been conceived of as a potential source of rental revenue. The house became the primary residence of Ida and Frank Wells.

The house has social value through its association with Francis Orra Canfield, a prominent figure in New Westminster history. A teacher who eventually became the principal of Lord Kelvin School, Francis Canfield was recognized for his leadership in the field of education. He was active in a number of community groups and benevolent associations in the city, and was significant enough to appear in Howay and Scholefield’s history of British Columbia.

While for the majority of the time the suite at 435 Seventh Avenue was occupied by family members, the house is also socially significant for the occupations of the tenants who lived there, first, professionals, gradually changing to working class citizens - fireman, labourer, beauty salon operator - an indicator of the shifting demographics of the neighbourhood in the 1940s.
and later.

The house has architectural value, primarily through its relatively rare, purpose built early duplex housing form. Also significant is the detail of the construction and the high Victorian-era gothic revival style seen in such features as the vertical massing, paired gables and exterior embellishments, a romantic style typical of its era in the city.

**Character Defining Elements**

Key elements that define the heritage character of 437 Seventh Street include:

**Site and Setting**
- Location on Seventh Street in the Uptown neighbourhood with close proximity to the uptown commercial centre of New Westminster
- Location within a mixed use area that includes a variety of residential and commercial buildings
- Shallow setback to Seventh Street
- Relationship of the house to the south sloped grade of Seventh Street
- Exterior stairs leading directly to the street

**Architectural Features**
- Vertical massing in three bays, with two full height square protruding gable bays
- Symmetrical, residential duplex form, with matching double entrances
- Wood frame construction
- Hipped roof with two steeply pitched cross gables and two red brick chimneys
- Horizontal wood drop siding on the exterior
- Raised central porch with shed roof and simple wooden columns
- Design details including vergeboards, decorative triangular eave brackets, plain flat window and door trim, cornerboards and overhanging roof with open soffits
- Original windows, including double-hung wooden sash windows, square window openings in the gable ends and location of windows on three sides of each protruding gable bay
- Transom window fenestration and sidelights on both entryways

**Landscape Features**
- Small residential back yard
- Large horse chestnut tree that dominates the rear yard
The property owner for 2225 Dublin Street would like to voluntarily designate the property, which includes a 1941 heritage house, the associated riverstone retaining wall in front yard and large Squoia tree in the rear yard. The house is a good example of modest residential wartime construction in New Westminster and would be the first Heritage Designated property in the Connaught Heights neighbourhood. The Community Heritage Commission is being asked to review information and provide a recommendation to Council.

**POLICY CONTEXT**

**Official Community Plan**

**Residential Low Density (RL)**

This area will include low density residential uses such as single detached houses, houses with a secondary suite, duplexes detached townhouses, low density multi-family uses, churches and may contain small scale local commercial uses.

**Zoning Bylaw**

**Neighbourhood Residential Dwelling (NR-1)**

The intent of this district is to allow single detached dwellings, reflecting neighbourhood standards in the Kelvin, West End and Connaught Heights neighbourhoods.

**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. Any changes to a protected heritage property must first receive
approval from City Council (or its delegate) through a Heritage Alteration Permit. Provisions for the local government to place Heritage Designation Bylaws on properties are set out in Sections 611-613 of the Local Government Act. Heritage Designation cannot alter or govern the property’s use or density, nor can it vary regulations such as zoning.

It is the City’s practice that an application for a Heritage Designation is forwarded to the Community Heritage Commission for a recommendation to Council, as part of their deliberations.

**Urban Forest Management Strategy**
The urban forest includes all of the publicly and privately owned trees and supporting vegetation in an urban area. The health of these urban forests is measured with the extent of canopy coverage. In New Westminster the canopy coverage has been in a state of decline.

Through the Urban Forest Management Strategy, the City is looking to both maintain and enhance the city’s canopy cover over the next 20 years. Protecting the large Sequoia tree at 2225 Dublin Street through a Heritage Designation Bylaw will support the goals of this program.

**BACKGROUND**

**Property Description**
The single family detached dwelling at 2225 Dublin Street is a three storey (including basement), wood-frame building, with stucco cladding and a side-facing gable roof. The house does not currently contain a secondary suite. A garage is also located in the backyard, which will not be included in the Designation.

<table>
<thead>
<tr>
<th>Property Characteristics</th>
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<tbody>
<tr>
<td>Site Area</td>
<td>5,995 sq. ft. (557 sq.m.)</td>
</tr>
<tr>
<td>Total Floor Space</td>
<td>1,920 sq.ft. (178 sq.m.)</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>13%</td>
</tr>
<tr>
<td>Floor Space Ratio</td>
<td>0.32</td>
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</table>

The property is located in the Connaught Heights neighbourhood. The surrounding properties are also single family detached dwellings, zoned NR-1. One block to the North is Connaught Heights elementary school and park. A block to the South is a Pentacostal Church, which also hosts a daycare on site. A location map/aerial photo of the site is included as Appendix A.
Condition Assessment
The house is in good condition, as it has been well-maintained, and recently repaired and repainted. The landscape wall at the front of the yard also appears to be in good condition and the Sequoia tree in the rear appears healthy and strong.

No formal conditions assessment has been conducted on this property.

Heritage in Connaught Heights and West End Neighbourhoods
There is only one other recognized heritage house in Connaught Heights: 2033 Marine Way, a single-family detached house in the Arts and Crafts style with formal gardens. The house was built in 1918 and was listed on the City’s Heritage Register in 2009. There are two other recognized heritage houses on Dublin Street on the West side of the City: a 1940 wartime house, similar to the subject house, and a 1911 Edwardian near Moody Park (located 1600 and 1100 blocks, respectively).

PROPOSAL

Heritage Designation for House
The house was constructed in 1941 by D.W. Donaldson. As per City practice and policy, any structure constructed prior to 1950 may be considered as potentially holding heritage value. The house at 2225 Dublin is valued for its historical and aesthetic significance, as well as its contributions to the streetscape. Though this house is not currently listed on the Heritage Register, adding the property to the Register will be included as part of the Heritage Designation process.

Photographs of the house are included as Appendix B.

Designation of Tree and Retaining Wall
In addition to the 1941 house, a riverstone landscape wall at the front, and a large Sequoia tree at the back will be included in the Designation. The Sequoia is estimated to be more than 50 years old and is a significant feature of the property. Photographs of the tree and retaining wall are also included in Appendix B.

DISCUSSION

Heritage Value
Many of the original architectural features and construction materials still exist on the 1941 house, including its overall design and massing. However, it is believed the two dormers were added to the front of the roof sometime mid-century, and are not original to the construction date. Overall, it is a good example of the modest residential living during
World War Two in New Westminster and is relatively unique to the neighbourhood. The home is very reflective of its time and place in the development of the City.

According to City records, houses of this era are under-represented on the Heritage Register. Currently, no other houses in this neighbourhood are subject to Heritage Designation.

**Character Defining Elements**
The Standards and Guidelines for the Conservation of Historic Places in Canada determine that heritage value is embodied in a property’s character defining elements (CDEs). CDEs can range from the tangible features (such as massing, materials, construction, details, location, and special configuration) to intangible features (such as uses, associations or meanings, stories, associated people or events, and sense of time and place). The CDEs for this property have been identified as follows:

- Residential form, scale and massing, as associated with the WWII era
- Side facing gable roof with overhang
- Textured stucco cladding
- Protruding, gable-roofed entryway with side-access stairs
- Rounded entryway pass-through and rounded front façade windows
- Size, placement, materials and style of windows, especially rounded windows
- Sequoia tree in rear yard
- Riverstone retaining wall located in front yard

**Heritage Designation**
A Heritage Designation Bylaw would legally protect this property in the long term. As Heritage Designation is registered on the property’s title, the protection will continue regardless of a change in ownership. Any changes to a property subject to Heritage Designation must first receive approval from City Council (or its delegate, the Director of Development Services) through a heritage alteration permit.

The City also has a minimum maintenance standard for protected heritage properties which will ensure that the historic building is maintained in a good condition henceforward. The owner will be responsible for all maintenance.

Heritage Designation does entitle the owner to some locally available house-maintenance grant programs. Additionally, the British Columbia Building Code supplies “Alternate Compliance Methods” (relaxations/exemptions) for work on heritage buildings that are legally recognized as heritage by the local government.
Voluntary Designation
A voluntary Heritage Designation application is initiated by the owner of the property, who is interested in protecting their building in the long term. Currently, in the city, most Heritage Designations are rolled into Heritage Revitalization Agreements (HRAs), which provide incentives to the property owner (such as varying the zoning) in exchange for the legal protection. The owner of 2225 Dublin Street is not seeking an HRA or other redevelopment on the site.

The owner has been advised that with a Heritage Designation, the structure, and in this case the wall and tree, cannot be demolished, removed, or altered without prior approval from the City.

OPTIONS

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

1) That the Community Heritage Commission supports the Designation of 2225 Dublin Street;  
or

2) That the Community Heritage Commission does not support the Designation of 2225 Dublin Street;  
or

3) That the Community Heritage Commission gives an alternative recommendation.
Attachment A

Location Map
Attachment B

Photographs
PURPOSE

As a result of a recent subdivision in Queensborough, an unnamed street was created and requires street naming (see Attachment 1 for a map showing the new street location). In keeping with City Street Naming Policy, the CHC is being asked to provide a recommendation to Council on the proposed name options.

POLICY CONTEXT

On October 25, 2010, a revised Street Naming Policy was adopted, streamlining the approval process and placing an emphasis on community input. This policy is in place to assist Council in the selection of names by referring street naming matters to the applicable Residents’ Association and the Community Heritage Commission (CHC) for consultation. The place naming list, Potential Place Names 2010, serves as a resource for this process.

The Street Naming Policy suggests that street names should be selected which relate to:

- historic place;
- historic events;
- special characteristics of the area; or
- people who made a significant contribution to the City in an aspect of community life.

When a request for street naming comes forward, staff will distribute to the local Residents’ Association a list of relevant street names for review and comment, pertaining to the applicable neighbourhood, from the document titled ‘Potential Place Names 2010’.
City of New Westminster

September 22, 2016

The Residents’ Association suggestions are then forwarded to the Community Heritage Commission for their recommendation.

The suggested name(s) are then forwarded to the developer for endorsement. Following verification that there is no name duplication from Ecomm, the final selection(s) are forwarded to Council for approval. Once approved staff will prepare the necessary Street Naming Bylaw.

BACKGROUND

At the September 13, 2016 Queensborough Residents’ Association (QRA) meeting, the Association put forward the following names for consideration in the naming of the new street, all of which are listed on the City’s place naming list Potential Place Names 2010:

- Heaps
- Kamachi
- Lulu or Lulu Island
- Mabel
- Stoess

DISCUSSION

The following list of proper names, specific to Queensborough, from the place naming list, Potential Place Names 2010, should be used for consideration:

- Annabella(e) or Moore For Albert and Annabelle Moore, long time residents. Albert was employed with the City Board of Works in Queensborough where he took care of the pumps, pump house, water levels, and the canal.

- Annance For Francois Annance, native of Quebec, was with the Hudson’s Bay Company when it explored the area in the 1820s. Annacis Island was originally named Annance’s Island in his honour.

- Atamanenko For Atamanenko family

- Barnet For Harold Barnet, co-owner of the McDonald-Barnet Mill. [There used to be a Barnet St. in the City]

- Bereska For Mr. Bereska, a barber in Queensborough who lived near Ewen and Boyne.

- Bourke For David Bourke, Deputy Warden at the BC Penitentiary. He built a home in Queensborough about 1912 on Ewen Avenue. [there used to be a Bourke Street in the City]
Bradbury
For William Bradbury who had a dairy, “Glen Tana”, at Ewen Ave. and Johnston St. about 1911. His wife is noted as the first “janitoress” of the Queensborough School.

Fecko
Family

Fryer
For Fryer family who built an unusual house with a shingled turret in 1912 near the Port Royal site.

Hasegawa
For Hasegawa family who operated a local store.

Heaps
For Heaps Engineering, a machinery (metal) manufacturing company, located near the old Queensborough railroad bridge. Built about 1912, the business operated for many years and the remaining structures were removed to make way for the Port Royal development.

Joe Quoy
For Joe Quoy, store owner on Columbia Street, well known for his love of lacrosse and horse racing. He is also remembered in Queensborough as a quaint character driving proudly by on his way to the race track in Richmond.

Kamachi
For Kamachi family who lived on the dyke for many years with, at one time, eight family members all employed as fishermen.

Koretechuk
For Mr. Koretechuk, a local tailor, whose family was very involved with community sports.

Kulababa
Family

Kwong On Wo
For an early company of general merchants which operated a fish cannery in Queensborough.

Lulu or Lulu Island
For Lulu Sweet, a young singing member of a theatrical group which visited the area in the early 1860s and after whom Lulu Island, on which Queensborough is located, was named.

Mabel
For Mabel Bowell, Queensborough’s first school teacher who taught in the area starting in 1911. She was the daughter of the well known undertaker/funeral home owner, Samuel Bowell.

McMaster or Eva
For Eva McMaster, the first May Queen from Queensborough (1920).

Mosdell
For the Mosdell family, early residents of Queensborough where they built a home in 1911 on Ewen Avenue.

Ohman
For Ohman families, most notably those of Fred, Hal, and Nels, who operated a boat works on the dyke and in the area for many years.
Ostrikoff
Family

Ota
For Ota family who lived in the area for many years. Minoru Ota, ran a shoe repair shop at Furness and Ewen.

Roma
For the hall and its central position in the community.

Stoess
For Charles Anthony Stoess, a civil engineer in the Queensborough area who designed the flood gates, drainage ditches, and the first bridge, and was the Works Manager of the pipe works for the local water system. He was also involved with the route of the local tramway and the development of the New Westminster water system.

Tatra
For the hall and its central position in the community.

Tsuchida
For Tsuchida family who operated a local store and barber shop.

Zazzara
For Zazzara family

OPTIONS

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

1) That the Community Heritage Commission endorse the following potential street names put forth by the Queensborough Residents’ Association:
   a. Heaps;
   b. Kamachi;
   c. Lulu or Lulu Island;
   d. Mabel;
   e. Stoess, or

2) That the Community Heritage Commission endorse a portion of the potential street names put forth by the Queensborough Residents’ Association; or

3) That the Community Heritage Commission endorse other potential street names from the Potential Place Names 2010 list; or

4) That the Community Heritage Commission give an alternative recommendation.
Attachment 1

Location Map
Historical Society Meetings

June Meeting
Wednesday, June 15, 2016 at 7:30 pm in the New Westminster Public Library auditorium

Lost Creeks and Underground Water in New Westminster

There are many stories of the lost creeks and underground water sources that are parts of the landscape that is New Westminster. A project has been underway since mid-2015 under the direction of Mike McPhee of Douglas College to identify some of these “waterways”, to research their locations and scope, and to link any appropriate stories to their existence. This presentation will talk of some of this water and what has been determined by the study so far. This is a fascinating type of study which can show how a community landscape has changed.

Where Water Once Ran

This photograph shows the hillside in “downtown” New Westminster circa 1860 showing Holy Trinity Church up the hill and a bridge on what appears to be Columbia St. Note that this bridge is crossing a viable stream that is running to the Fraser River which would be at the photographer’s back. [NWPL#324]

July Meeting
Wednesday, July 20, 2016, at 7:30 pm in the New Westminster Public Library auditorium

A Bit of World Fair History and A Glimpse Back to Expo’86

Thirty years ago in 1986, Expo’86 filled many exciting months locally and dominated the attention of the Lower Mainland, the Province and the world of world fairs. World Fairs or Expositions have a very interesting history with so many links to products, processes, inventions, celebrities, events, and the like all interspersed into our past. Expo’86 has an important place in that story. This presentation will include a glimpse back to the fair in Vancouver’s False Creek in 1986 as well as a selection of references to the overall history of World Fairs with reminders of 1851 for London, 1889 for Paris, 1893 for Chicago, 1904 for St Louis, 1915 for San Francisco and others.

Canada Postage Stamps 1986 For Expo‘86

Quote From New Westminster’s Past

In June of 1866 the local paper, the British Columbian, featured a couple of noteworthy advertisements:

The Colonial Bakery
The undersigned hereby gives notice that he has sold his interest in the above establishment to Chung Kee, who will hereafter conduct the business on his own account. All persons indebted to me are required to call and settle their accounts without delay. (signed) Ah Gee

Notice to Families
The undersigned is prepared to furnish the inhabitants of New Westminster and Yale with butter, cheese and eggs from his celebrated ranch at Harrison River. Harrison Lake being fine clear water he can also furnish the general public with milk, as he keeps one cow and requires no pump. PS a few of the 170 eggs left, one weighs a pound. (signed) Jas Donnelly

“Pier 2 Landing” Event

On Sunday, June 19, 2016, the City is planning an event along the waterfront that will include activities at Westminster Pier Park and Sapperton Landing Park with, due to the closure of Front St, a connection along Front St between these two waterfront sites.

The event will run from 11 am to 2 pm. There will be a lot of things happening but as you heard at the last Historical Society meeting, one thing in particular will be a couple of walking tours, at least one of which will connect the two locations. The Historical Society will be involved with the tours, and if any members would like to assist with group control on the walks, please talk with Earl Noah at the June meeting. Watch for other detailed announcements in the local newspaper and from the City about all the things planned for this day.
Lost Creeks and Underground Water Column

The following Our Past column by Archie and Dale Miller was in the January 14, 2016 issue of the New Westminster Record. It is used here with permission of the authors. Its topic is the focus of the June Historical Society meeting.

Moving into the new year is a good time to talk about an ongoing project that has connections to most areas of the City of New Westminster. The project deals with ‘water’, but not necessarily in a way you would expect. The study focuses on lost creeks and underground water over the history of the city’s landscape and the city itself.

Thinking of Glenbrook Ravine and its Glen Creek, are you aware that this creek was once a viable flow of water that followed a course from the flats near 10th Avenue at 12th St., down between 8th Avenue and 10th Avenue to the High School site, through Royal Square and Safeway, on past the Justice Institute and into the ravine?

In Sapperton there was a minor water course north of Keary St. that flowed down and across that hillside towards Simpson and Alberta Streets. In that lower area was a soda water factory and the brewery history refers to a never ending spring on that hillside – a good thing for soda and beer.

Another major flow from past years, with some evidence present until fairly recently, was down the hillside in the central part of the City, travelling downhill from near City Hall in two branches near either end of the 400/500 blocks, around Holy Trinity Church and then heading off to the Fraser River.

There are stories attached to these examples and there are many others being followed up on as well. This project, begun last year and moving now into 2016, is under the direction of Mike McPhee of Douglas College with research assistance from Sarah Lison, a grad student from the Department of Archaeology at SFU. We are also involved in providing historical background, neighbourhood information gathered over the years, and a variety of forms of evidence.

For some of these “waterways” there was evidence on the ground, but others had been covered over and had effectively vanished. Still others seem to have always flowed underground, perhaps appearing as springs or perhaps supplying an early well. Many of these would have early neighbourhood accounts of “water in someone’s backyard in April” or “Mr. Smith had a soft spot on his property that always made a fence post fall over.”

If you have any of this type of “water” stories or site suggestions, please get in touch with this study group. Mike McPhee can be contacted at mcpheem@douglascollege.ca or contact the authors of this column at ourpast@senseofhistory.com

As the study has proceeded there have been references to the hillside and area above 8th Avenue across Victory Heights, to a couple of hillsides overlooking the Brunette River, to the area now known as Victoria Hill, and to a couple of spots near lower 13th Street. These all included a few springs.

Pieces of local history at their best. Any ideas of where else we should look?

More Where Water Once Ran

The photo below is taken from a BC Penitentiary structure looking towards the Fraser River and bridges in the background. The area in the centre of the image with all the long low buildings is the site of today’s Glenbrook Ravine Park with its large pond, stone bridge, walkways, benches and so on. The popular path system up the ravine comes out of the bottom of the print heading towards 6th Avenue. In this photo from about 1950 the Glen Creek is in a large pipe flowing out towards the Fraser. One of the pipe’s access points is visible near the bottom of this view. The Glen Creek or just “the Glen” as locals often referred to it reached this point in the City having started on the other side of town near 10th Avenue at 12th Street and flowing across the landscape to this location. [NWPL # 1456]

Gravestone Art

An example of the artwork to be found on a gravestone from a marker in Fraser Cemetery (OPF / A Sense of History collection)

Another Historical Society Year

As another year for this group is underway remember to pass along any suggestions for possible speakers, topics, or presentations. We already have some for 2017 and thank you for these. As some suggestions do not work out, more are always welcome.
Historical Society Meetings

July Meeting
Wednesday, July 20, 2016 at 7:30 pm in the
New Westminster Public Library auditorium

A Bit of World Fair History and A Glimpse Back to Expo’86

Thirty years ago in 1986, Expo’86 filled many exciting months locally and dominated the attention of the Lower Mainland, the Province and the world of world fairs. World fairs or expositions have a very interesting history with so many links to products, processes, inventions, celebrities, events, and the like all interwoven into our past. Expo’86 has an important place in that story. This presentation will include a glimpse back to the fair in Vancouver’s False Creek in 1986 as well as a selection of references to the overall history of world fairs with reminders of 1851 for London, 1889 for Paris, 1893 for Chicago, 1904 for St Louis, 1915 for San Francisco and others.

August Meeting
Wednesday, August 17, 2016, at 7:30 pm in the
New Westminster Public Library auditorium

Stories of the Fraser River: Tales of Boats, Incidents, Captains, Cargoes, and More

The Fraser River is an incredible focus of stories related to boats of all types, numerous incidents and accidents, captains and characters, seasonal tales, and much more. These stories find their way into talks on and about the river through private cruises or public events. The stories in this presentation are taken from a large compendium of accounts that chronicle aspects of the history of the Fraser River, a collection that has been used and ever expanding for about 40 years. Recently one of the major storytellers of this type of material passed away. Frank Froebel, of the MV Native, was well known and liked and this presentation is dedicated to him.

Quote From New Westminster’s Past
From June of 1865 we find the following City notice in the British Columbian newspaper.

MUNICIPAL NOTICE.

WHEREAS DEFAULT HAS BEEN MADE in payment of Taxes upon the undermentioned Lots in the City of New Westminster, viz:—

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<th>Block</th>
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</tbody>
</table>

And whereas judgment has been obtained against the same, for the amount of Taxes due, with costs. Notice is therefore given that the said Lots will be sold by Public Auction, at the Court House in New Westminster, on Saturday the 1st day of July next, at 12 o’clock noon.

By Order of the Chief Inspector of Police,
THOMAS McWICKING,
Collector.

New Westminster, June 12, 1865. 1713 td

Program Ideas for the Historical Society in 2017

As we are already halfway through the programming list for 2017, thoughts and ideas are coming together for next year. Suggestions so far include a number of ideas around Canada’s 150th birthday, perhaps something on the 100th anniversary of the birth of Raymond Burr, a presentation on favourite stories taken from the Fraser and St Peter’s Cemeteries, and another “miscellaneous” slide show to start off the year in January. Any more to add to this? Let us know.
Interesting Film of 1961 Fire

The Hobbs family of Sapperton has donated some items to the New Westminster Museum and Archives. A particularly interesting piece is a film, 1 minute and 21 seconds, of the Shaw Brothers wood working shop fire of November 1961. This business was on East Columbia St to the north of Braid St between the street corner and Hume Park. To see the film go to “YouTube” online and, while there is a separate complicated link, we found it easily by searching for “Hobbs film shaw fire 1961”. Have a look. Good images of the fire, local area, Fire Department, and onlookers.

There are lots of interesting things to see on YouTube and while there may be items you don’t want to see you can avoid these while searching for films of local interest, some like this 1961 piece are quite old and very interesting.

Westminster Pier at Lytton Square

Westminster Pier on the New Westminster waterfront has been attracting lots of attention and was the centre of activities on Father’s Day for the Pier 2 Landing event. Members of the Historical Society, Earl Noah and Archie Miller, along with Bill Brown, led a couple of very well received walking tours of the entire area.

The structure that dominates the Pier area at Lytton Square is symbolic of the city market that at one time operated in this same area. There were markets there both before and after the City’s great fire of 1898 until a new site was used starting in the 1940s. The photo below shows Westminster Pier and the symbolic market structure in 2012 while the old photo below this shows a view of the City Market in 1906.

A World Fair History

There are many books that discuss the history of world fairs either through specific events or through an overall appraisal. The book World’s Fairs and the End of Progress, An Insider’s View, by Alfred Heller (1999), offers a wonderful study from 1851 to 2015. This is a book of great detail that truly tells the story of world fairs through anecdotes, tales, personal accounts, and enlightening trivia. Great stuff.

From its cover we read: “World’s Fairs were created to show off the wonders of the industrial revolution. Great engines, presses, steel cannons, the typewriter, television, the elevator, even the Statue of Liberty first appeared at expos. But industrial progress has led to a polluted planet, and the very idea of progress needs to discover new direction. Can our society now find paths to sustainable development? World’s fairs are flourishing, says the author. They are in a position once again to define an era. And it’s actually happening…” This is an excellent, well produced book, with lots of illustrations and a wealth of background material.

Quote From New Westminster’s Past

From June 13 of 1865 the local newspaper brought its readers news of the town’s gardens.

Ripe Strawberries.—The first ripe strawberries of the season which we have seen are from the garden of Dr. McNaughton Jones, of this city. The fruit crop generally, although somewhat later than usual, promises to be very abundant. In fact garden stuffs never looked better.
New Westminster Historical Society Newsletter
c/o 1405-69 Jamieson Court
New Westminster, BC V3L 5R3
604-526-6113
Nwhistsoe@Senseofhistory.com

Special Issue #61 July 2016
Of Expo’86 and World Fairs
In Recognition of the 30th Anniversary
of Expo’86 in Vancouver
and the History of World Fairs

Remember the Passport Stamps

This is a portion of a display panel that was available for sale that is about 2 feet by 3 feet in size and that was covered by a huge number of the passport stamps that were collected from locations, events, special dates, special people, and so on. From beginning to end, the passport stamp was an integral piece of the story of Expo’86.

Remember Expo Ernie

Here is an Expo’86 guide with the cover showing Expo Ernie with children and Mounties. Expo Ernie, the official mascot of the fair, was very popular wherever he went especially when he talked with members of the audience surrounding him. At the end of Expo’86 it was reported that the last functioning “Ernie” was purchased by Jim Pattison and has been seen at a few anniversary events over the years.

A card of Expo’86 lapel pins

If you want to look back to the Expo’86 you attended and reminisce, or simply find out more from the story of the exposition held in Vancouver in 1986 that you have heard all about, there is a lot to review. If you look online, just search for “Expo’86” or “Vancouver Exposition 1986” or something similar. You will find many sites that review the fair, some in more detail than others. There are other sites that look at particular Expo’86 items or perhaps where some of the Expo’86 features may now be found. There are also sites with the Expo theme song linked to fireworks – “Something’s Happening Here” and other Expo music as well. There is a lot to see and hear. Enjoy the story and if you were there 30 years ago – enjoy the memories.

A portion of the cover of a special Expo edition of Beautiful British Columbia Magazine showing a photograph at dusk of the Expo site, in front, all lit up in its magical atmosphere.
A Rare Piece From the Chicago World Fair 1893

The Chicago World Fair in 1893 was a huge undertaking with incredible buildings covering a large site. This archival piece from the fair is a train schedule from Canada’s relatively new cross-North America rail connection showing riders of this service how to get to the Chicago area.

From the Alaska-Yukon-Pacific Exposition

This rather battered booklet is a photographic tour from the Alaska-Yukon-Pacific Exposition held in Seattle in 1909. Many people from the Pacific Northwest visited this fair at that time and today, if you visit Seattle and the University of Washington campus, you can take in a number of features from the 1909 Exposition that can still be seen.

From the Seattle World Fair 1962

Some World Fair Connections

The following short list is just a sampling of the many things that have been introduced at a world fair. These are taken from a number of sources.

- 1851 London – the Colt revolver, the gas range.
- 1876 Philadelphia – the phonograph and telephone
- 1889 Paris – the Eiffel Tower
- 1893 Chicago – the Ferris wheel
- 1904 St Louis – controlled flight
- 1915 San Francisco – Kodachrome photographs
- 1939 New York – television
- 1964 New York – facsimile machine
- 1974 Spokane – first environmental theme
- 1985 Tsukuba – robotics

From the Fair in San Francisco in 1915

Part of the Canada exhibit in which the things to see speak of the forest, wildlife and generally the outdoors.

To Find World Fair Facts, Figures, and History

There are many books to look up that will fill in the story of the world fairs. Another source that offers an enormous amount of information is the world of online resources. This is massive with a seemingly endless number of places to visit, pieces to read, illustrations to look at, films to review, music to listen to, and this list goes on. Go to sites named for a particular world fair and you will likely find something as well as information at large compendium locations.

www.expmuseum.com offers a very useful timeline of all the fairs with many different things to see.

Good old www.wikipedia.org offers a massive list of world fairs to use as a base.

The World Fair Historical Society can be found under the online title of www.crystalpalace51.org

The over-riding world fair organization, the Bureau of International Expositions, is at www.bie-paris.org

Have a look – you will not be disappointed.

Newsletter Sources

All materials reviewed for this newsletter that were not taken from online materials are from the Our Forgotten Past Collection. The world fair memorabilia shown here are also from this same collection.
New Westminster Historical Society Newsletter

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Historical Society Meetings

August Meeting
Wednesday, August 17, 2016 at 7:30 pm in the New Westminster Public Library auditorium

Stories of the Fraser River: Tales of Boats, Incidents, Captains, Cargoes, and More  The Fraser River is an incredible focus of stories related to boats of all types, numerous incidents and accidents, captains and characters, seasonal tales, and much more. These stories find their way into talks on and about the river through private cruises or public events. The stories in this presentation are taken from a large compendium of accounts that chronicle aspects of the history of the Fraser River, a collection that has been used and ever expanding for about 40 years. Recently one of the major storytellers of this type of material passed away. Frank Froebel, of the MV Native, was well known and liked and this presentation is dedicated to him.

Captain William Irving. This prominent riverboat captain was highly regarded on the Fraser River as well as on other waterways including the Columbia and the Sacramento and likely on the high seas. His family home is a prominent heritage structure in New Westminster. NWPL photo #219

September Meeting
Wednesday, September 21, 2016, at 7:30 pm in the New Westminster Public Library auditorium

The Early Schools of New Westminster  The history of schools in New Westminster goes back to the earliest days of the city with a number of smaller versions serving the community prior to the formal, official institutions. This presentation will take a basic look at this history through photographs of the schools and anecdotes about their locations, operations, and individual stories from one community area to the next.

An Important Royal City School Site
The two photos below are of the same location in the city of New Westminster. The top image shows the first purpose-built formal school structure, constructed with some government funding. The bottom image is of the same location many years later showing other school buildings occupying the same site. The location in question is the city block which later, after the school use had ended, housed the Royal Towers Hotel, the bus station, and a YMCA. This block is bounded by 6th St, Royal Ave, 7th St and Queens Ave. [Photos from Our Forgotten Past Collection]

Quote From New Westminster’s Past
Some riverboat information from the Mainland Guardian newspaper of April 20, 1881.

“Steamer Movements: The William Irving left here on Friday evening for Yale, with the passengers who came up from Victoria by the Princess Louise. She returned to this city on Sunday last. The Western Slope arrived on Sunday, with a few passengers, amongst whom was Mr Rogers, the surveyor on route for Howse Pass. She, shortly after, started for Yale and came down at midnight Monday, leaving for Victoria at 3 am Tuesday.

“From Victoria: The steamer Enterprise, Capt Gardner, arrived from Victoria yesterday about 5 pm with the following passengers: - Mrs W D Armstrong, Judge Crease, Judge Robertson, Capt J Irving, Capt G Odin, Capt Ramsay, Messrs J W Trutch, M English, Roebuck, J Young, Crimp, N Black, W Geisler, G Coxon, Ferguson, W Dewdney, J Spratt, Sterling, Hudson, J Kirkland, Calder, McIntee, Wadhams and Harding.

“Five ships are on route to Hastings mill to load lumber. Mr Trutch and his secretary Mr Roebuck start up river in the morning for Kamloops.”
A World Fair Book: Crystal Palace, London, 1851

The world fair referred to as being the first one occurred in London, England in 1851. Of all the things that historically connect to that event, its major iconic structure, known as the Crystal Palace, stands out. The book, Paxton’s Palace, by Anthony Bird, (Cassell and Company, London, 1976) tells the story of this building drawn up by Joseph Paxton in only seven days.

From the book’s cover we read: “In just seven days Joseph Paxton drew up his plans. On 30 July, 1850, site levelling began in Hyde Park. In an incredible twenty-two weeks thousands of tons of iron had been milled, transported and with nearly a million square feet of glass had been dramatically transformed into one of the most practical, graceful, magical buildings ever to appear in London.”

This is one of the books shown at the Historical Society presentation in July and it is a very interesting read.

A William Irving Riverboat Account

In 1863 Captain William Irving showed, through his experience as a captain and the abilities of his vessel, that the river between Hope and Yale could be challenged and its difficulties overcome. This article from the June 6 issue of the British Columbian covers the story. This is how it appeared in the press for all to read.

A Great Victory - Emory's Bar Conquered.

The impression has hitherto obtained, that steamers could not be made to cross Emory’s Bar, during the higher stages of the water. For some time they have been getting over it with the assistance of ropes; but last trip of the Moody she could not cross it at all, and was obliged to discharge her freight at the bar, from whence it had to be taken forward to Yale in canoes, at a cost of $6 per ton. On Thursday the Reliance steamed gallantly over this bar without discharging any of her freight, and without the assistance of ropes. As the noble steamer rounded her whistle in rounding Saw Mill Point, immediately below Yale, the citizens crowded down to the landing and received her and her enterprising and intrepid Commander with three hearty cheers. And as she left next morning, saluted her with a shot from Mr. Sutton's big gun. And well they might; for Capt. Irving, in running his steamer to Yale at a higher stage of water than that at which any other boat has accomplished the feat, has not only demonstrated the superiority of the Reliance, but, what is of still greater importance to the public, has fully established the practicability of the navigation to Yale at all seasons. The Reliance has gone to Victoria for the purpose of undergoing some repairs and improvements, and will resume her place in five or six weeks. The Yale people are justly proud of Capt. Irving and his steamer, and will not, we feel assured, fail to appreciate and sustain his enterprise.

A Fraser River Reminder

This old pilings with a cable wound around it was at Emory Creek on the west side of the Fraser River between Hope and Yale. This was likely used to tie up boats or mining equipment but its age was not accurately known. It was however a part of river heritage for many years. Photo is from late 1970s. [Photo by Our Forgotten Past and of that collection]