

## **QUESTIONS** FROM THE OCTOBER 2014 OPEN HOUSE

### **1. My house needs work; where do I start?**

If you are interested in doing work that is in keeping with the historic character of your house, then talking to the City's Heritage Planner is the best place to start. She can work with you to identify your best options, either with or independent from the City.

If your house is formally protected with a heritage bylaw, talking to the Heritage Planner before deciding on the work is important as exterior changes will likely require a heritage alteration permit. You should always check with the Building Division to determine what type of work will require a building permit.

If you are looking for advice on the work you propose doing, including suggestions for contractors and suppliers, check with both the New Westminister Heritage Preservation Society ([www.newwestheritage.org](http://www.newwestheritage.org)) and Heritage BC ([www.heritagebc.ca](http://www.heritagebc.ca)).

### **2. Who do I talk to at City Hall?**

For heritage related questions, please contact the Heritage Planner, Julie Schueck, at:

[jschueck@newwestcity.ca](mailto:jschueck@newwestcity.ca)  
604.527.4556

For building questions, please contact the Building Division at 604.527.4580

For engineering questions, please contact the Engineering Department at 604.527.4592

For other City contact information, please see the City Services Directory at:

[www.newwestcity.ca/city\\_hall/contacts/city\\_services\\_directory.php](http://www.newwestcity.ca/city_hall/contacts/city_services_directory.php)

### **3. Can you create a pamphlet about heritage recognition?**

Visit the City's heritage website for pamphlets about heritage conservation:

[www.newwestcity.ca/heritage](http://www.newwestcity.ca/heritage)



# QUESTIONS FROM THE OCTOBER 2014 OPEN HOUSE

## 4. What can I read to learn about heritage conservation?

In addition to checking out the library, there are a number of excellent on-line resources, including the following:

### Heritage BC resources

[www.heritagebc.ca/resources/](http://www.heritagebc.ca/resources/)

### Heritage Canada

[www.heritagecanada.org/en](http://www.heritagecanada.org/en)

### The Standards & Guidelines for Historic Places in Canada document (the bibliography is extensive)

[www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf](http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf)

### ICOMOS Canada

[canada.icomos.org](http://canada.icomos.org)

### ICOMOS

[www.icomos.org/en](http://www.icomos.org/en)

### The Association for Preservation Technology International

[www.apti.org](http://www.apti.org)

### National Parks Service

[www.nps.gov/history/publications.htm](http://www.nps.gov/history/publications.htm)

### Australian Heritage

[www.environment.gov.au/heritage](http://www.environment.gov.au/heritage)

## 5. What about laneway houses and stratification?

### Laneway Houses:

In January 2014, based in part on the City's Affordable Housing Strategy, City Council directed staff to begin a study of detached accessory dwelling units (ie: coach houses, laneway houses, etc.). This work has been incorporated into the current review of the Official Community Plan (OCP).

For more information about the OCP review and how you can participate, visit the City's website at:

[www.newwestcity.ca/ourcity](http://www.newwestcity.ca/ourcity)

### Stratification:

The Queen's Park Neighbourhood Heritage Study Working Group is currently assessing the idea of stratification of large historic homes in the neighbourhood. More information will be available as the Study progresses.



# QUESTIONS FROM THE OCTOBER 2014 OPEN HOUSE

## 6. What are the criteria for a Heritage Conservation Area?

A Heritage Conservation Area (HCA) is an area designated in an Official Community Plan as having historic significance. This designation describes the special features or characteristics that justify the designation, states the objectives of the designation, and identifies the guidelines by which the objectives are to be achieved.

A HCA designation may identify circumstances for which a permit is not required; include a schedule (list) of buildings, structures, land or features within the area that are to be protected heritage property; and identify features or characteristics that contribute to the heritage value or heritage character of the area.

There are specific steps that must be taken in order to establish a heritage conservation area. For further information on heritage conservation areas, refer to the Part 27 of the Local Government Act:

[www.bclaws.ca/civix/document/id/complete/statreg/96323\\_29](http://www.bclaws.ca/civix/document/id/complete/statreg/96323_29)

In 2013, the City conducted a study of heritage conservation areas, identifying four small areas within four different neighbourhoods. After engaging the residents and broader community, Council noted that there was not enough support for the further study of heritage conservation areas. New Westminster currently has no heritage conservation areas.

For more information on this study, visit the City's website and select 'Heritage Conservation Area Study':

[www.newwestcity.ca/heritage](http://www.newwestcity.ca/heritage)

## 7. Can we get a copy of the map showing the age of the houses?

For a copy of the map showing building ages in the Queen's Park Neighbourhood, please contact the Heritage Planner at:

[jschueck@newwestcity.ca](mailto:jschueck@newwestcity.ca)  
Tel: 604.527.4556

To view the map online, please refer to page 11 of the document 'October 29, 2014: Open House Material' on the City's website at:

[www.newwestcity.ca/qpnhs](http://www.newwestcity.ca/qpnhs)



# QUESTIONS FROM THE OCTOBER 2014 OPEN HOUSE

## 8. What are the definitions of heritage terms?

There are many different heritage terms, including these most commonly utilized terms:

### Community Heritage Commission:

A group of community volunteers, appointed by City Council, for the purpose of advising Council on heritage.

### Adaptive Re-Use:

Using an old building for a new purpose or function, while protecting its heritage value. May involve extensive exterior and interior alterations.

### Character-defining Element:

The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value.

### Conservation:

All activities involved in the protection and retention of heritage resources, including the study, protection, development, administration, maintenance and interpretation of heritage resources, whether they are objects, buildings or structures, or environments. Often used interchangeably with preservation (“heritage conservation” in Canada is “historic preservation” in the U.S.). It is also used to refer to a highly specialized field of activity that normally deals with the protection of objects in museum collections: a conservator is the person who is responsible for the care and treatment of objects.

### Community Heritage Register:

A list established and maintained by City Council that identifies but does not legally protect (see ‘Heritage Designation’) real property considered to be heritage property. The Register gives notice to prospective buyers that a property is important on a community level and it enables staff to monitor proposed changes through the permit application process and licensing. In addition, properties listed on the Heritage Register are eligible for special provisions in the BC Building Code Alternate Compliance Methods section.

### Heritage Designation:

Legal protection through a bylaw. Designation offers long term protection and allows regulation and control of alterations and demolition.

### Heritage Alteration Permit:

A permit issued by City Council to allow changes to be made to a protected heritage property. Each heritage alteration permit is reviewed by the Community Heritage Commission. A heritage alteration permit may not vary use or density.



# QUESTIONS FROM THE OCTOBER 2014 OPEN HOUSE

## Heritage Conservation Plan:

Establishes the existing value and condition of a heritage resource, and the steps that will be taken for its conservation. The following components should be included in a Heritage Conservation Plan:

- Historic Brief
- Statement of Significance
- Existing Condition Assessment and Documentation, including plans and photographs
- Conservation Procedures

## Heritage Value:

The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

## Heritage Place:

A structure, building, group of buildings, district, landscape, archaeological site or other place that has been formally recognized for its heritage value.

## Statement of Significance

A succinct written expression of heritage value and includes the following sections:

- a brief description of the historic place
- an identification of the key heritage values assigned to the historic place, and
- a list of its principal character-defining elements.

## Preservation:

The protecting, maintenance and stabilization of the existing form, material and integrity of an historic place or individual component, while protecting its heritage value. An action or approach that does not necessarily mean legal protection.

## Reconstruction:

The re-creation of an object, building or structure that no longer exists, on the basis of archaeological, literary and historical evidence (i.e. old photographs, diaries). Often raises concerns about accuracy as certain elements are often based on conjecture when no evidence can be found.

## Rehabilitation:

The sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value. This can include replacing missing historic features.

## Restoration:

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



# QUESTIONS FROM THE OCTOBER 2014 OPEN HOUSE

## 9. Can we know the rules of heritage designation before we decide?

Yes. Heritage Designation is a form of land use regulation that protects heritage property through the use of a bylaw that is registered on the land title. The intention is to retain, as much as possible, the exterior look, form and material of the building through long-term legal protection. However, there is an understanding that old buildings must earn their keep and may need some level of upgrade and/or alteration in order to adapt to the needs of a new occupant and a new time (i.e. new building code or energy code).

The process of establishing a heritage designation bylaw involves receiving three readings from City Council, including a public hearing, followed by the adoption of the bylaw. Once adopted, the owner(s), the Land Title Office, and the minister responsible for the Heritage Conservation Act must be notified.

Exterior alterations, structural changes, the moving of the structure, demolition, and the alteration/excavation/construction of the land may be possible, but would require a heritage alteration permit. The owner brings the proposed changes to the City's Planning Division, which takes the application to the Community Heritage Commission (CHC) for review and comment. The Heritage Planner and the Community Heritage Commission work with the owner to determine the most appropriate types and methods of alterations. If both the Planning Division and the CHC support the application, then it is presented to Council for consideration of approval or approved by Council's delegated authority.

For more information on heritage designation, please visit the City's website at:

[www.newwestcity.ca/heritage](http://www.newwestcity.ca/heritage)

## 10. Why should I keep my old windows instead of replacing them?

Windows in historic buildings have usually been in service for a long time (often 100 years or more) proving their durability, functionality and value. With a good overhaul they could function well for another 100 years, while most of today's manufactured replacement windows carry warranties of about 8-10 years and failures may not be repairable. There are a variety of ways to make old windows more energy efficient including interior or exterior storm windows, and weather-stripping. Visit Heritage BC's website for more information:

[www.heritagebc.ca](http://www.heritagebc.ca)

