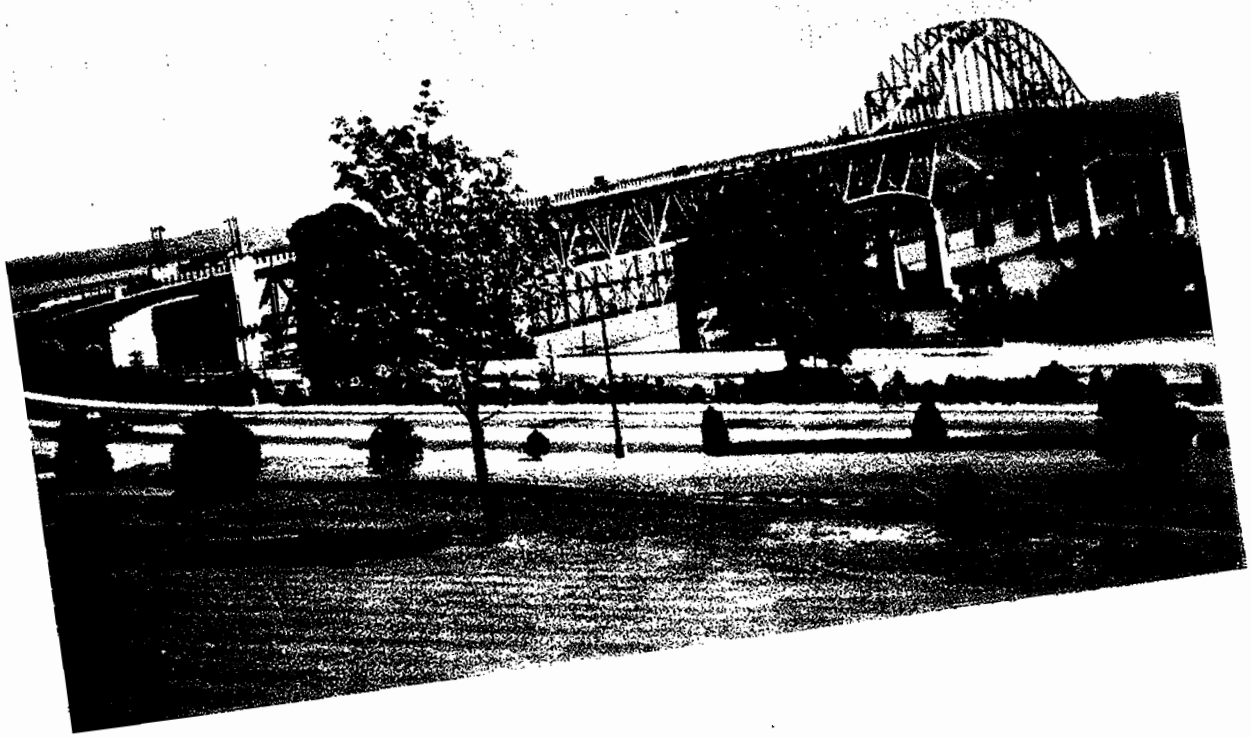
NEW WESTMINSTER



HERITAGE MANAGEMENT PLAN

APPENDICES

CORPORATION OF THE CITY OF NEW WESTMINSTER
November 1993

Cover Photo

Patullo Bridge
New Westminster, B.C.
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APPENDIX A

Glossary of Terms

A FEW HERITAGE CONSERVATION TERMS

Heritage Resources are defined as objects of historical, cultural, architectural, archeological or scenic significance which are important to a community.

Historic Landscapes are places which possess a link or continuity of natural and built components that are united by human use and past events.

Restoration is a process which involves the return of a building or site to its appearance at an earlier time. The building or landscape is recreated as it once was according to accurate historical or visual documentation.

Renovation is often used interchangeably with rehabilitation to describe the modification of an existing building. Renovation extends the useful life of the building and may involve the upgrading of services.

Rehabilitation refers to the process of returning a property to a usable state through repair or alteration. This process, also known as "adaptive re-use" encourages the contemporary use of buildings while preserving its significant historic features.

The Heritage Advisory Committee is created by bylaw and members are appointed by City Council to provide advice on heritage matters. The New Westminster Heritage Advisory Committee members represent a variety of community interests and members are joined by advisors, such as the City Curator and City Librarian.

SOME HERITAGE CONSERVATION TOOLS

Official Community Plan (OCP) is a document describing a community's broad objectives and policies regarding the form and character of land use and servicing requirements. An OCP may outline standards and policies for the identification of heritage conservation goals, objectives and land use implications.

Design Guidelines for heritage resources in development permit areas may be included in an OCP.

Floor Space Ratio refers to the proportion of the area of a building to its site, usually expressed as a ratio (i.e. 0.5). The floor space ratio is derived by dividing the horizontal cross sectional area of the building measured to the outside of the outer walls of each floor level.

Zoning refers to permitted land uses in the municipality which are designated by bylaw and appear in zoning district schedules.

Down Zoning is a reduction in the allowable floor space ratio of a building. It is often used to preserve heritage buildings which are larger than a new building which could be built on the site.

Bonus Zoning includes bonus incentives which are non-discretionary. Additional density is granted to a builder according to a predetermined formulae governing the amount of additional space earned in each prescribed amenity.

Performance Zoning or Amenity Zoning is similar to bonus zoning except that bonuses are based upon discretionary awards of extra density within flexible guidelines governing types of performance to be rewarded; it is the regulatory equivalent of discretionary grants.

Conservation Covenants are legal voluntary agreements or contracts between a heritage property owner and local government outlining the respective responsibilities to protect heritage resources. Covenants are adopted by bylaw and registered on the property title.

Heritage Designation is a process in which heritage buildings and sites, in whole or in part, are legally protected from demolition or inappropriate alteration. According to the Heritage Conservation Act of 1977, alterations and demolitions to designated buildings must first be approved by City Council. New Westminster currently has 13 voluntarily designated heritage buildings.

Tax Incentives are support mechanisms which allow municipalities to give property owners a tax break for approved heritage conservation purposes. The property must be protected by provincial or local designation, development permit or conservation covenant. Various forms of tax incentives such as tax exemptions, freezes or deferment may be offered by a local government.

Development Permit Areas are identified in an Official Community Plan for the purpose of regulating the development of heritage resources. Owners within these areas must apply for a development permit and all changes must conform to specified terms and conditions before a building permit is issued.

Transfer of Development Rights occur when an owner is allowed to move unused development rights from a protected heritage site to another property in the community. Development rights are defined in terms of a given number of square meters of buildable area.

Bill 77: Heritage Tree Designation is an amendment of the Municipal Act (1992) for the purpose of protecting trees. The bylaw specifically prohibits and regulates the cutting and removal of trees and regulates activities that may damage trees. It further allows Council to identify significant trees or shrubs and assess or inspect specified trees.

Temporary Heritage Designation is a mechanism which allows local governments time to review a threatened heritage resource. This designation may take various forms, including witholding development permit approval or establishing a one-time control period.

Heritage Foundations are societies formed to promote good preservation practices, heritage awareness and voluntary heritage designation. A heritage foundation offers financial incentives and technical advice to homeowners for restoration projects and benefits communities by increasing neighbourhood livability, tourism and environmental awareness. Victoria, Vancouver and Saanich currently have heritage foundations; New Westminster has recently established one.

APPENDIX B

List of People Interviewed

Heritage Planners:

Al Ing, Planner, District of Coquitlam;
Alex Jamieson, Planner, City of Richmond;
Dave Hoey, Current Planner, Municipality of Surrey;
Patricia Wadmore, Planning Technician, Municipality of Delta;
Steve Barber, Heritage Planner, Planning Department, City of Victoria;
Jennifer Barr, Administrator, Victoria Heritage Foundation;
Sue Morhun, Arts and Heritage Supervisor, Township of Langley;
Joel West, Planner, District of West Vancouver;
Bill Rapanos, Heritage Planner, District of Burnaby;
Jim Wolf, Heritage Planning Assistant, District of Burnaby; and
Gary Penway, Planner, City of North Vancouver.

City of New Westminster:

Archie Miller, City Historian;
Valerie Francis, Archivist;
Pat Connolly, City Engineer;
Bill Wild, Arborist;
Paul Damanato, Parks and Recreation;
Stephen Scheving, Planner;
Jim Hurst, Planning Analyst;
Ted Mason, Manager, Public Buildings;
Peter Abley, Manager, Building and Development;
Bill Buckland, Building Inspector;
Lisa Spitale, Planner; and
Mary Pynenburg, Director, Planning Department.

New Westminster Public Library:

Ron Clancy, Chief Librarian, New Westminster Public Library;
Joss Halverson, Chief Reference Librarian, New Westminster Public Library; and
Wendy Turnbull, Archival Librarian, Photograph Collection, New Westminster Public Library.

New Westminster Organizations:

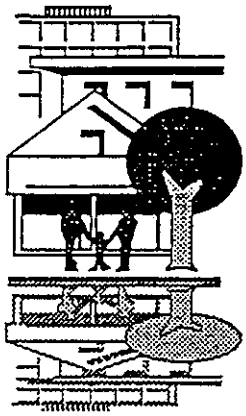
Rick Mudie, Chair, New Westminster Tourism and Convention;
Nettie Tam, Executive Director, Downtown Business Improvement Association;
Yvonne Cocke, Past Chair, New Westminster Heritage Advisory Committee;
Larry White, Queens Park Residents Association;
Sylvana McNulty, Queens Park Residents Association;
Carol de la Franier, Brow-of-the-Hill Residents Association;
Bill Cook, McBride-Richmond Residents Association;
Ed Lehman, Sapperton Residents Association;
Lucy Chambers, New Westminster Heritage Preservation Society;
Joahim Ayala, New Westminster Heritage Preservation Society;
Jim Wolf, New Westminster Heritage Preservation Society;
Kathy Cherris, New Westminster Heritage Preservation Society;
Valerie Francis, New Westminster Historical Society;

Don Luxton, Coordinator, HARP Program;
Karen Oliver, Heritage Society of B.C.; and
Marilyn Cassady, Fraser River Discovery Centre.

New Westminster Heritage Advisory Committee:
Phil Balcean;
Maria Marcu;
Ray Mercer, Chair;
John Beckett;
Wilf Broderick; and
Roger Nottingham.

APPENDIX C

Study Bulletin



NEW WESTMINSTER HERITAGE MANAGEMENT PLAN

STUDY BULLETIN

FEBRUARY 1993

New Westminster is one of the oldest settlements in British Columbia. In 1860, New Westminster became the first incorporated Canadian city west of the Great Lakes and later the capital of the colony of British Columbia. From its historic roots, the city grew and flourished as a prosperous mercantile centre for the Fraser Valley. An outstanding number of commercial and residential buildings and park areas from earlier periods are still in use in New Westminster. The proper management of these heritage resources is an integral part of New Westminster's development goals and objectives.

What is New Westminster doing to maintain links to its past?

New Westminster is fortunate to have a number of community groups who are active in a variety of heritage related endeavours including: special events, commemorative programs, heritage preservation, historical research and seminars, and walking tours. In addition, the City of New Westminster actively supports heritage management in several ways.

The City owns and operates Irving House Historic Centre, a designated heritage building of mid 19th century design. The City also operates the New Westminster Museum, located on the same site as Irving House, and the Samson V Martime Museum. It also maintains a number of historically significant parks and the Fraser Cemetery.

In 1979, the City of New Westminster established a Heritage Advisory Committee (HAC) to advise Council on matters relating to the B.C. Heritage Conservation Act of 1977. Members meet once a month to review development permit applications for exterior alterations, additions and demolitions of buildings listed on the Heritage Resource Inventory, discuss general heritiage issues and make recommendations to Council. The committee was also established to foster public awareness of the City's heritage resources and their role in the economic, social and cultural life of New Westminster.

Heritage resources are defined as cultural, historical, architectural, archeological, and scenic resources that are significant to a community.



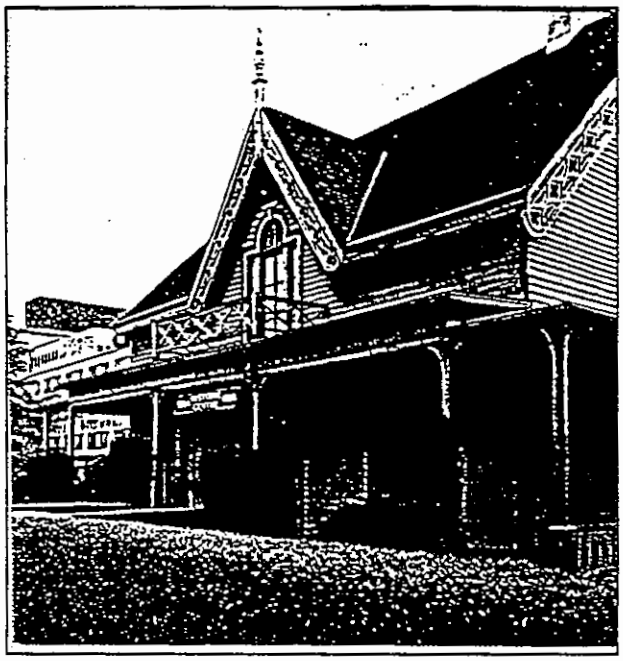
The City took a lead role in obtaining funding to prepare the New Westminster Heritage Resource Inventory, extending work initiated in late 1970's and the early 1980's. The Inventory consists of four bound volumes containing descriptions and photographs of 850 buildings and several parks considered to have potential historical significance. Although the Inventory has helped to raise public awareness about heritage matters and has helped the HAC to monitor development proposals, its effectiveness has diminished over the past few years due to a variety of factors including: omissions of important properties; inclusion of properties of questionable historical significance; a lack of regular updating ; and insufficient historical and contextual information for many entries. One of the goals of the Heritage Management Plan study is to refine the inventory and provide clear guidelines for ongoing updates.

What is the difference between a heritage property and a property listed in the heritage inventory?

The B.C. Heritage Conservation Act of (1977) allows a municipality to designate a building or site as a municipal heritage site by enacting a bylaw. These properties cannot be significantly altered, or demolished, without the permission of City Council. The City of New Westminster has a voluntary designation program which allows property owners to apply to have their property designated. To date, a total of 13 properties have been voluntarily designated as municipal heritage sites in New Westminster. Seven of the thirteen properties are privately owned residential dwellings; one (Irving House) is owned by the City; and the remaining five are institutional and commercial buildings.

The vast majority of the properties listed in the New Westminster Heritage Resource Inventory are not designated but are considered to have sufficient heritage significance to warrant a review of any proposal to undertake significant alterations or to demolish the building. The review, which is carried out by the HAC, provides an opportunity to assess the relative heritage value of the property and examine what actions, if any, the municipality may wish to take regarding the

***Restoration** is the return of a building or site to its appearance in an earlier time. Based upon accurate historical or visual documentation, the structure or landscape is recreated as it once was.*



Irving House is an example of restoration.

***Renovation** and rehabilitation are often used interchangeably to describe the modification of an existing building. Renovation extends the useful life of a structure and may involve the introduction of new plumbing, lighting, windows or doors.*



proposed changes. Apart from the review by the HAC, the development permit process for properties listed in the inventory is the same as for as any other property.

The inventory contains descriptions of most of the 13 designated heritage properties, which tends to blur the distinction between a listed property and a designated property. This has contributed to some confusion as to the implication of having a property listed in the Inventory, and tends to diminish the significance and prestige of a designated heritage status.

Why is a management plan study being done?

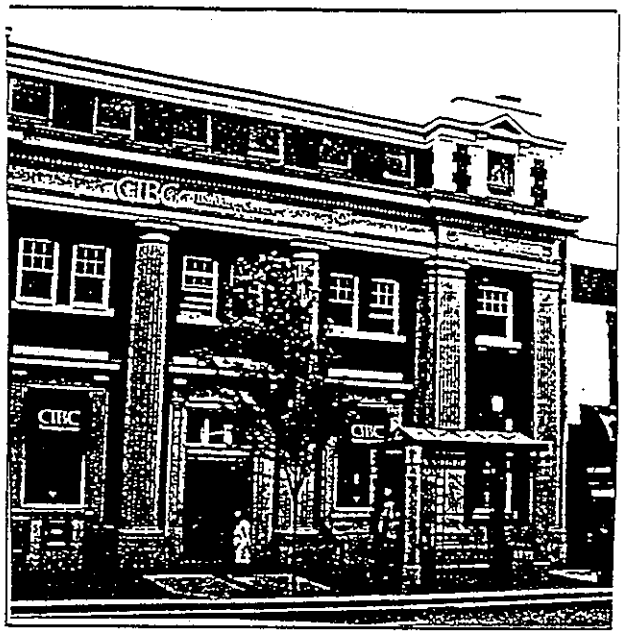
Recognizing the shortcomings of the current inventory, the City submitted an application for provincial funding to assist in updating the inventory. The provincial government was reluctant to fund a study which was primarily focused on updating the inventory. This concern derived from their past experience with municipal heritage inventories, which typically became outdated and less effective over time, due to the lack of explicit heritage management policies and procedures. The province's position was that updating of the inventory would have limited potential for improving heritage resource management unless a well conceived management plan could be developed. The terms of reference were adjusted to reflect this management orientation and funding assistance was provided by the province. The study will include improvements to the heritage resource information system, however, the primary focus of the study is on the development of management policies and procedures which will enable the City to manage its heritage resources effectively for many years to come.

What is a Heritage Management Plan?

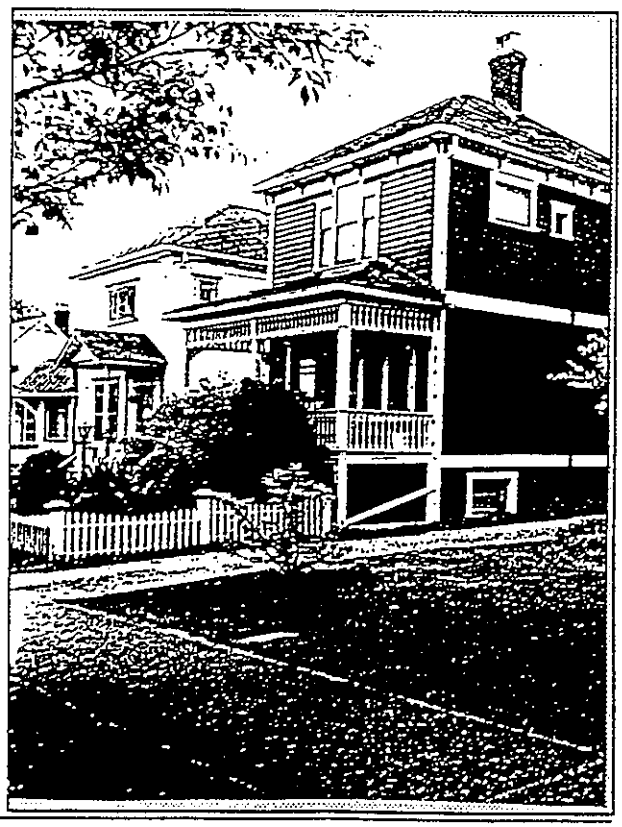
A Heritage Management Plan is comprised of three key components:

- an explicit set of goals and objectives for the manner in which heritage resources are to be managed,
- a set of policies and procedures for the heritage management programs which will enable the municipality to manage heritage resources effectively in accordance with community priorities, and
- an information system to support heritage management programs and decisions.

***Revitalization** is the process of economic, social and cultural redevelopment of an area or street. In many instances, such as on Columbia Street, buildings have heritage merit and, through a program of appropriate renovations, streetscape improvements, special events and marketing, the unique character of an area is enhanced as a community resource.*

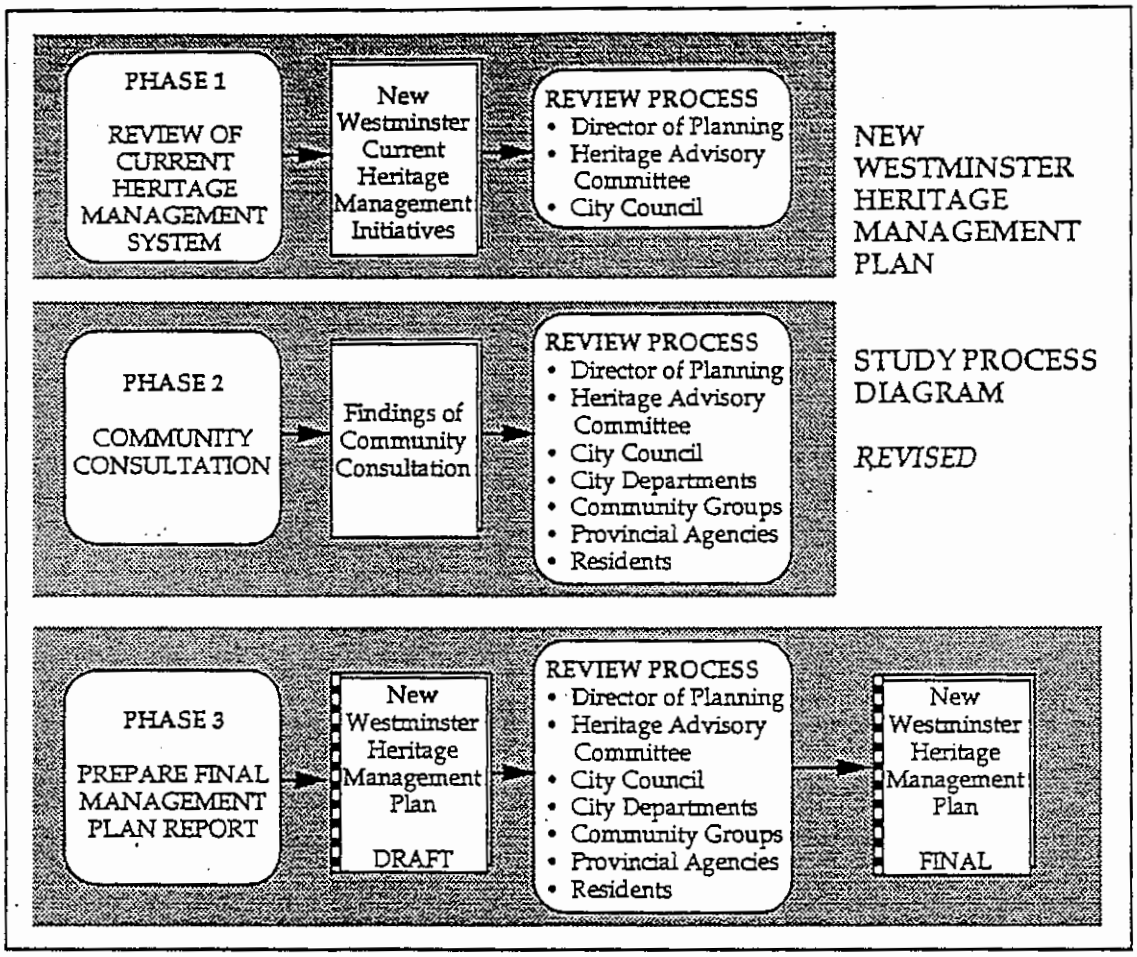


***Heritage Area** is a synonym for a historic district or heritage conservation area which contains clusters of heritage resources. It can also refer to a neighbourhood unified by common historical or social events, similar uses, architectural styles or an environmental context.*



How will the management plan be developed?

Without widespread community support for heritage management goals, objectives, and programs, there will be little chance for success. Over the course of the study, there will be a number of opportunities for the community to become involved in setting goals and objectives, reviewing program proposals, and establishing heritage management priorities. Representatives from neighbourhood associations, heritage societies, business groups, and other community interest groups, will be interviewed; work sessions will be conducted to discuss particular issues of common concern; and community open houses will be held to gather public comments on the proposed Heritage Management Plan. The interview process started in late 1992 and will continue in 1993. In the spring of 1993, an open house will be held in New Westminster to present several heritage management options and provide an opportunity for dialogue between City staff, the community, and the consultant. Dates and locations of the open houses will be advertised in local papers. The following diagram illustrates the study process which is targeted for completion by late 1993.



How can I get more information?

If you have any questions comments or suggestions regarding the information contained in this bulletin or wish to have your name entered on a mailing list, please write to:

Mary Pynenburg, Director of Planning
City of New Westminster
511 Royal Avenue
New Westminster, B.C. V3L 1H9
Fax: 521-3895

APPENDIX D

Notes from Council Work Session

New Westminster
Heritage Management Plan Project

INFORMATION PACKAGE FOR CITY COUNCIL INTRODUCTORY MEETING

September 14, 1992

PACKAGE CONTENTS

- Core Consultant Team Members
- Study Objectives
- Typical Components of a Management Plan
- Definitions
- Proposed Study Process
- Communications Strategy
- Overall Schedule
- Council Objectives Worksheet

NEW WESTMINSTER HERITAGE RESOURCE MANAGEMENT PLAN

OBJECTIVES FOR COUNCIL WORKSESSION

1. PROVIDE COUNCIL WITH AN OVERVIEW OF THE STUDY PROCESS AND ACTIVITIES TO DATE

2. INTRODUCE MATERIAL WHICH WILL HELP TO ESTABLISH A COMMON UNDERSTANDING OF HERITAGE TERMINOLOGY AND MANAGEMENT CONCEPTS

3. INTRODUCE PROPOSED GOALS AND OBJECTIVES FOR HERITAGE RESOURCE MANAGEMENT

4. OBTAIN GUIDANCE FROM COUNCIL REGARDING OBJECTIVES AND PRIORITIES

CITY COUNCIL OBJECTIVES WORKSHEET

The Management Plan must reflect the goals, priorities, and context of the community for which it is prepared. No two management plans will be exactly the same. As the organization who will be responsible for the implementation of the heritage management plan, the City Council has a major stake in the type of management plan which is established for New Westminster. At the outset of the study, it is important for the consultant team to understand Council's commitment to heritage management goals and objectives. For discussion purposes we have posed three questions which will help to clarify Council objectives for the management plan and assist the team in establishing appropriate management procedures and inventory guidelines.

Question #1

Does Council wish to adopt a pro-active position to *ensure* that heritage resources are protected, or does Council wish to limit the City's involvement to more of a supporting role which *encourages* protection ?

> Many statements in the New Westminster Official Community Plan and several of the neighbourhood plans indicate that the City is committed to the protection of heritage resources. However, it is not clear if this a commitment to *encouraging* protection of heritage resources or a commitment to *ensuring* that heritage resources are protected. For example, owners may apply to have their property listed in the Heritage Inventory, however, much of the inventory consists of properties which the City has put on the list without necessarily receiving a request to do so. Inclusion on the list requires an owner to submit proposals for development or demolition to the Heritage Advisory Committee who may recommend restrictions in the proposed development even though the owner has not requested inclusion in the inventory.

Question #2

To what degree does the Council feel that the community should be involved in setting heritage management goals and priorities ?

> Effective community involvement in heritage management means that members of the community are able to affect the decisions made regarding management priorities and procedures, being are aware of the economic and social consequences of the decisions. Although Council has the ultimate power to make decisions which involve municipal regulations and financial matters, the manner in which public becomes involved in setting heritage goals and priorities depends on Council's perception of the appropriate degree of community involvement.

Question #3

What is Council's position with regard to the amount of resources which can be committed to achieving heritage management objectives ?

> Administration of a heritage management plan will involve staff time to maintain information data bases, deal with enquiries, process applications, and coordinate community group efforts. Additional computing equipment and software may be required. Depending on the degree to which the City is committed to ensuring that heritage resources are protected, it may be necessary to consider means of encouraging owners to cooperate (e.g. renovation grants, property tax adjustments, parking requirement relaxations). In some cases the City may even need to purchase properties to achieve its goals.

NEW WESTMINSTER HERITAGE RESOURCE MANAGEMENT PLAN
STUDY OBJECTIVES

By undertaking this study, the City has indicated a desire to manage its heritage resources more effectively. Previous experience in New Westminster and many other cities has shown that the preparation of heritage inventories does not necessarily result in more effective management of heritage resources unless this information is integrated into a broader management system. This is the reason for the recent emphasis by the Heritage Conservation Branch on the development of "management plans" at the municipal level.

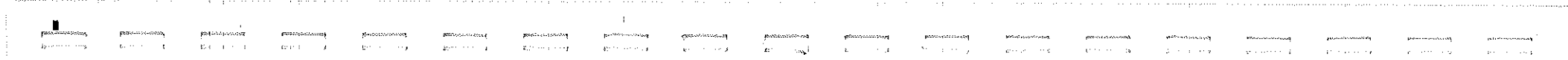
The objectives of the study are:

1. To provide the City of New Westminster with a set of policies, standards, procedures and tools which will help guide decisions regarding the ongoing management of the City's heritage resources.

2. To involve the public in the study process in a manner which will help to raise awareness of the value of heritage resources and contribute to a strong base of local support for the heritage management program.

APPENDIX E

Schedule of Open House Events



NEW WESTMINSTER HERITAGE MANAGEMENT PLAN

NEIGHBOURHOOD OPEN HOUSES

To facilitate the community consultation component of the New Westminster Heritage Management Plan, six neighbourhood areas have been identified.

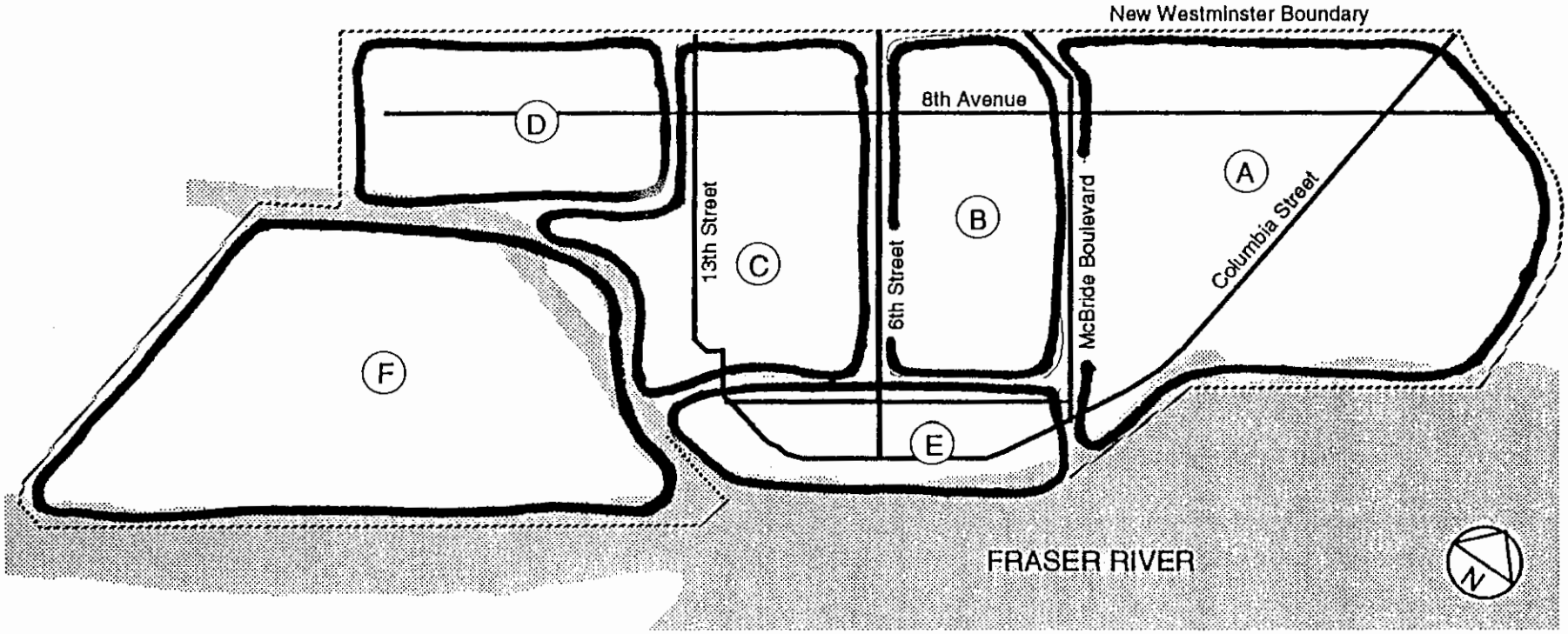
Open houses will be held in each neighbourhood to discuss the plan, solicit input into the study and identifiy heritage related issues specific to each area. Everyone is welcome to attend.

The dates, times and venues for the six neighbourhood open houses appear in the matrix below.

EVENT	DATE	VENUE	TIME
• Sapperton Neighbourhood Open House	Tuesday March 9, 1993	Sapperton Pensioners Hall 318 Keary Street New Westminster	7:30 - 9:30pm
• Queens Park Neighbourhood Open House	Tuesday March 23, 1993	New Westminster Public Library Auditorium 716 - 6th Avenue New Westminster	7:30 - 9:30pm
• West End Neighbourhood Open House	Tuesday March 30, 1993	Connaught Heights Elementary School Gymnasium 2201 London Street New Westminster	7:30 - 9:30pm
• Queensborough Neighbourhood Open House	Wednesday April 7, 1993	Queensborough Community Centre 920 Ewan Avenue New Westminster	7:30 - 9:30pm
• Brow-of-the-Hill Neighbourhood Open House	Thursday April 15, 1993	New Westminster Public Library 716 - 6th Street New Westminster	7:30 - 9:30pm
• Downtown Neighbourhood Open House	Wednesday April 21, 1993	John Robson Elementary School 120 - 8th Street New Westminste	7:30 - 9:30pm

NEW WESTMINSTER HERITAGE MANAGEMENT PLAN COMMUNITY MEETINGS

To facilitate the community consultation component of the New Westminster Heritage Management Plan, six study areas have been identified. Meetings will be held in each area to discuss the plan, comment on the study and identify heritage related issues. We look forward to your participation.



(A) SAPPERTON, VICTORY HEIGHTS
Tuesday, March 9, 1993, 7:30 - 9:30 PM
Sapperton Pensioners Hall 318 Keary St., New Westminster

(B) QUEENS PARK, GLENBROOK NORTH
Tuesday, March 23, 1993, 7:30 - 9:30 PM
N.W. Public Library, 716-6th Ave., New Westminster

(C) BROW-OF-THE-HILL, UPTOWN, KELVIN
Thursday, April 15, 1993, 7:30 - 9:30 PM
N.W. Public Library, 716-6th Ave., New Westminster

(D) WEST END, CONNAUGHT HEIGHTS
Tuesday, March 30, 1993, 7:30 - 9:30 PM
Connaught Hts. Elementary School Gym., 2201 London St., New Westminster

(E) DOWNTOWN
Wednesday, April 21, 1993, 7:30 - 9:30 PM
John Robson Elementary School, 120-8th Ave., New Westminster

(F) QUEENSBOROUGH
Wednesday, April 7, 1993, 7:30 - 9:30 PM
Queensborough Community Ctr., 920 Ewan Ave., New Westminster

APPENDIX F

Sample Open House Notice

CITY OF NEW WESTMINSTER
HERITAGE MANAGEMENT PLAN

YOU ARE INVITED TO A
Community Open House

PLEASE JOIN US at a community open house to informally discuss heritage resources in the Queen's Park and Glenbrooke North areas of New Westminster.

- ☆ Learn about the proposed plan to manage heritage resources in New Westminster
- ☆ Tell us what you think about heritage resources in your community

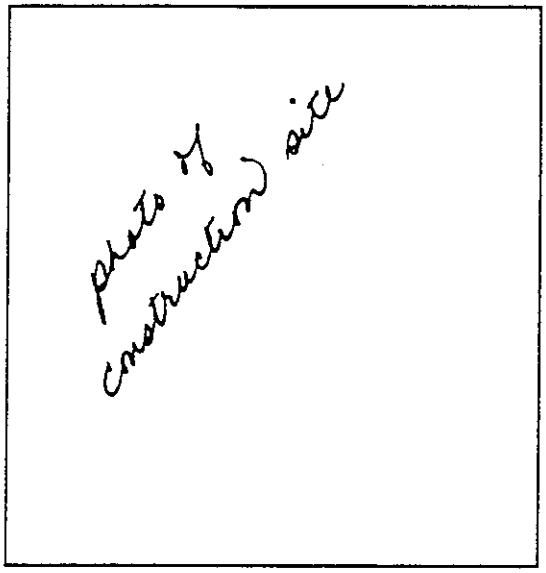
DATE:	Tuesday, March 23, 1993	*For more information, please contact Lisa Spitale at the New Westminster Planning Department 521-3711 (local 249).*
TIME:	7:30pm to 9:30pm	
PLACE:	New Westminster Public Library 716 6th Avenue New Westminster, B.C.	

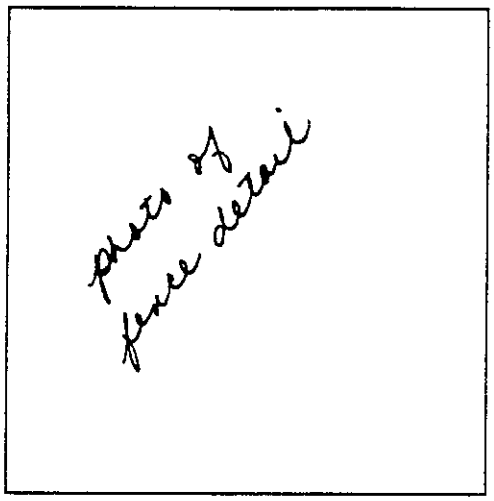
APPENDIX G

Wall Boards

Why is Heritage Important ?

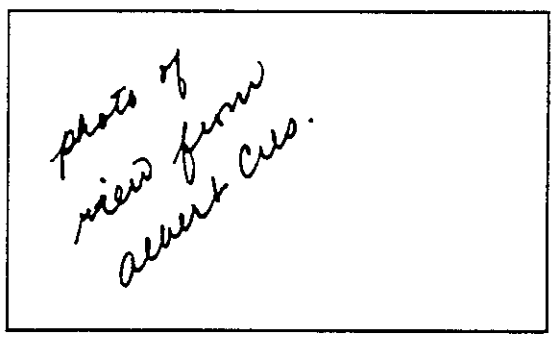
Communities continually grow and change. As new development occurs, existing buildings, parks and roads are often altered or removed. Many people feel that a sense of the past is what makes each community different and unique.





One of the ways to maintain a sense of history is to retain visual reminders of the past and reinforce the idea that today is tomorrow's history.

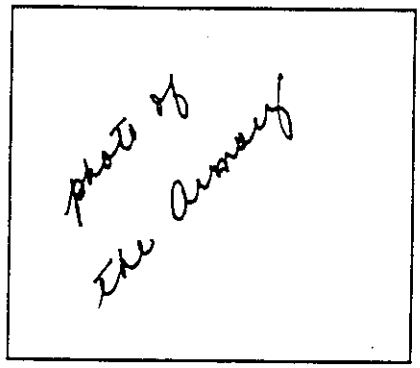
Each community must decide how to maintain a sense of historical continuity

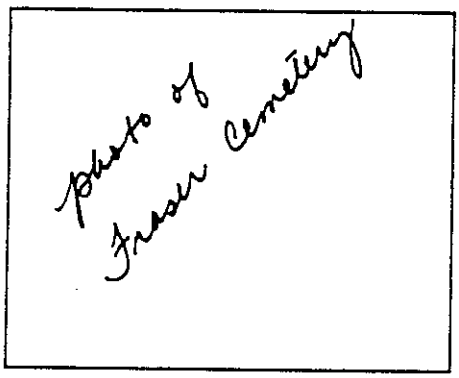


What are Heritage Resources ?

Most people think of heritage resources as being older buildings.

Older buildings such as houses, stores, apartment buildings, churches, schools, hospitals, government buildings, and industrial buildings can be important heritage resources.



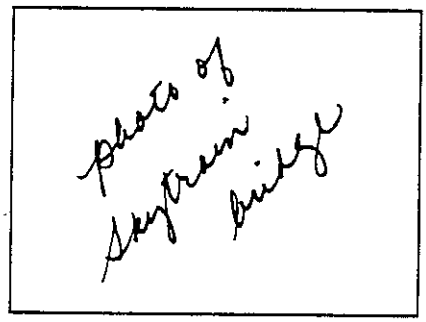


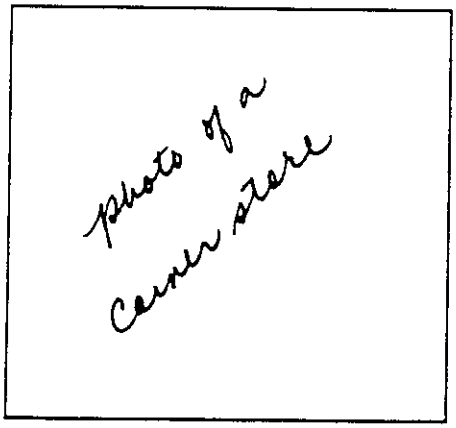
Heritage Resources can include more than buildings.

Trees, parks, views, paving stones, street lamps and other parts of the community environment can play an important part in maintaining a sense of historical continuity.

Heritage Resources do not have to be old.

Recently constructed buildings which are likely to be important landmarks for a long time may be considered as important heritage resources.





Heritage Resources do not have to be outstanding examples of a particular architectural or landscape style.

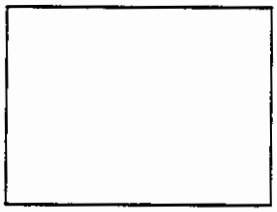
Some properties may be considered to have heritage significance by the community because of events that occurred there.

How can heritage resources be managed effectively ?

One way is to PROTECT important heritage resources.

There are 13 buildings in New Westminster which have been officially designated as municipal heritage sites. Changes to these properties must be approved by City Council. The owners of these sites have voluntarily applied for this designation. One of the properties is Irving House which is owned by the City.

New Westminster's Designated Municipal Heritage Sites



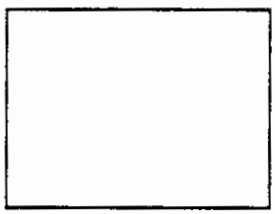
New Westminster Court House
688 Carnarvon Street



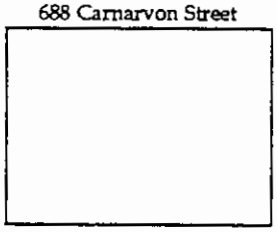
Royal City Christian Centre
601 Eighth Avenue



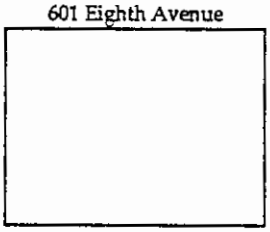
E-Dee-Nie, E.J. Boughen House
315 Fourth Avenue



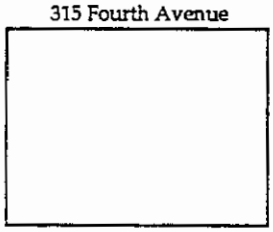
Grey House
431 Fourth Street



Wintemute/Cocke
111 Fifth Avenue



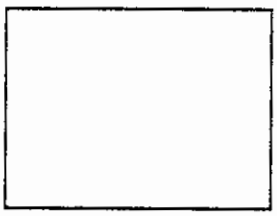
Goal Block Building
65 Richmond Street



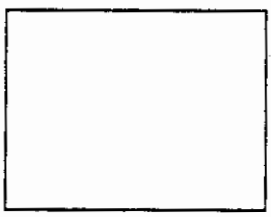
107 Park Row



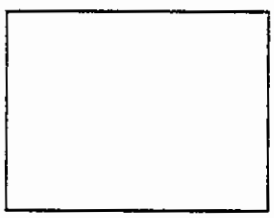
Hainesworth House
729 Queen's Avenue



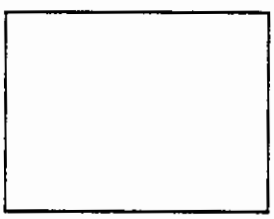
Irving House
302 Royal Avenue



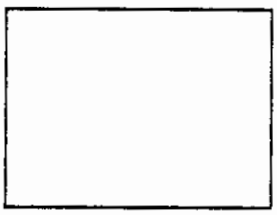
St. Paul's Reformed Episcopal Church
628 Royal Avenue



120 Sixth Avenue



Sixth Avenue United Church
1005 Sixth Avenue



Hoy House
202 Third Avenue

Future Designated Site ?

Future Designated Site ?

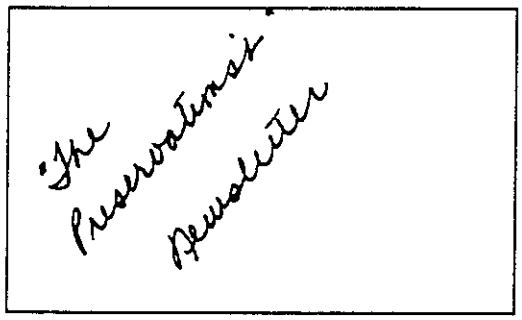
Future Designated Site ?

How can heritage resources be managed effectively ?

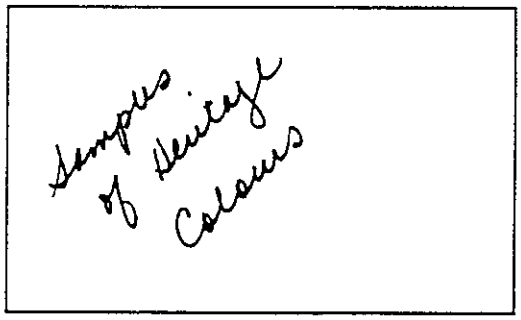
A second way is to ENCOURAGE sensitive development of heritage resources which are considered important by the community.

A total of 850 properties are listed in the New Westminster Heritage Resource Inventory. Development applications for listed properties are referred to the New Westminster Heritage Advisory Committee for review and comment prior to permit approval. The Committee considers the potential impact of proposed developments on heritage resources and makes recommendations to City Council.

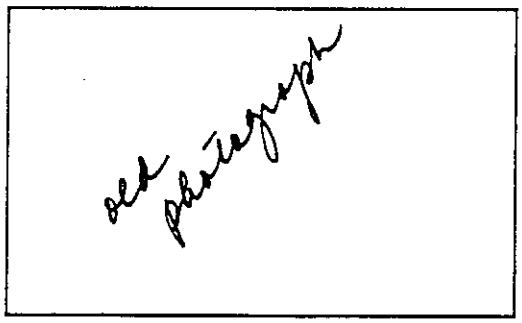
A number of community groups are also active in lobbying for the protection of heritage resources.



The City Planning Department and several community groups provide technical and design advice to owners who want to renovate or adapt older buildings.



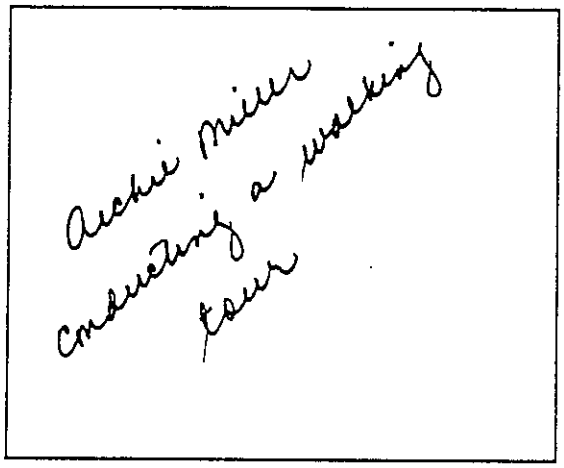
The City supports appropriate development in the downtown area through the Heritage Area Revitalisation Program (HARP). The City Planning Department is also active in developing design guidelines.

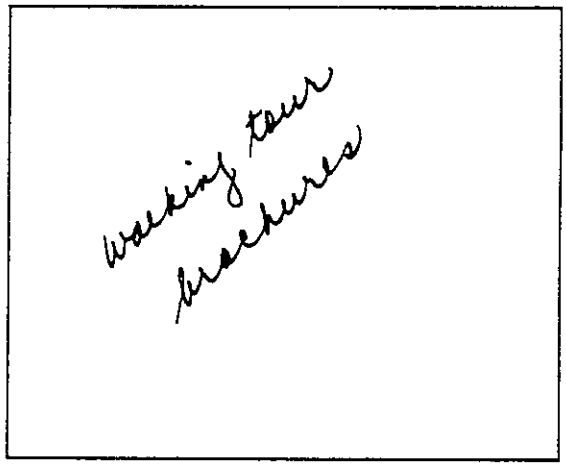


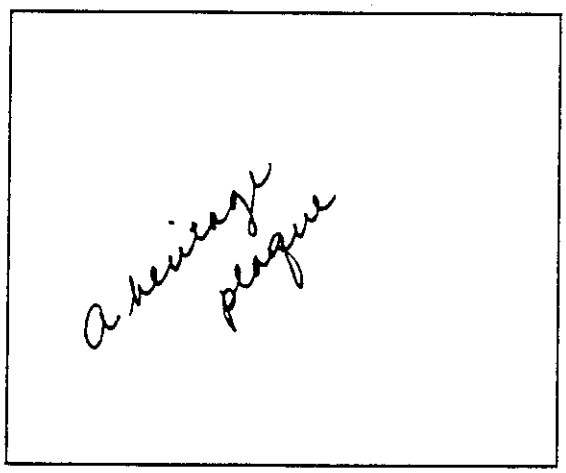
How can heritage resources be managed effectively ?

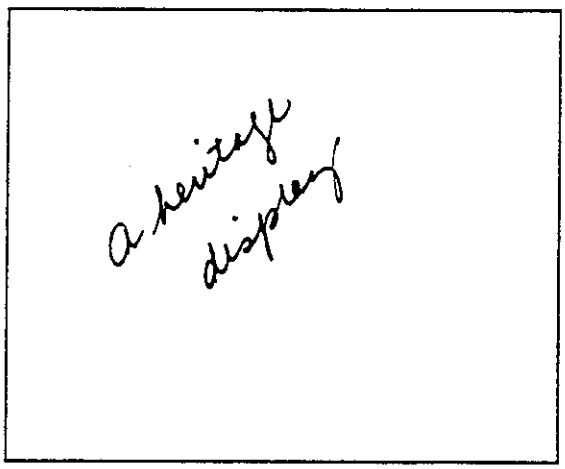
A third way is to PROMOTE awareness of local heritage.

New Westminster is fortunate to have a number of dedicated individuals and community groups who have actively worked to raise awareness of heritage. Their efforts have been complimented by the City of New Westminster through the Irving House Historic Centre, the Museum, and support for the Sampson V Maritime Museum. The New Westminster Public Library and Heritage Advisory Committee have also been active in this regard.





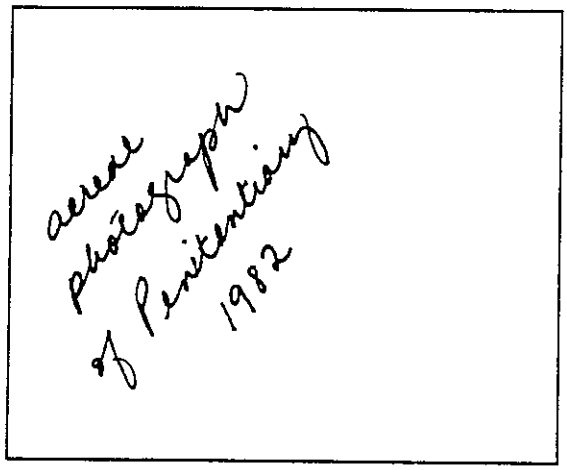


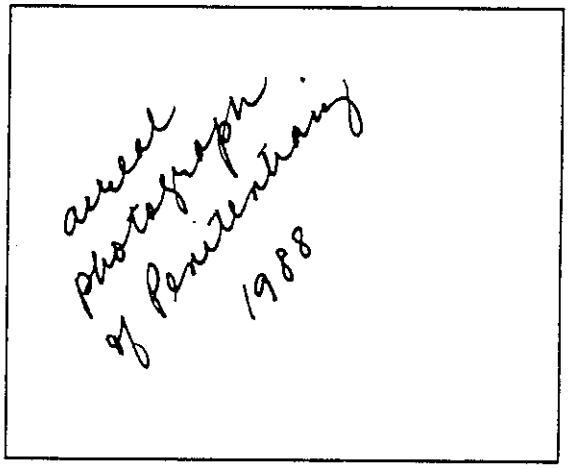


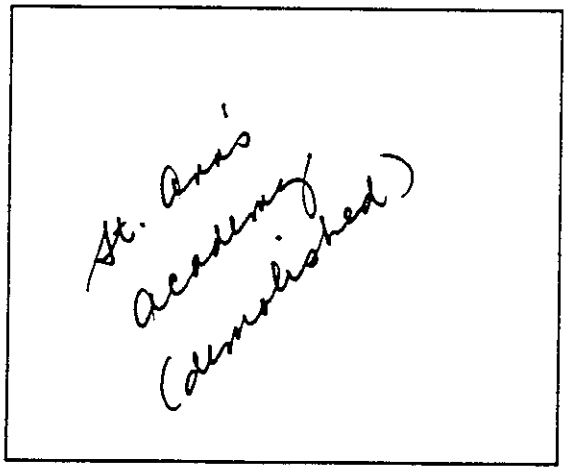
How can heritage resources be managed effectively ?

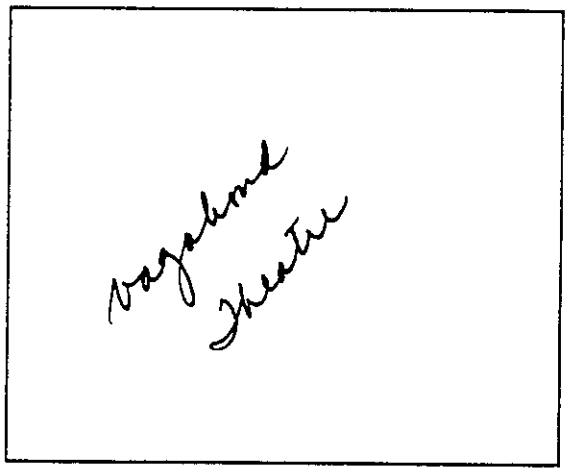
A fourth way is to PLAN for the effective management of heritage resources.

Unless heritage goals are integrated with other community development initiatives there will be limited support for the protection and enhancement of heritage resources. In response to heritage interest within the community, the City and the B.C. Heritage Trust have jointly funded the preparation of a management plan.









How is the Heritage Mangement Plan being prepared ?

The Heritage Management Plan project consists of three phases:

PHASE ONE : WHERE ARE WE NOW ?
A review of current heritage management activities.

PHASE TWO : WHERE ARE WE GOING ?
Defining the goals, objectives and programs for heritage management

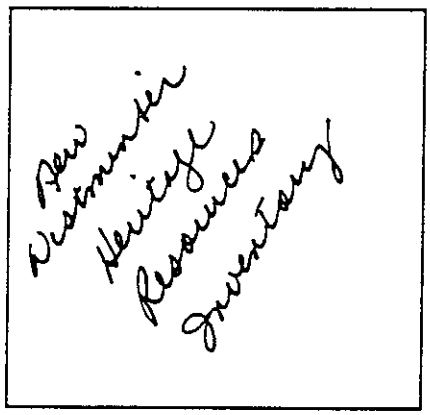
PHASE THREE: HOW CAN WE GET THERE ?
Preparing an action plan, policies and procedures

The New Westminster Heritage Management Plan will:

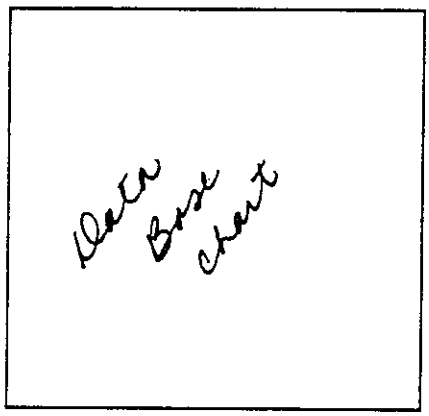
- provide information on what heritage resources are considered important by the community
- identify how the community wants to manage heritage resources
- describe the policies and procedures for the various heritage management programs
- identify who should be doing what to get the plan in motion.

What is being done to improve the existing heritage resource inventory ?

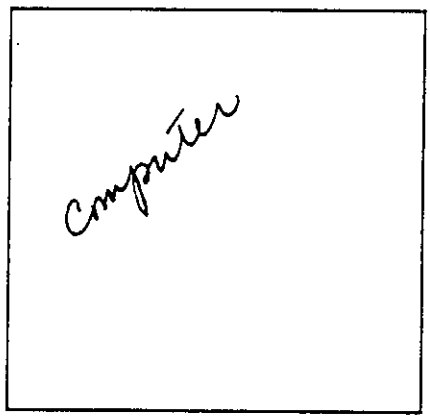
The heritage resource inventory consists of a set of four bound reports listing properties with potential heritage significance.



Although the heritage inventory has been a valuable tool for heritage management, it is not maintained on a computer. It is now out of date and has a number of inaccuracies.



A computerized data base of properties with potential heritage significance will be developed for heritage management purposes. It will tie into the City Planning Department's data base so that heritage management can be linked to ongoing community planning activities and be easily updated.



Examples of Heritage Management Tools

Development Controls

Development Permit Areas
can be established as part of the Official Community Plan to regulate development in specified areas and ensure that alterations to properties conform to specified terms and conditions, often set out in the form of **Design Guidelines.** This approach can be used to protect heritage resources.

Temporary Heritage Designation
is a mechanism which allows local governments to temporarily withhold development permit approval for projects involving a heritage resource, to enable a review to be carried out.

Down Zoning
involves regulations which make it impossible to replace an existing building with one of a larger size and encourage owners to retain the existing buildings

Bill 77: Heritage Tree Designation
is an amendment of the Municipal Act (1992) for the purpose of protecting trees. The bylaw specifically prohibits and regulates the cutting and removal of trees and regulates activities that may damage trees. It further allows Council to identify significant trees or shrubs and assess or inspect specified trees.

Voluntary Restrictions

Conservation Covenants
are legal voluntary agreements or contracts between a heritage property owner and local government outlining the respective responsibilities to protect heritage resources. Covenants are adopted by bylaw and registered on the property title.

Heritage Designation
is a process in which heritage buildings and sites, in whole or in part, are voluntarily designated as a heritage site under the Heritage Conservation Act of 1977. Proposals for alterations and demolitions to designated buildings must first be approved by City Council. New Westminster currently has 13 voluntarily designated heritage buildings.

Tax Incentives
such as tax exemptions, freezes or deferments, may be offered by a local government, to encourage owners to voluntarily designate heritage properties or agree to a conservation covenant or development permit area regulations.

Development Incentives

Bonus Zoning
involves regulations which allow developers to build more space than would otherwise be allowed in return for providing specified amenities. Retention of heritage buildings or trees could be considered as such an amenity.

Performance Zoning or Amenity Zoning
is similar to bonus zoning except that the amenities can be defined on a case by case basis.

Transfer of Development Rights
allows an owner to build more space on a site than would otherwise have been permitted by agreeing to forgo development on a heritage site and transfer the development rights to the other property.

Some Terms Used in Heritage Management

Heritage Resources
are defined as objects of historical, cultural, architectural,archeological or scenic significance which are important to a community.

Historic Landscapes
are places which possess a link or continuity of natural and built components that are united by human use and past events.

Restoration
is a process which involves the return of a building or site to its appearance at an earlier time. The building or landscape is recreated as it once was according to accurate historical or visual documentation.

Rehabilitation
refers to the process of returning a property to a usable state through repair or alteration. This process, also known as "adaptive re-use" encourages the contemporary use of buildings while preserving its significant historic features.

Renovation
is often used interchangeably with rehabilitation to describe the modification of an existing building. Renovations extend the useful life of the building and may involve the preservation of significant historic features.

APPENDIX H

Sample Comment Sheet

NEW WESTMINSTER
HERITAGE MANAGEMENT PLAN

COMMUNITY OPEN HOUSE
COMMENT SHEET
April1993
"Let's Hear Your Comments"

After you have had a chance to look around ,we would appreciate hearing your views on heritage resources in New Westminster. Please fill out this comments sheet and leave it in the box placed near the entrance.

1. The following goal, as stated in New Westminster's Official Community Plan, has been suggested to assist residents and the City of New Westminster to manage heritage resources.

   "The proposed heritage resource management goal is to maintain a sense of historical continuity within a context of change.""

   Is this an appropriate goal to pursue? Why?

   _____

   _____

   _____

   _____

   What changes, if any, would you make to this goal statement?_____

   _____

   _____

   _____

   _____

2. Heritage can mean many different things. What does a "heritage resource" mean to you?

   _____

   _____

   _____

   _____

   _____

   _____

3. Which heritage resources in your community do you consider to be significant?

   _____

   _____

   _____

   _____

   _____

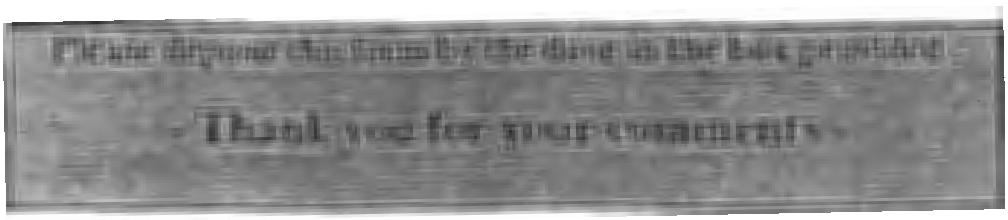
Please see other side

Why are these heritage resources important to your community?

4. Do you have any general comments or suggestions to make on the management of heritage resources in New Westminster ?

We would like to establish working groups of residents in each of the six study areas for ongoing advice on the heritage management plan. If you would be willing to assist, please provide your name, address and telephone number below, and note whether you represent a particular interest group. We appreciate your interest!

Cornerstone Planning Group Limited will be responsible for reviewing your comments and presenting the results to the City of New Westminster. Your input, along with others, will be considered in the future development of procedures and policies to manage heritage resources in New Westminster.



APPENDIX I

Information Sheet

NEW WESTMINSTER
HERITAGE MANAGEMENT PLAN

COMMUNITY OPEN HOUSE

April 1993

"Information Handout"

As part of the Heritage Management Planning process, a series of Community Open Houses are being held in six areas of New Westminster. For locations and dates, please refer to the map on the back of this page.

These Open Houses have been designed to solicit views and opinions of residents living in the various communities on the management of heritage resources in New Westminster. Our intention is to hear how members of the community define heritage and learn about which resources are important to people who live and work in New Westminster.

The meeting will provide an opportunity for people to add thier comments to the wall sheets, participate in a round table discussion from 8:00 to 8:30 P.M., and complete a comment sheet which should be returned to the consultants. WE WANT TO HEAR YOUR VIEWS!

BACKGROUND

A team of consultants headed by Cornerstone Planning Group has been retained by the City of New Westminster to prepare a Heritage Management Plan. The primary focus of this study is the development of management policies and procedures which will enable the City to manage its heritage resources effectively in the years to come.

We are in the initial information gathering and community consultation phase. The views and comments we receive at the Open Houses will be considered in the formulation of recommendatiosn to the City. The community will have the opportunity to offer additional comments in the review of sprcific management options at a later stage in the study.

The Heritage Management Plan Study has been divided into three phases:

Phase One: Review of Current Heritage Management System
Interviews with City staff, members of heritage organizations, and business associations provide a background for the community consultation process this spring. Discussions will assist the consults to better understand the issues which face New Westminster.

Phase Two: Preparation of the Management Plan Framework
This phase involves the definition of goals and objectives, as well as further community consultation, in the development of a framework to manage the City's heritage resources.

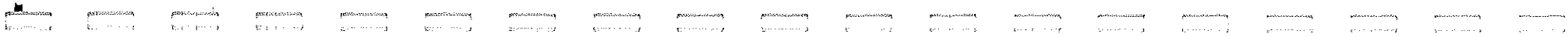
Phase Three: Preparation of the Final Heritage Management Plan Report
An action plan which outlines policies and procedures for the Heritage Management Plan will be presented to the City of New Westminster by the end of 1993.

If you have any questions, comments, or suggestions regarding the Heritage Management Plan or wish to have your name placed on a mailing list, please write to:

Mary Pynenburg, Director of Planning
City of New Westminster
511 Royal Avenue
New Westminster, B.C. V3L 1H9 FAX: 521-3895

APPENDIX J

"What We Heard" Open House Summaries



NEW WESTMINISTER HERITAGE MANAGEMENT PLAN
Brow-of-the-Hill, Uptown and Kelvin Open House
"What we heard"
May, 1993

On behalf of the City of New Westminster, a community open house was held for the Brow-of-the-Hill, Uptown and Kelvin neighbourhood on the evening of April 15, 1993. The purpose of the open house was to identify significant heritage resources in that neighbourhood and discuss ways to manage them effectively. A total of 22 individuals attended the event, which was held in the New Westminster Public Library. This paper provides an overview of comments raised at the open house, based on the completed comment sheets, wall sheet responses and discussions. The information contained in this summary is organized according to the main topics of discussion at each open house.

Definition of a Heritage Resource

Residents defined heritage as being "something that has a story to tell" and "something unique worth saving." A heritage resource may also be something of value to the owner or to the community. The value of a heritage resource was regarded as being independent of its age. A heritage resource was further described as being something rare and, once gone, could not be replaced.

Examples of Heritage Resources

As a way of defining what they meant by a "heritage resource," participants offered examples ranging in scale from lamp standards to gardens, streetscapes and views.

Key Heritage Management Issues

People indicated that heritage could be used to increase property values and be an economic and tourism benefit to the community. People also thought that heritage homes for sale should not be advertised as "bulldoze and build" specials. Although there was some concern about the increasing number of demolitions, many people felt that not all old buildings should be saved. New housing should be compatible with the existing neighbourhoods.

Measures to Effectively Manage Heritage Resources

Participants suggested that a community group be struck to decide which buildings are worth saving from demolition. They also noted that building materials should be salvaged when a building is demolished. Participants would like to see incentives for developers to build compatible houses and for homeowners to renovate their homes. Design guidelines should not be so rigid that they discourage the retention of heritage homes - "it's better to have crooked teeth than no teeth at all." Heritage awareness raising could be extended to a "Heritage Welcome Wagon" as a way of informing new homeowners about their home and community.

NEW WESTMINISTER HERITAGE MANAGEMENT PLAN
Sapperton, McBride, Richmond Open House
"What we heard"
May, 1993

On behalf of the City of New Westminster, a community open house was held for the Sapperton, McBride and Richmond neighbourhood on the evening of March 9, 1993. The purpose of the open house was to identify significant heritage resources in that neighbourhood and discuss how to manage them effectively. A total of 47 people attended the event, which was held in the Sapperton Pensioners Hall. This paper provides an overview of comments generated at the open house, based on the comment sheets, wall sheet responses and discussions. The information below is organized according to topics of discussion at each open house.

Definition of a Heritage Resource

People defined a heritage resource as being "more than an old house" and a "presence on the landscape." They also agreed that heritage resources interject personality and contribute to the unique identity of Sapperton. Participants also mentioned that heritage resources contribute to a sense of place and sense of history. The contribution of the Royal Engineers to the settlement of the area was also noted.

Examples of Heritage Resources

As a way of defining what they meant by a "heritage resource," participants offered examples ranging in scale from signage to views of the Pattullo Bridge. Reflecting the working class roots of Sapperton, people also noted the railway and commercial development along Columbia St. East as important examples of heritage. Gathering places and open green spaces were also mentioned as important resources.

Key Heritage Management Issues

Sapperton residents were concerned about the compatibility of future development of the Woodlands site with the existing older neighbourhood. At the heart of heritage management is the need to clarify individual versus collective rights. Several people thought that heritage resources could be used as a way to increase the economic viability of the Sapperton area.

Measures to Effectively Manage Heritage Resources

People thought that a redevelopment plan should be in place before a demolition permit could be issued. They also mentioned that incentives for people to restore older homes should be in place. Several people agreed that not all older homes were worth saving from demolition, pointing to the need to priorize heritage resources. Others mentioned that more landscape interpretation should be incorporated into heritage as an awareness raising tool.

NEW WESTMINISTER HERITAGE MANAGEMENT PLAN
Downtown Open House
"What we heard"
May, 1993

On behalf of the City of New Westminster, a community open house was held for New Westminster's downtown area on the evening of April 21, 1993. The purpose of the open house was to identify significant heritage resources in that neighbourhood and discuss ways to manage them effectively. Approximately 17 individuals attended the event, which was held at John Robson Elementary School. This paper provides an overview of comments raised at the open house, based on the completed comment sheets, wall sheet responses and discussions. The information contained in this summary is organized according to the main topics of discussion at each open house.

Definition of a Heritage Resource

A heritage resource was defined by participants of the downtown open house as being something with historical significance. One person pointed out that something may be historical but not necessarily of heritage value. A heritage resource could be associated with the unique as well as the everyday. Although age is not relevant, the older a resource is, the more valuable it will be.

Examples of Heritage Resources

As a way of defining what they meant by a "heritage resource," participants offered examples ranging in scale from cobblestones, family history and buildings to natural features, streetscapes and views. Heritage was defined broadly: from small to large scale and including both tangible and ephemeral resources.

Key Heritage Management Issues

Heritage could be used to encourage an economically vibrant downtown, even though downtown as the centre of New Westminster has been eroded over the years. Seismic regulations and building code requirements are heritage management issues. Some people remarked that not all old buildings may be worth saving, noting that there needs to be a process in place to identify which buildings are worth restoring or saving from demolition. Density along Columbia Street is another heritage management issue - should density be increased downtown?

Measures to Effectively Manage Heritage Resources

Participants wondered how to incorporate the railway and parkade with heritage ambiance of downtown. It may be worth saving a building facade instead of the entire building. There is a need to first define the overall scale of buildings first then decide building densities. Heritage management may involve some tradeoffs, as restoration may not be viable for property owners along Columbia Street. Community input should be solicited to decide what is a valuable heritage resource.

NEW WESTMINISTER HERITAGE MANAGEMENT PLAN
Queen's Park and Glenbrook North Community Open House
"What we heard"
May, 1993

On behalf of the City of New Westminster, a community open house was held for the Queen's Park and Glenbrook North neighbourhood on the evening of March 23, 1993. The purpose of the open house was to identify significant heritage resources in that neighbourhood and discuss ways to manage them effectively. A total of 85 individuals attended the event, which was held in the New Westminster Public Library. This paper provides an overview of comments raised at the open house, based on the completed comment sheets, wall sheet responses and discussions. The information is organized according to the topics of discussion at the open house.

Definition of a Heritage Resource

People defined heritage resources as being "something of historical significance"; "whatever a community decides is a resource"; and "older people who tell you about the heritage of the neighbourhood". People agreed that heritage resources contributed to the unique neighbourhood and sense of harmony in Queen's Park.

Examples of Heritage Resources

As a way of defining what they meant by a "heritage resource," participants offered examples ranging in scale from cobblestones to streetscapes and views. Although heritage was defined broadly, Queen's Park residents emphasized the importance of larger old homes and the built environment, and listed many historic homes by name as being important examples of heritage.

Key Heritage Management Issues

People mentioned the need to preserve streetscapes instead of concentrating solely on buildings. Small lot development and infill housing was perceived as impacting negatively on the existing neighbourhood - densification was regarded as being undesirable. People agreed that there was a need to work with the City and Council to manage heritage resources effectively in the face of regional population pressure. Some participants thought it was important to retain heritage as an economic and tourism draw to the New Westminster area.

Measures to Effectively Manage Heritage Resources

Many people want to explore the possibility of implementing development permit areas for part or all of Queen's Park. Invoking design controls was also discussed as another management tool. Others mentioned the need to provide incentives to developers and homeowners to build and restore appropriately. The need to review zoning standards, building codes and update the Official Community Plan were also raised, as was the importance of heritage awareness raising through efforts such as the heritage home tours and the "Preservationist" newsletter.

NEW WESTMINISTER HERITAGE MANAGEMENT PLAN
Queensborough Community Open House
"What we heard"
May, 1993

On behalf of the City of New Westminster, a community open house was held for the Queensborough neighbourhood on the evening of April 7, 1993. The purpose of the open house was to identify significant heritage resources in that neighbourhood and discuss ways to manage them effectively. A total of 22 individuals attended the event, held in the Queensborough Community Centre. This paper provides an overview of the comments raised at the event, based on the comment sheets, wall sheet responses and discussions. The information contained in this summary is organized according to the main topics of discussion at each open house.

Definition of a Heritage Resource

Residents of Queensborough defined heritage resources as being simply "something worth preserving" and "something we have inherited and is to be handed down to another generation." People pointed to the need to preserve enough of the past to tell a story and make young people aware of Queensborough's past.

Examples of Heritage Resources

As a way of defining what was meant by a "heritage resource," participants offered examples ranging in scale from gardens and old sheds to the Fraser River ecosystem and local wildlife. The multicultural heritage of Queensborough was regarded as a heritage resource, as was the pastoral environment of the community. Examples of heritage were largely associated with the river, dike, canal, marsh reflecting Queensborough's rural environment and affinity with the Fraser river.

Key Heritage Management Issues

The need to retain the rural environment of Queensborough and encourage new development that is more compatible with the existing community were the two main management issues mentioned at the open house. People want to retain the natural shoreline of the Fraser River and preserve the quality of life. An important concern was the level of fill required for newly built homes and the increasing number of monster homes appearing in Queensborough.

Measures to Effectively Manage Heritage Resources

People felt that development was occurring too rapidly and should be slowed down as a way of protecting the rural environment. They suggested that tax incentives could be used to encourage the restoration of historically significant homes. Some people wanted to implement design controls and special permit areas and also wanted more input from the community in the planning process. Maintaining the pastoral feeling of Queensborough could be achieved by establishing bicycle trails and preserving greenspace.

NEW WESTMINISTER HERITAGE MANAGEMENT PLAN
West End and Connaught Heights Open House
"What we heard"
May, 1993

On behalf of the City of New Westminster, a community open house was held for the West End and Connaught Heights neighbourhood on the evening of March 30, 1993. The purpose of the open house was to identify significant heritage resources in that neighbourhood and discuss ways to manage them effectively. Over 30 individuals attended the event, which was held in the New Westminster Public Library. This paper provides an overview of comments raised at the open house, based on the completed comment sheets, wall sheet responses and discussions. The information below is organized according to the main topics of discussion at each open house.

Definition of a Heritage Resource

People defined heritage resources as being "something of value in the community worth keeping" and "a link to the past" and "things evoking images of time past." Participants recognized that different people have different concepts of heritage and that a range of resources could be considered heritage.

Examples of Heritage Resources

As a way of defining what they meant by a "heritage resource," participants offered examples ranging from renovated houses, back alleys, landscapes, streetscapes and views. Reflecting the rural background of the West End, many people noted that views, gardens, parks and open space were important heritage resources. One person noted that the original layout of the area itself was a heritage resource.

Key Heritage Management Issues

People thought the definition of heritage should be expanded to include more recent resources. Key management issues relating to heritage involved the retention of views, access to the Fraser River and lack of green space. People also mentioned the need to preserve the continuity of the streetscape and regulate the scale of new development to ensure compatibility with the existing neighbourhood. Participants wondered why they should restore their homes if a monster home was allowed to built adjacent to them and block light and air.

Measures to Effectively Manage Heritage Resources

Several people mentioned the need to establish local neighbourhood groups to work with City planners regarding the demolition of heritage buildings and redevelopment. Others mentioned the need to examine neighbourhood design controls, building floor-space ratios and zoning processes. Residents thought some design guidelines should be in place that would reflect community needs.

APPENDIX K

List of Volunteers for the Neighbourhood Working Group

NEIGHBOURHOOD WORKING GROUPS

The following people volunteered to join a neighbourhood working group:

SAPPERTON

Shirley Ryan
James Crosty
Siu Yin Wong
Paul Palmer
Nancy Palmer
Nancy Hanna
Amar Shan
Emma Peelstreet
Arnold Fort
Michael Mills

QUEENS PARK

George Cherris
Larry White
Rob Kruger
Sandra Sontaruski
Kenneth Cawkell
Dee Jacobson
Joachim Ayala

WEST END & CONNAUGHT HEIGHTS

Patricia Goijerg
Mary Wilson
Clifford Stanley
Elmer Rudolph (WE Ratepayers)
Bill Engleson (WE Ratepayers)
Bill Zander
Mary Wilson

QUEENSBOROUGH

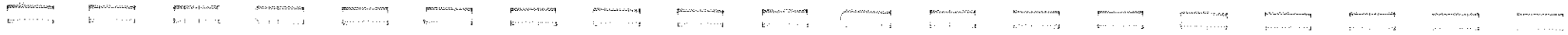
Ben De Groot
Pat Clarot (Q Ratepayers Assoc)
Edna Anderson

BROW-OF-THE HILL, UPTOWN AND KELVIN

Merril Hall
Alan Cruickshank
Larry Ripplinger and Luc Bouliane

DOWNTOWN

Reverend Helen Patterson, Holy Trinity Cathedral
Agneta Jonsson
Julie Mueller
Jim Wolf



APPENDIX L

Principles of Conservation

PRINCIPLES OF RESTORATION

General Conservation Principles

- All heritage conservation work, whether it be on a building, monument, or site, should be based upon and preceded by sufficient historical research, site analysis and documentation to identify and safeguard fully the heritage values to be conserved.

- The evolution of the structure(s) and the site should be respected. The contributions of all periods are important to the historical development and merit retention. Decisions about appropriate levels of intervention shall be based upon the heritage values of each contribution.

- Long-term protection of the historic resource should be balanced with user requirements and future resource management goals should be identified prior to undertaking any work.

- The approach to all heritage conservation projects should be one of minimal intervention to ensure the maximum preservation of the existing and authentic physical fabric and the retention of the signs of age (also known as the patina)

- Conjecture and the falsification of building elements should be avoided in all heritage conservation projects.

- A well-defined maintenance plan should be clearly established in order to prepare for an appropriate level of maintenance and care upon completion.

Specific Restoration Principles

- The goals of all restoration projects, including the use to which the building or site will be put, must be clearly established prior to commencing work. If it is appropriate, for compelling interpretive reasons, to undertake period restoration and establish an earlier time to which the building or site is to be restored, this must be determined at this time.

- Upon close inspection, new material which is part of the restoration work must be distinguishable from the original building fabric and historic additions.

- All work done to the historic fabric shall be reversible whenever possible, as it may be necessary or desirable in the future to alter or remove the restoration work for historic, aesthetic, or functional reasons. New work shall be designed in spirit and material so that it may be removed, leaving the essential form and integrity of the building intact.

- New or untested conservation products and methods should be avoided until their reliability has been clearly demonstrated so as to ensure that the restoration work does not inadvertently lead to accelerated deterioration of the historic resource.

Published by the British Columbia Heritage Trust
Ministry of Municipal Affairs, Recreation and Culture
Honourable Lyall Hanson, *Minister*

PRINCIPLES OF REHABILITATION

General Conservation Principles

- All heritage conservation work, whether it be on a building, monument, or site, should be based upon and preceded by sufficient historical research, site analysis and documentation to identify and safeguard fully the heritage values to be conserved.
- The evolution of the structure(s) and the site should be respected. The contributions of all periods are important to the historical development and merit retention. Decisions about appropriate levels of intervention shall be based upon the heritage values of each contribution.
- Long-term protection of the historic resource should be balanced with user requirements and future resource management goals should be identified prior to undertaking any work.
- The approach to all heritage conservation projects should be one of minimal intervention to ensure the maximum preservation of the existing and authentic physical fabric and the retention of the signs of age (also known as the patina)
- Conjecture and the falsification of building elements should be avoided in all heritage conservation projects.
- A well-defined maintenance plan should be clearly established in order to prepare for an appropriate level of maintenance and care upon completion.

Specific Rehabilitation Principles

- Whether the rehabilitation involves a continued-use or an adaptive re-use every effort should be made to develop a functional layout which will either not, or which will minimally alter both the exterior appearance and the historic interior layout of the building or structure.
- Wherever possible, deteriorated historic building material and features should be repaired rather than removed or replaced. Where replacement is necessary the new material should be compatible with the material being replaced in composition, design, colour, texture, and other visual qualities, but upon close inspection, it should be distinguishable from the historic fabric.
- Contemporary designs for alterations or new additions may be acceptable. However, they should be compatible with the existing materials and design, yet they must also be seen as products of their own time and be readily distinguishable from the historic fabric.
- Wherever possible, changes or alterations should be designed to respect the integrity of the historic design and to have a minimal impact on the historic fabric.
- Alterations which seek to create an earlier appearance or which use different architectural elements from other buildings or structures are discouraged.

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APPENDIX M

User Manual for the Heritage Data Base System

Technical Manual for the Heritage Data Base System

NEW WESTMINSTER
HERITAGE DATABASE SYSTEM
USER MANUAL

TABLE OF CONTENTS

1. Overall Concepts

2. Coordination between Civic Departments/Other Sites

3. Passing of Information

4. Procedure for Flagging Properties

5. The Heritage Management Software
    A. Looking up a Property
    B. Entering Information
    C. Planning Department Information
    D. Printing a report
    E. System Maintenance

1. OVERALL CONCEPTS

The New Westminster Heritage Data Base will be a standalone computer system i.e. it will run on one PC by itself

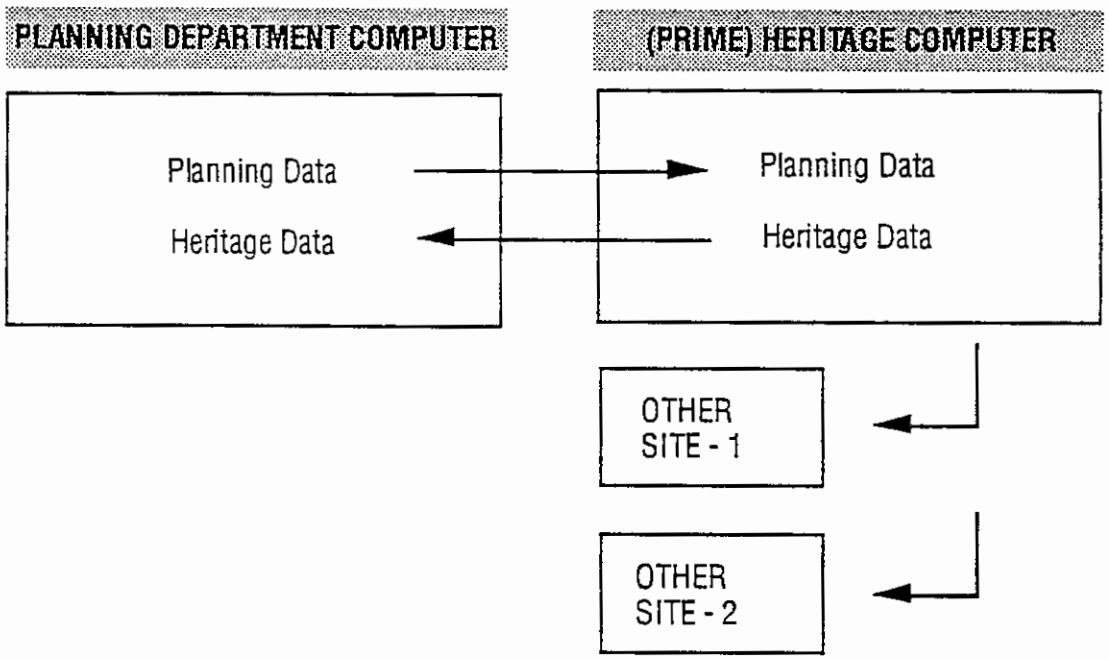
The information on the Heritage Computer will come from 2 places.

All information pertaining to address, roll#, site information, etc. will come from the Planning Department computer system maintained in the planning department at the City of New Westminster.

All information that is separate to the Planning Department Information above and is Heritage information that is information that is gathered using the new heritage forms will be entered and stored in the prime Heritage Data Base system.

Planning Information will be passed FROM the Planning Department Computer System TO the prime Heritage Data Base system - Heritage Information will be passed FROM the Heritage Data Base System TO the Planning Department Computer System. Information will not be passed in a direction that is contrary to the above.

Diagram 1.



2. COORDINATION BETWEEN CIVIC DEPARTMENTS/ OTHER SITES

If the Heritage Computer System is to be duplicated to other locations, a backup can be made of the Heritage Computer data and program files and then this information can be taken to the other computer(s). No information will be taken in the reverse direction.

3. UPDATING OF HERITAGE/PLANNING INFORMATION

An automatic procedure has been designed that will pass the necessary information between the Heritage System and the Planning Department. The procedure for uploading the Planning Department Information to the prime Heritage Data Base System or Downloading the Heritage Information to be transferred to the Planning Department is controlled from the menu within the Heritage Computer System.

4. PROCEDURE FOR FLAGGING PROPERTIES

The New Westminster Heritage Management Software does not 'flag' heritage properties. Instead, when a property is sought for Heritage designation/information, the system will allow the user to enter the identifying Roll#, Address, Group Name or Site Name. Once the property is located any Heritage Information that is on the system will be available for viewing on the multi-page form. In this way every property recorded in the Planning Department is stored on the system and any corresponding Heritage Information is available.

5. THE HERITAGE MANAGEMENT SOFTWARE

The New Westminster Heritage Management Software Program is a menu-driven, easy-to-use system. It is written in the computer language called Rbase, version 4.0.

The Program is started by type NWH from the DOS prompt or by choosing the selection from the menu.

The steps for using the software program are as follows:

THE MAIN MENU

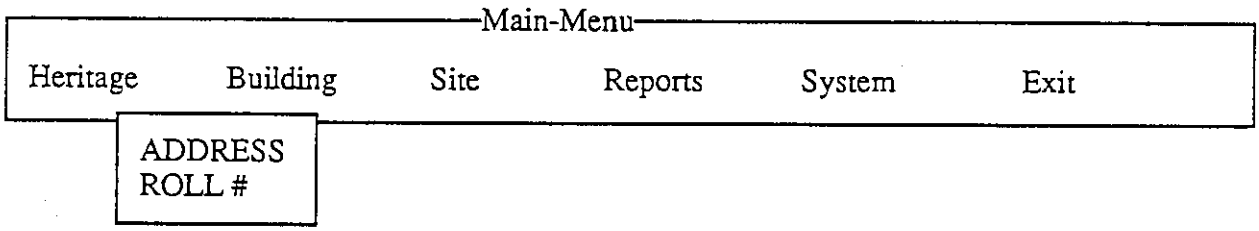
07/29/93 NEW WESTMINSTER CITY COUNCIL HERITAGE INVENTORY PROGRAM Version: 1.0

Main-Menu

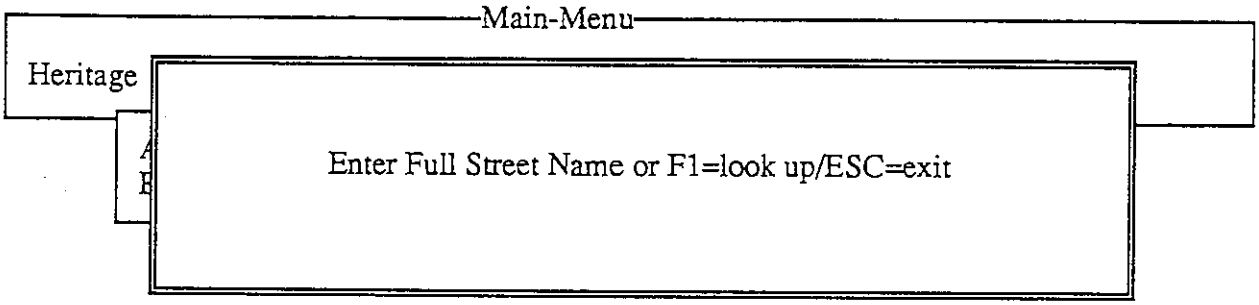
Heritage	Building	Site	Reports	System	Exit

A. LOOKING UP A PROPERTY

1. Select HERITAGE from the Main Menu. The screen then shows the 2 methods for looking up a property.

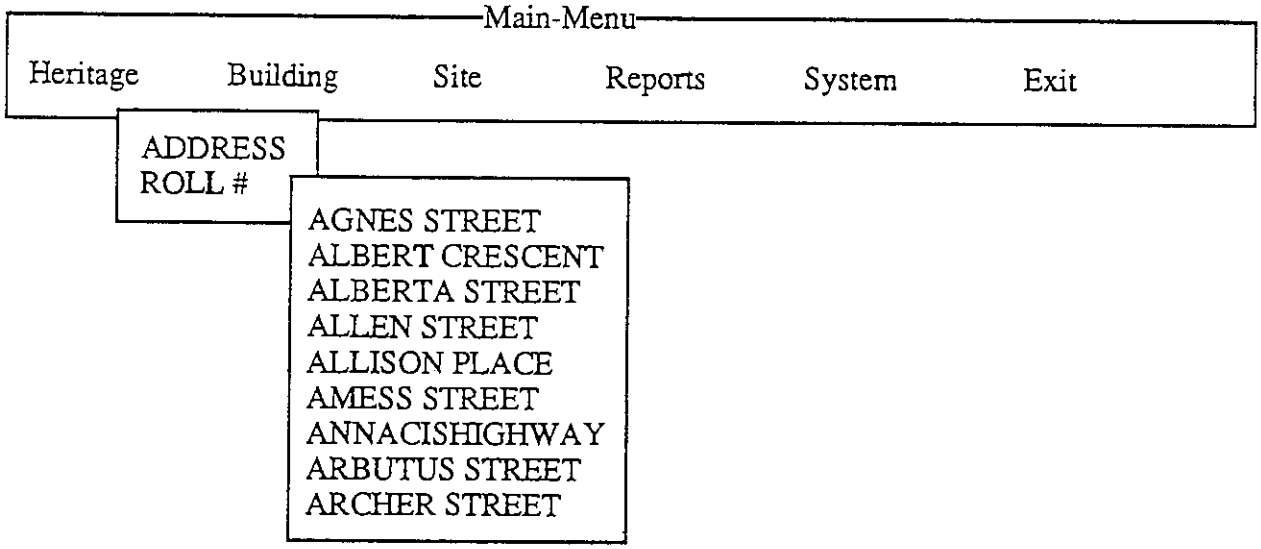


2. First Example, Select ADDRESS for looking up a property. The screen then prompts for the Full Street Name i.e. AGNES STREET

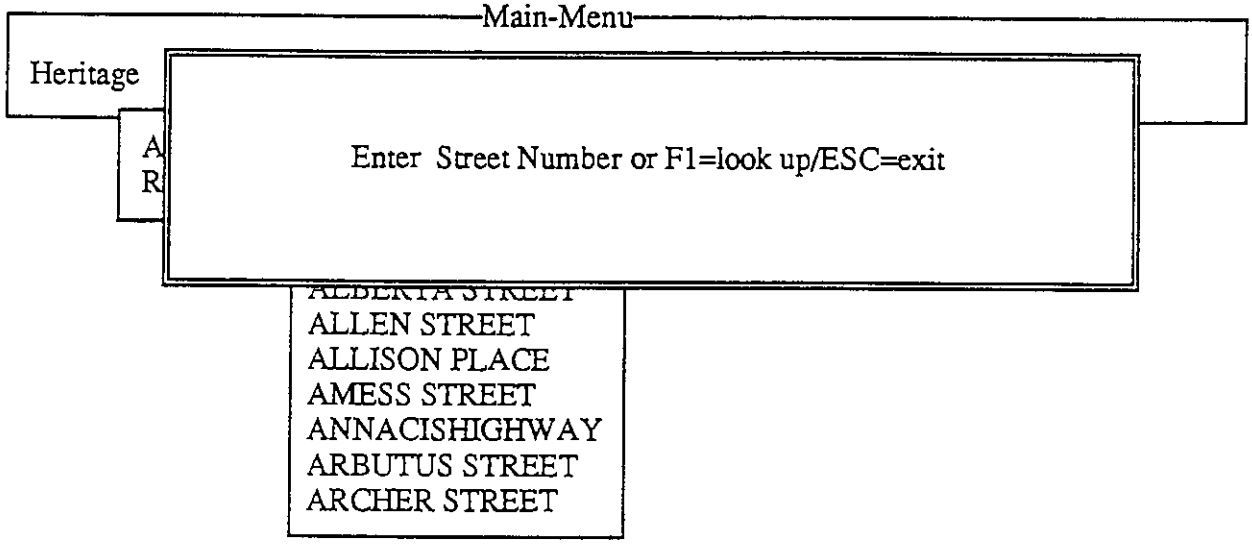


3. If you don't know the exact name or spelling you can press the <F1> key to produce a popup of all the street names. Highlight the correct street name and press <ENTER>.

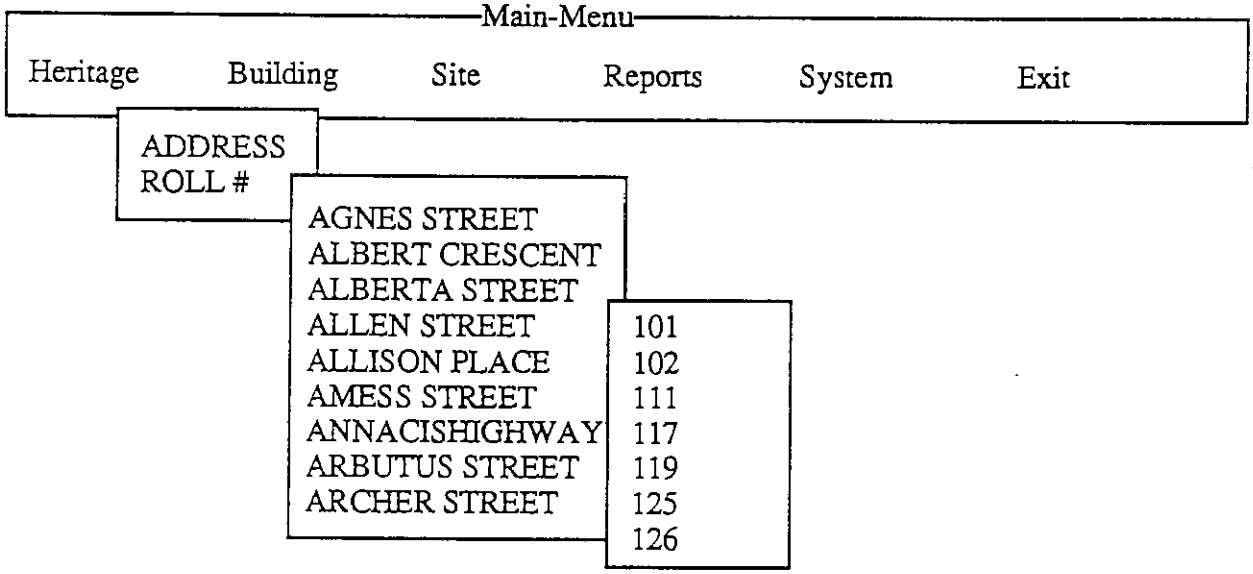
Hint: You can press the first letter of the street name to jump to that letter in the popup for faster viewing.



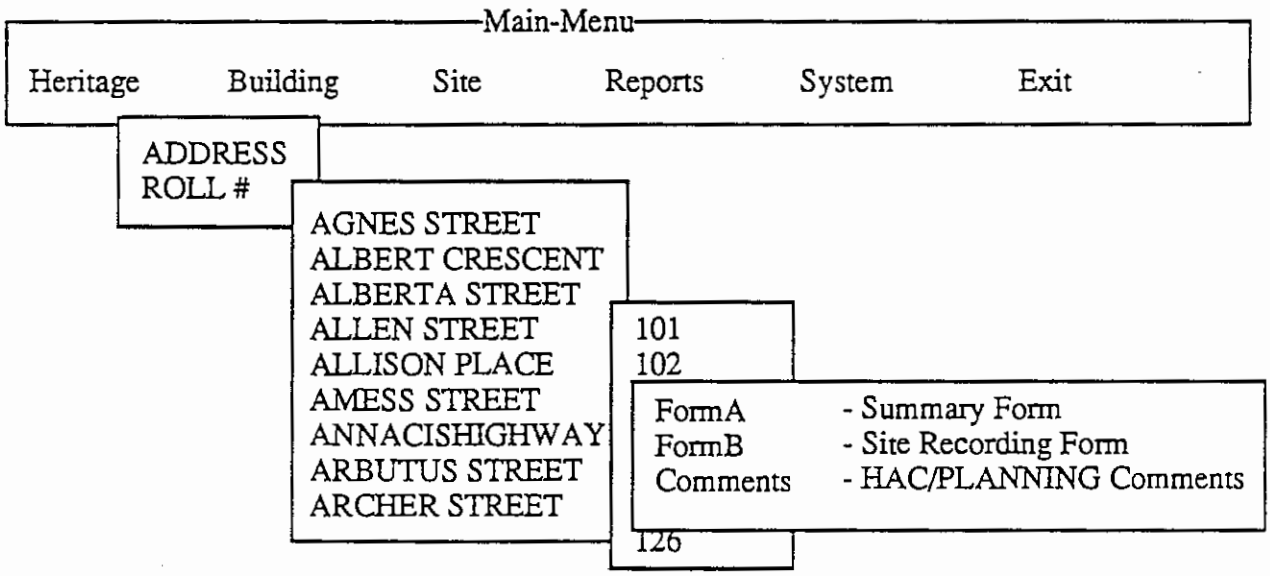
3. Once you have entered the street name, the screen then prompts you for the street number. Enter in a correct number or press the <F1> key for a popup of all valid street numbers for the street name that has been entered.



4. Here the <F1> key was pressed so the popup shows all valid street numbers for the street name entered.

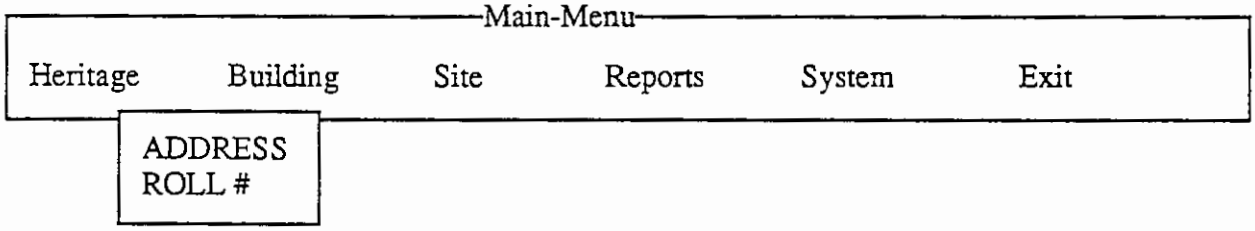


5. After entering or selecting a street number, the available forms are shown. Highlight the required form and press <ENTER>.

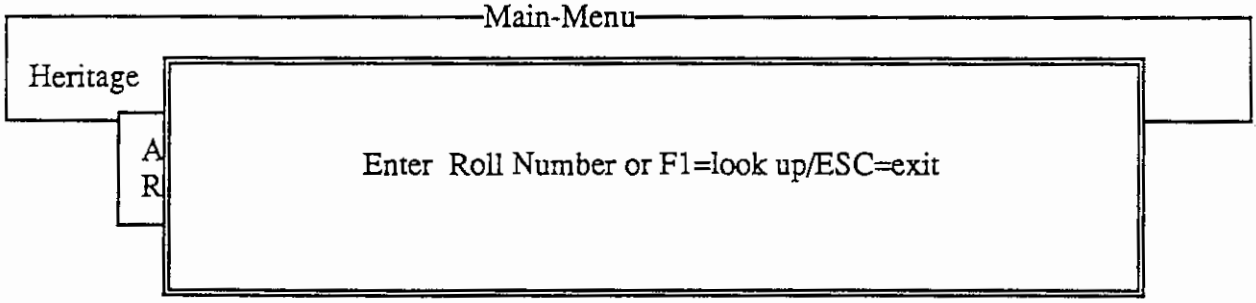


The form selected will then be shown on the screen for your editing.

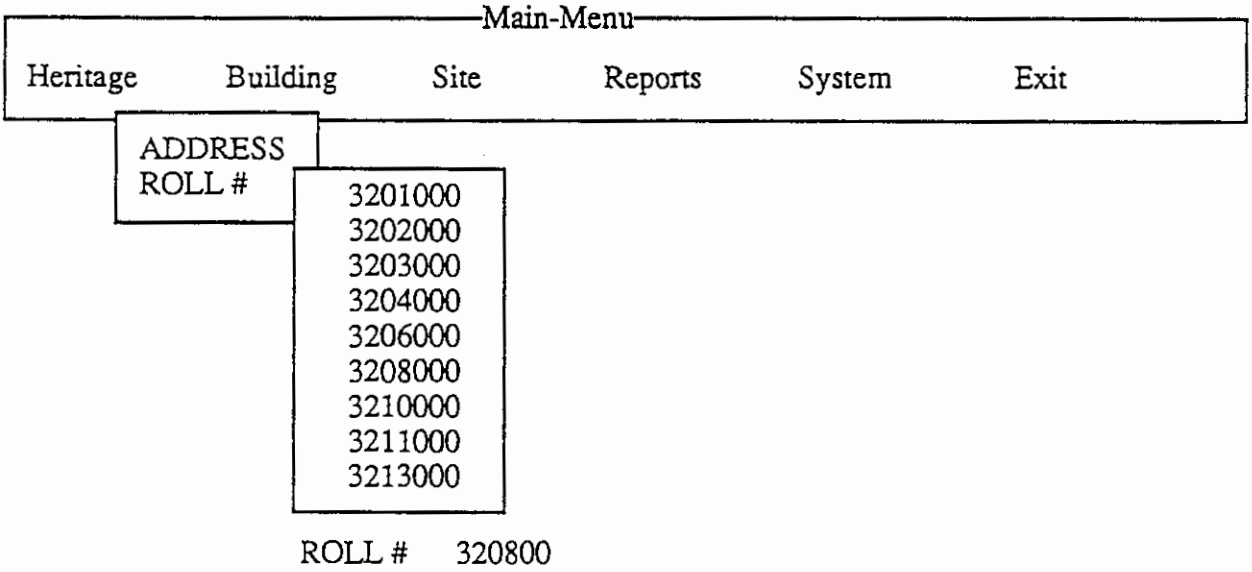
Lookup by Roll# works the same way as Lookup by Street Name and Number except that you enter the Roll # for the property.



or you can press <F1> for a list of all the roll numbers.

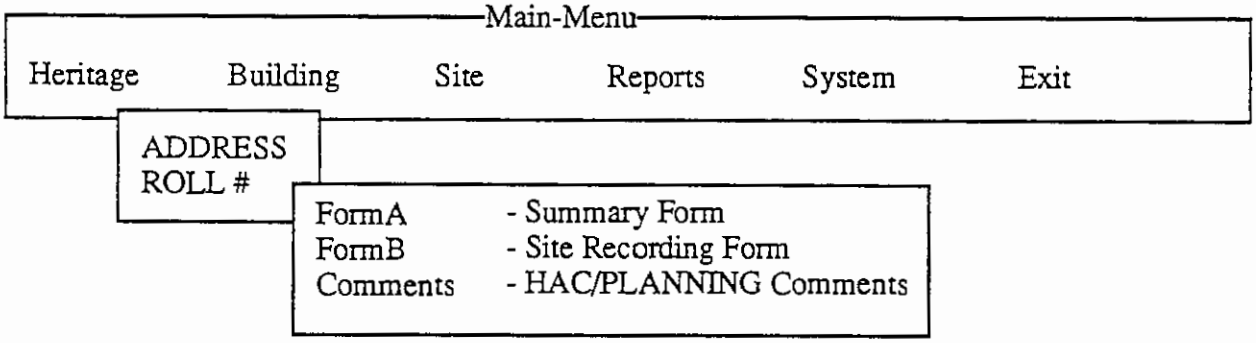


6. Because the Heritage database is only a subset of all the properties in New Westminster not all properties will be entered into the Heritage database. If the system does not have any information regaring the property you have entered then you will be prompted as below.



No Heritage Information Found. Add a New Entry? (Y/N):

7. You will then choose which form you would like to use for entry, as below.



ROLL # : 3208000

B. ENTERING INFORMATION

1. Some of the forms have more than 1 page as indicated below. Enter the information as requried and then use the PageUp and PageDown keys to move between the pages/screens, as described at the bottom of the screen.

Edit Go to Exit
FORM A: SUMMARY FORM Page 1 of 2

Roll# : 3208000
Site Name(s) :
Street Number :
Street Name :
Heritage Group: Neighbourhood : E

RESOURCE TYPE (Enter a 1 for ALL Appropriate)
Architecture/Buildings Industrial Archaeology Landscape
Aboriginal Archaeology Views Trees Industrial Sites
Other(specify):
Outstanding Features:

THEMATIC ASSOCIATIONS (Enter a 1 for ALL Appropriate)
Settlement Industrial Transportation
Commercial Judicial Legislative
Institutional Education Recreation
Planning Religion Other

Use <ENTER> to move through fields <PgUp> or <PgDn> to move through pages

---

Edit Go to Exit
FORM A: SUMMARY FORM Page 2 of 2
Roll# 3208000

RESOURCE HISTORY
Date of first construction in area:
Context Period: Pre-1860 1860-1865 1865-1887
1887-1920 1920-1939 1939-1947 1947-1960

CROSS-REFERENCED to other SITES

LEGAL STANDING
None Application Pending Specify:
Voluntary Desig. Municipal Designation Bylaw# Date
Provincial (Municipal Act Heritage Conservation Act)
Covenants Easements Specify:

Researched By: Date:

Use <ENTER> to move through fields <PgUp> or <PgDn> to move through pages

Edit Go to Exit

FORM B: SITE FIELD RECORDING FORM Page 1 of 5

Roll# : 778000
Site Name(s) :
Street Number : 101
Street Name : AGNES STREET
Heritage Group: Neighbourhood : D

Review for: Historic Record Demolition
Desgination Building Permit
Other (Specify)

SITE HISTORY
Date Built Building Permit Water Connection
Alterations

People :
Events :
Comments :

Use <ENTER> to move through fields <PgUp> or <PgDn) to move through pages

---

Edit Go to Exit

FORM B: SITE FIELD RECORDING FORM Page 2 of 5
Roll# 778000

ARCHITECTURAL DESCRIPTION
Architect:
Builder :
Crafters/Artisans :
Primary Architectural Style:

Outstanding Features :

LANDSCAPE DESCRIPTION
Landscape Date : Original Intact :
Intact Elements :

Use <ENTER> to move through fields <PgUp> or <PgDn> to move through pages

Edit Go to Exit

FORM B: SITE FIELD RECORDING FORM

Page 3 of 5
Roll# 778000

RESOURCE CONDITION
Landscape Resources:
Plant Materials Fences/Walls Built Elements Views
Architectural Resources:
Roof Walls Foundation/FLoor Windows/Doors Details
Comments on Condition

Reviewed by : Date :

Use <ENTER> to move through fields <PgUp> or <PgDn> to move through pages

---

Edit Go to Exit

FORM B: SITE FIELD RECORDING FORM

Page 4 of 5
Roll# 778000

CONTEXT
Neighbourhood Character

Streetscape Description

Comments

SOURCES/REFERENCES
Library :
Photos :
Archives:
Other :

PHOTOGRAPH RECORD
Survey :
Designation :

Use <ENTER> to move through fields <PgUp> or <PgDn> to move through pages

Edit Go to Exit

FORM B: SITE FIELD RECORDING FORM

Botanical Name :			
Common Name :			
Height :		Diameter :	Crown Width :
Comments :			
Botanical Name :			
Common Name :			
Height :		Diameter :	Crown Width :
Comments :			
Botanical Name :			
Common Name :			
Height :		Diameter :	Crown Width :
Comments :			

Use <F8> to move down through plant information <F7> to move up
Use <ENTER> to move through fields <PgUp> or <PgDn> to move through pages

---

Edit Go to Exit

FORM B: SITE FIELD RECORDING FORM
HAC/PLANNING DEPARTMENT COMMENTS AREA

Roll# : 778000
Street Number : 101
Street Name : AGNES STREET

Neighbourhood : D

Purpose of Review :

Date :

CNW :
Borden :

CIHB :
Other :

LEGAL STANDING
1 None Application Pending Specify :
Voluntary Designation Municipal Designation Bylaw# Date
Provincial (Municipal Act Heritage Conservation Act)
Covenants Easements Specify :

2. After entering information you then press the <ESC> key to exit. You will be prompted to save your changes or not. Press Y for Yes to save your changes if desired.

Edit Go to Exit

FORM A: SUMMARY FORM Page 1 of 2

Roll# : 3208000
Site Name(s) :
Street Number :
Street Name :
Heritage Group: Neighbourhood : E

RESOURCE TYPE

1 Architectu
Aboriginal
Other(spec
Outstanding

Do you want to save your changes? Yes No

Landscape
Industrial Sites

THEMATIC ASSOCIATIONS (Enter a 1 for ALL Appropriate)

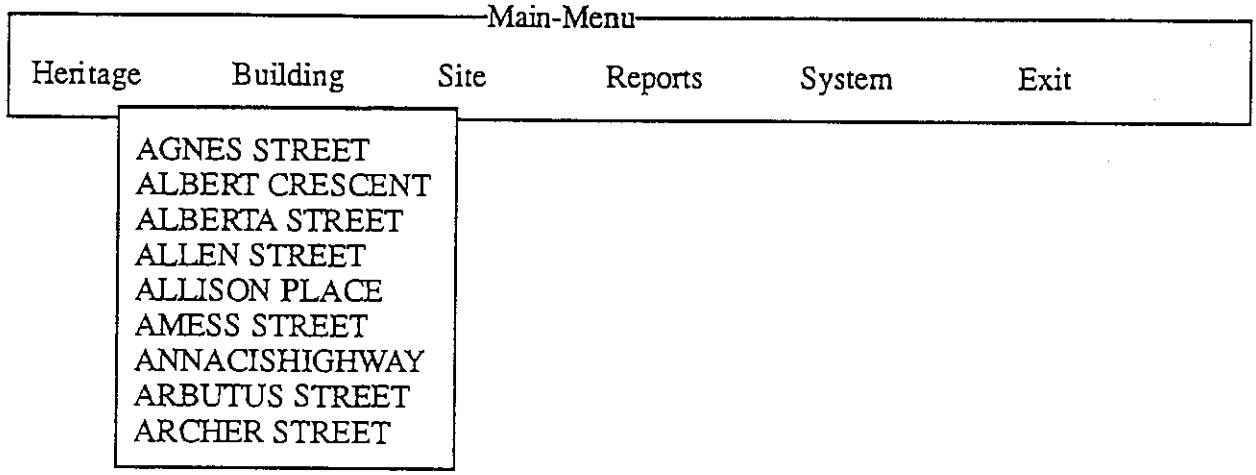
Settlement	Industrial	Transportation
Commercial	Judicial	Legislative
Institutional	Education	Recreation
Planning	Religion	Other

Use <ENTER> to move through fields <PgUp> or <PgDn> to move through pages

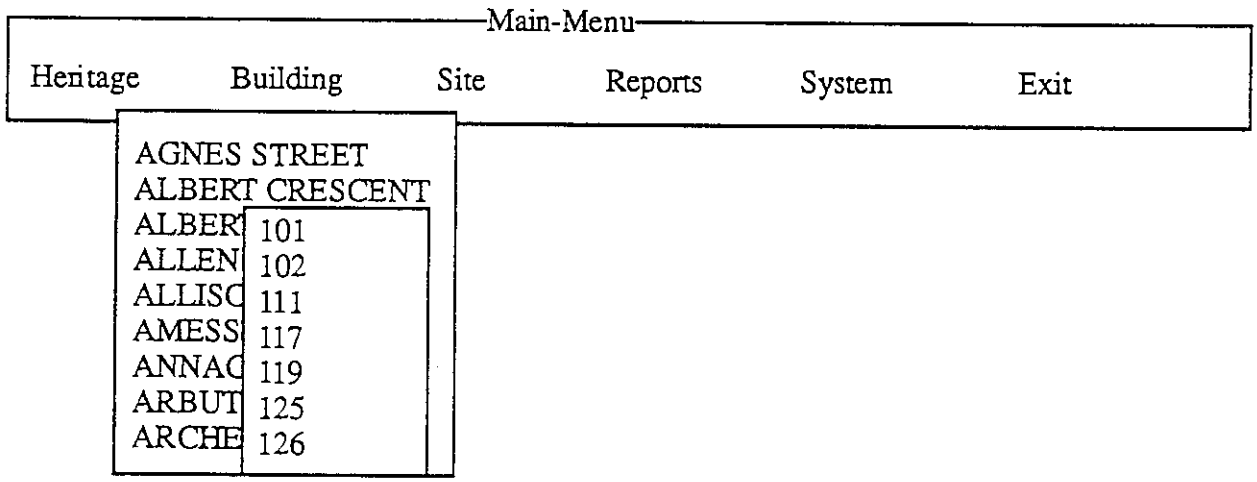
C. PLANNING DEPARTMENT INFORMATION

You can also obtain the information regarding a property that is stored in the planning department information by the following steps.

1. Select Building or Site form the Main Menu. The popup for all the street names will appear. Highlight the correct one and then press <ENTER>.



2. The popup for all the valid street numbers will then appear. Highlight the correct one and then press <ENTER>.



3. The forms for the Buidling and Site information are as follows. This information is not changeable on the Heritage Management System.

Edit Go to Exit

BUILDING FORM - BUILDING TABLE INFORMATION FROM PLANNING DEPARTMENT

Roll #	: 778000				
Street Number	: 101	Street Name	:	AGNES STREET	
Building Name	:				
Dimensions	: 37.5X46.5				
Bldg Area	: 1425.				
Floor Area	: 1425.				
Floor Space	: 2685.			Bldg Condition	: G
Floors	: 2+B			Structure Type	: FRAME
Bldg Height	:			Number of Units	: 2
A Flr Space	: 1875.			Bldg Number	: 1
B Flr Space	: 810.				
Bldg Age	: 1899				
Heritage Flag	: N				
Developer	:				
Architect	:				
Demolished?	:				
Altered	:				

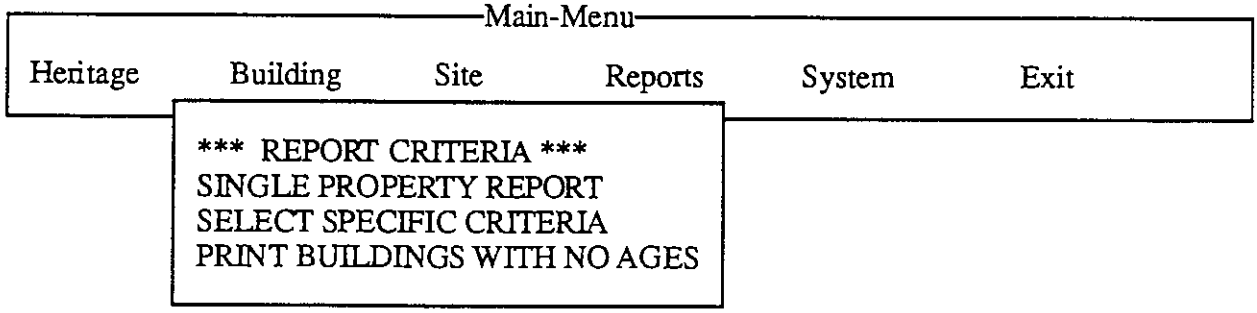
Edit Go to Exit

SITE FORM - SITE TABLE INFORMATION FROM PLANNING DEPARTMENT

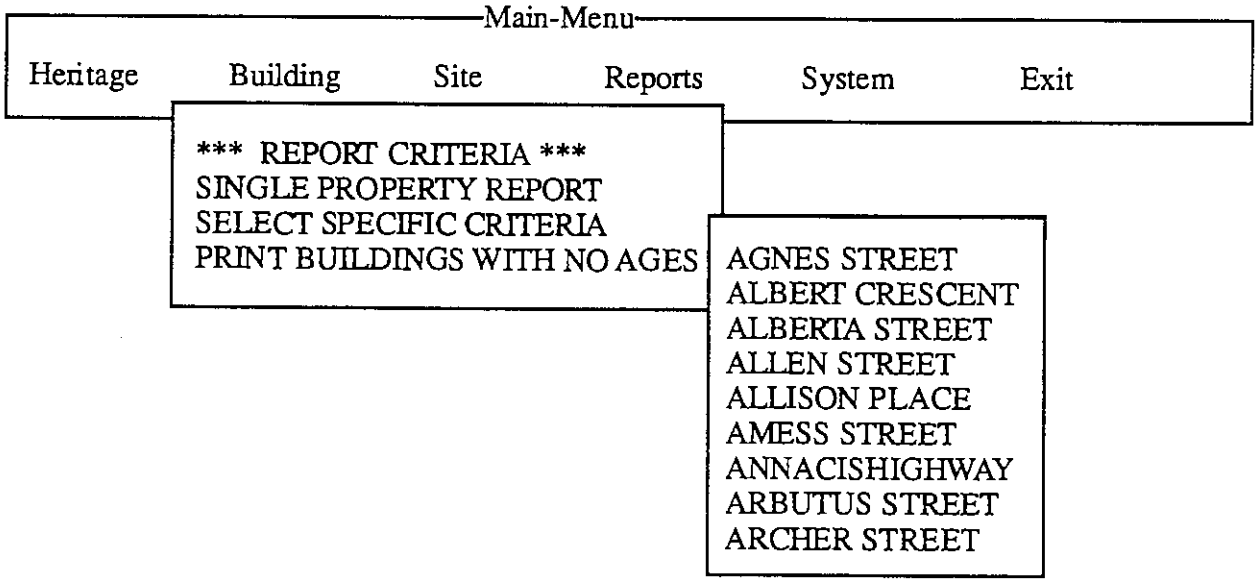
Roll #	: 778000				
Street Number	: 101	Street Name	:	AGNES STREET	
Block	: C-034			A Floor Space	: 1875.
Census	: 207			B Floor Space	: 810.
Neighbourhood	: D			Residential Unit(s)	: 2
	:			Loading Bay(s)	: 0
Number of Bldgs	: 1			Strata?	: N
Land User	: R-House with suite				
Frontage	: 66.				
Average Depth	: 132.				
Site Area	: 8712.				
Zoning	: RS-2				
Site Cover	: 16.36				
Total cover	: 1425.				
Floor space	: 2685.				
Open Space	:				
Open Type	: LN				
FSR	: 0.308195				

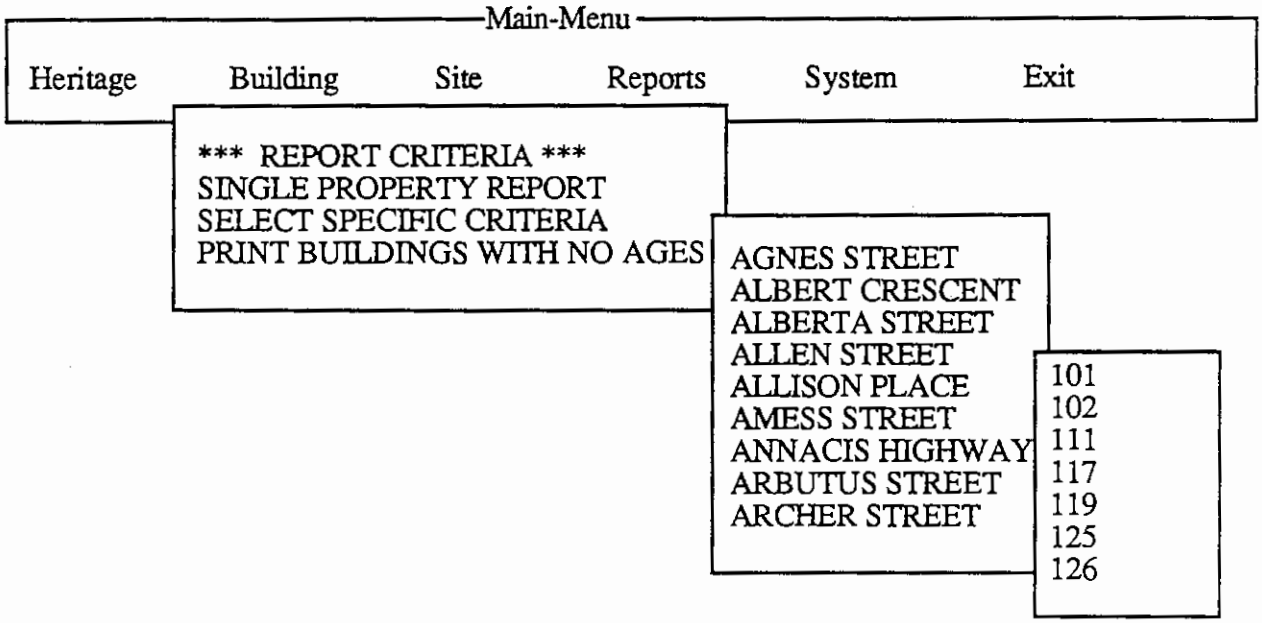
D. PRINTING A REPORT

1. Select Reports from the Main Menu. The popup will appear below. In most cases you will then choose the Single Property Report. Highlight the entry and press <ESC>.

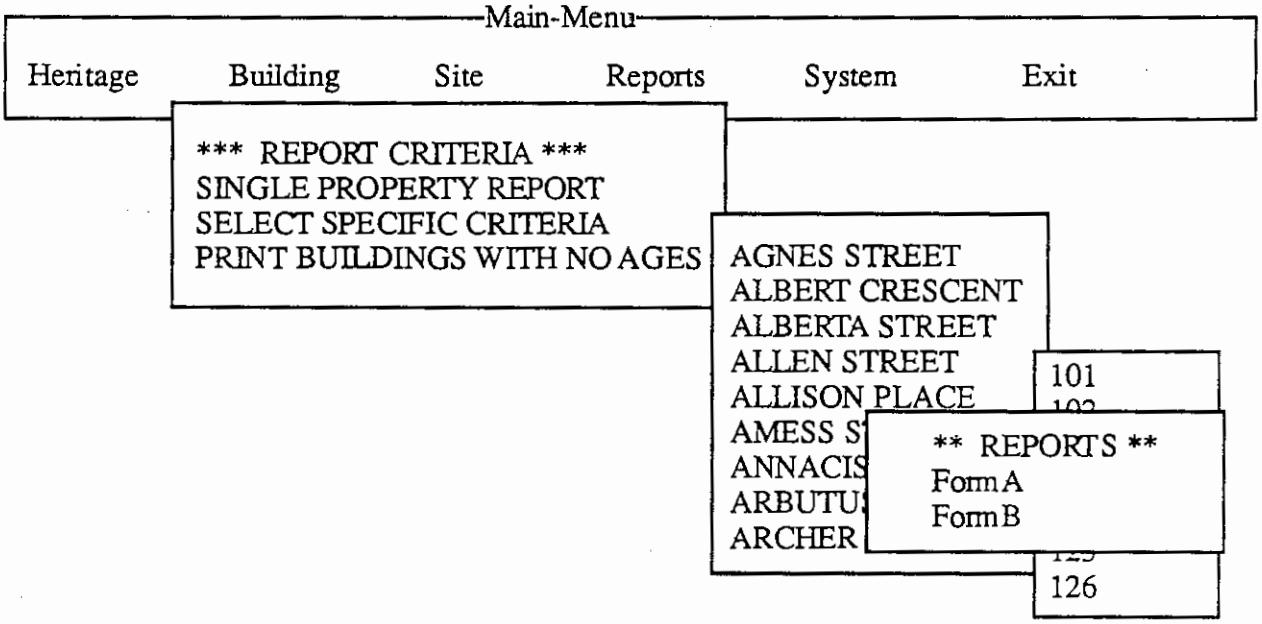


2. You will then automatically get the 2 popups for the Street Name and then the corresponding Street Number.

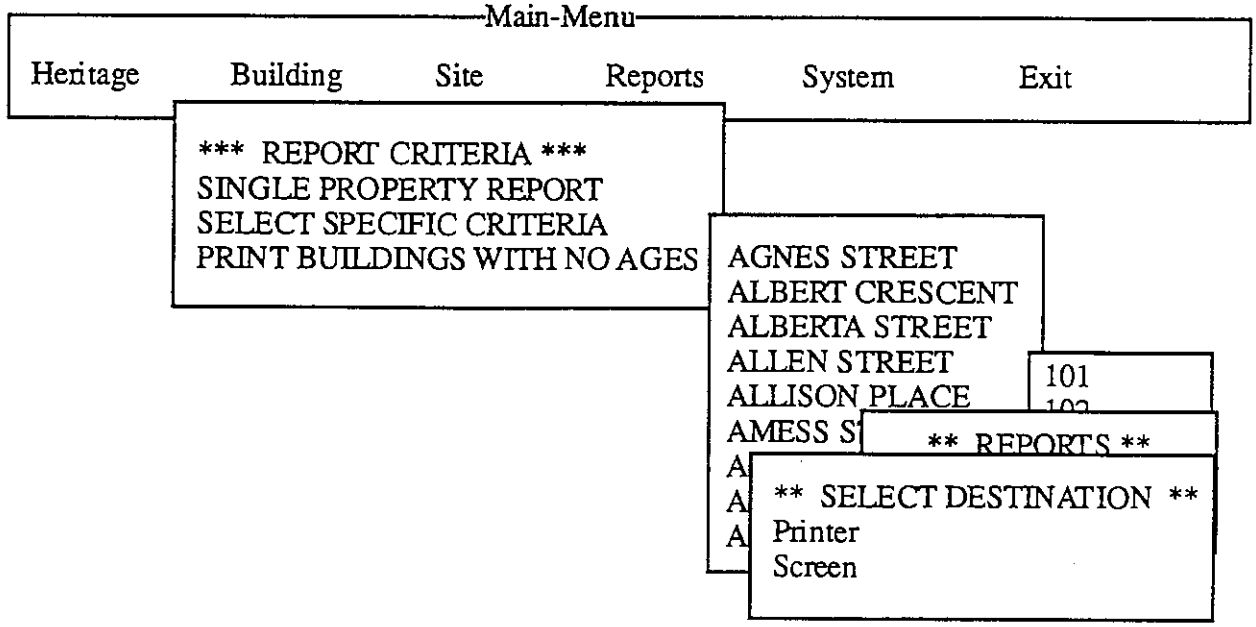




3. Select the Form to Print as shown below.



4. Select the output to send the report to - either the printer or the screen.

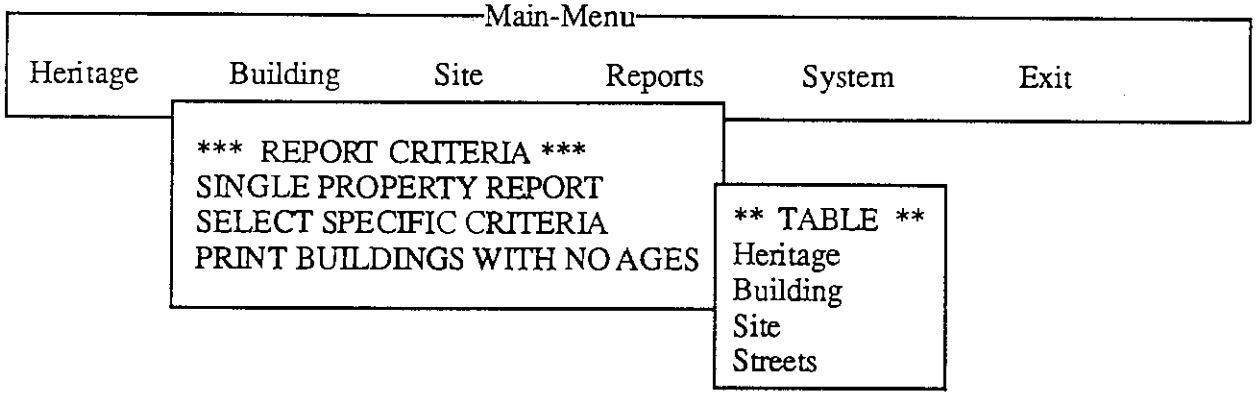


5. And then you will be prompted with ...

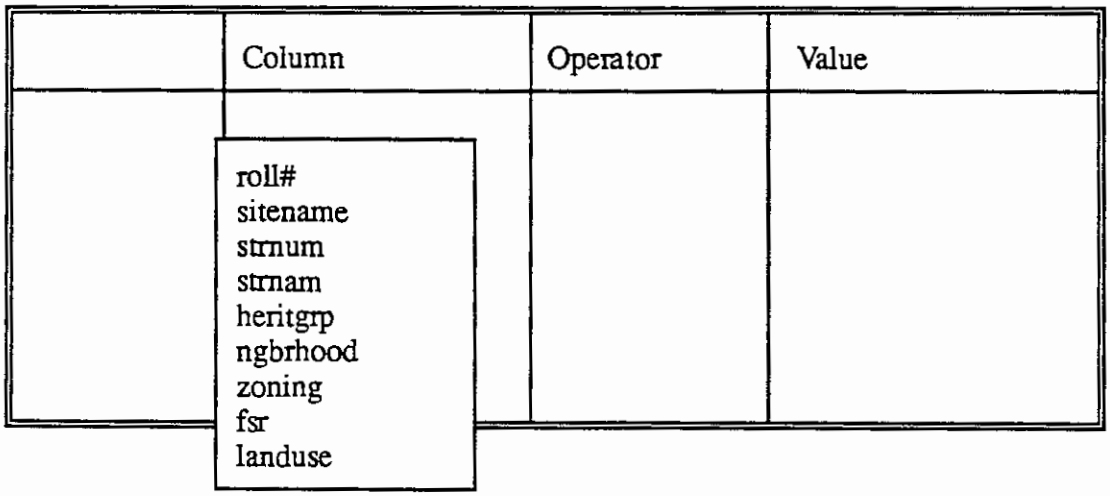
Continue? (Y/N):

6. If you enter Y = yes then the report will be sent to the selected destination.

4. It is also possible to select you own criteria for a report other than by the Street Name/Number or by the Roll#. After selectin REPORTS from the main menu, choose SELECT SPECIFIC CRITERIA. You then choose which database you want to choose the information from. In most cases you would select HERITAGE, as shown below.

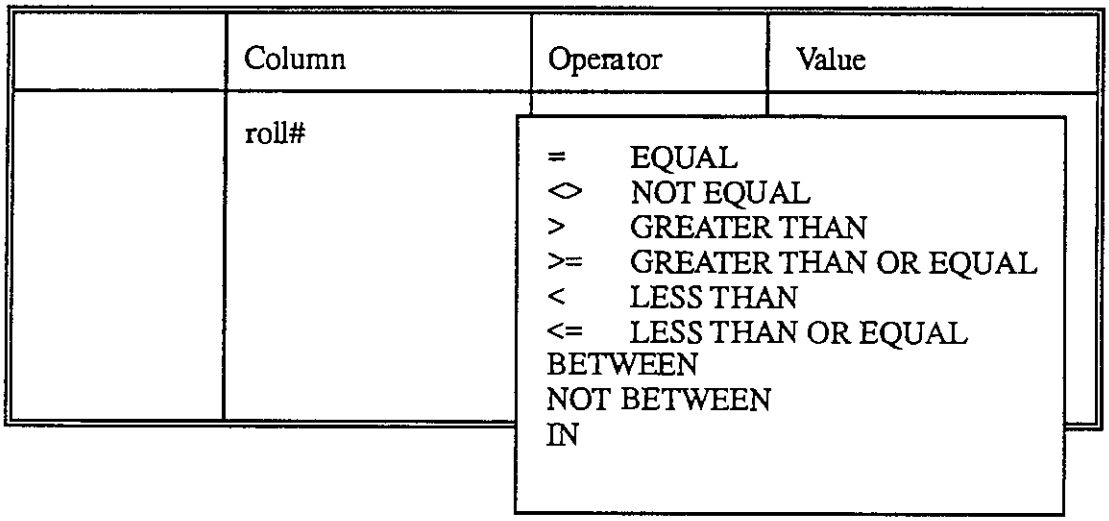


5. You will then choose whichever fields you want to use as your criteria, from the popup of fields for the database that you have chosen.



Select column for condition.

6. Then choose the mathematical operator to use in your criteria.



Choose an operator.

---

7. Then enter the value for your criteria. The screen will appear as below except with the entries that you have made.

	Column	Operator	Value
	roll#	=	3208000

Enter a comparison value.

8. You can make as many entry as you desire but remember that the more entries you make the fewer matches there will be.

When you are finished with youR selection criteria, choose (Done) from the popup.

Main-Menu

	Column	Operator	Value
	roll#	=	3208000

AND
OR
AND NOT
OR NOT
(Done)

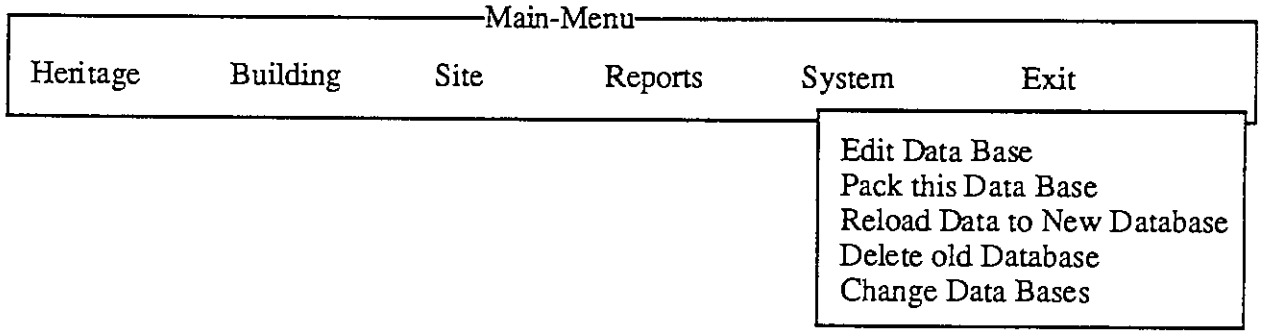
Choose an operator to combine conditions or choose (Done).

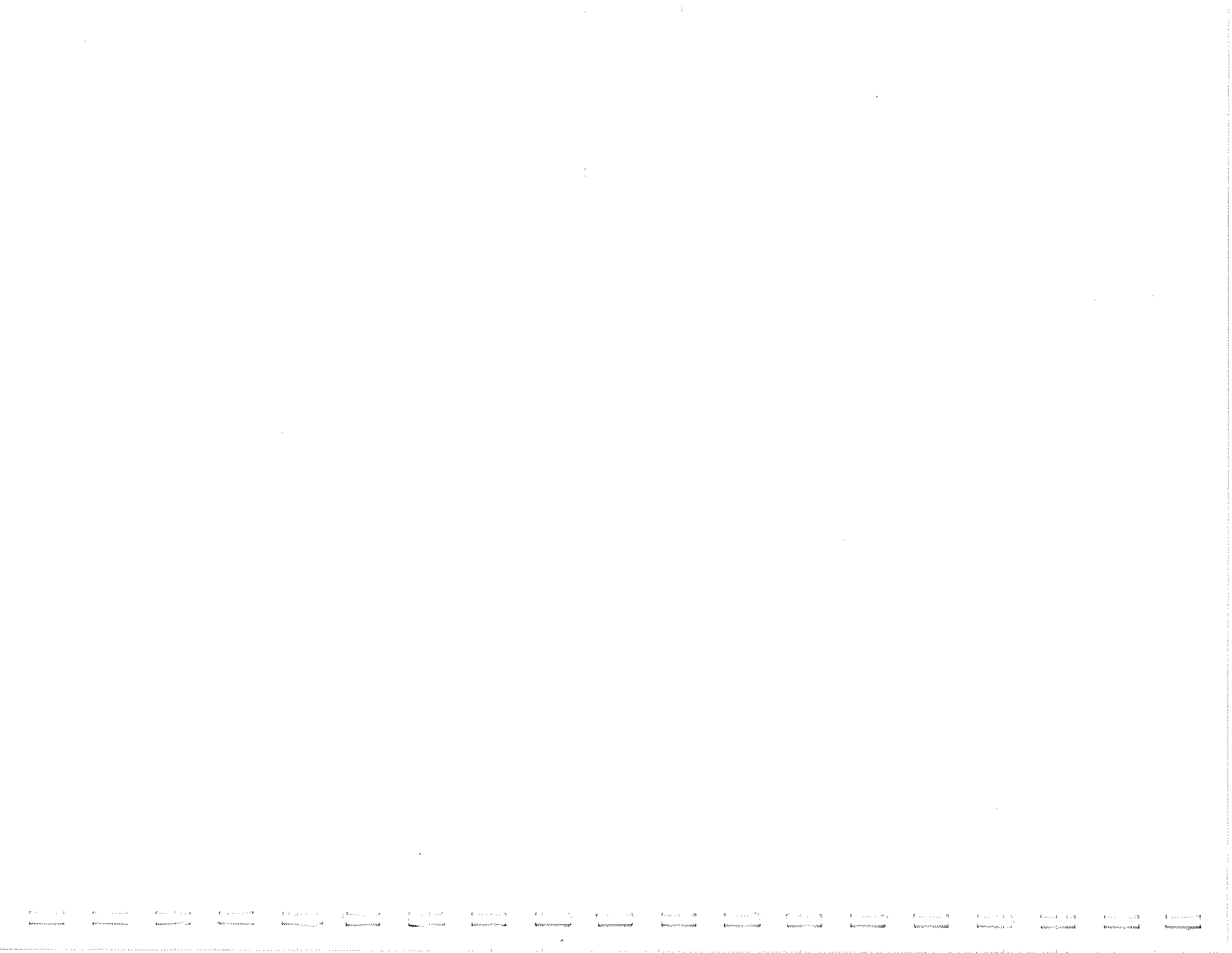
Then choose the REPORT, the OUTPUT and enter Y = Yes to CONTINUE.

E. SYSTEM MAINTENANCE

THe program has a number of Maintenance routines for maintinaing the system.

NOTE: A Full Backup should be done before attempting any of these maintenance routines.





NEW WESTMINSTER
HERITAGE DATABASE SYSTEM
TECHNICAL MANUAL

TABLE OF CONTENTS

1. Passing of Information

2. Coordination between Civic Departments/Other Sites

3. The Heritage Management Software

1. PASSING OF INFORMATION

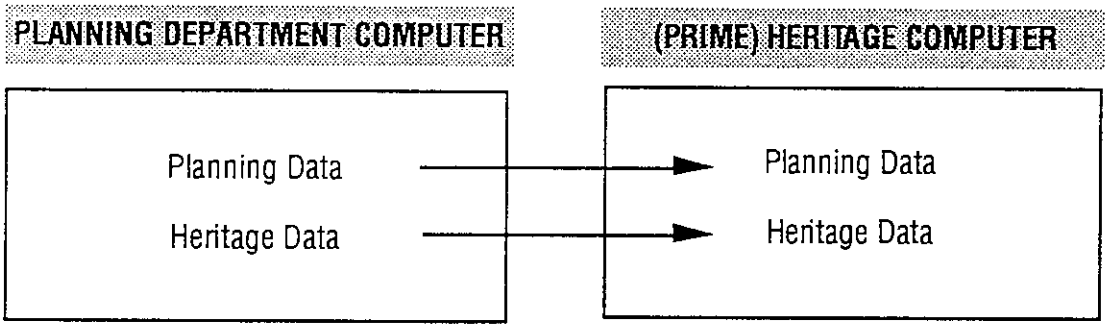
Planning Information will be passed FROM the Planning Department Computer System TO the prime Heritage Database system - Heritage Information will be passed FROM the Heritage Database System TO the Planning Department Computer System. Information will not be passed in a direction that is contrary to the above.

All information pertaining to address, roll#, site information, etc. will come from the Planning Department computer system maintained in the planning department at the City of New Westminster. The information is contained in the 2 tables -BUILDING and SITE. These 2 tables must be written to 2 separate files. The correct Rbase commands are:

```
SET NULL -0-
OUT building.txt
UNLOAD ALL FOR building AS ASCII
OUT site.txt
UNLOAD ALL FOR site AS ASCII
OUT SCR
```

All information that is separate to the Planning Department Information above and is Heritage information that is information that is gathered using the new heritage forms will be entered and stored in the prime Heritage Database system.

Diagram 1.



2. COORDINATION BETWEEN CIVIC DEPARTMENTS/ OTHER SITES

If the Heritage Computer System is to be duplicated to other locations, a backup can be made of the Heritage Computer data and program files and then this information can be taken to the other computer(s).

Any backup utility can be used such as Fastback, Norton Backup, PCTools Backup or even DOS Backup.

No information is to be taken in the reverse direction.

3. THE HERITAGE MANAGEMENT SOFTWARE

The New Westminster Heritage Management Software Program is a menu-driven, easy-to-use system. It is written in the computer language called Rbase, version 4.0, but can be used with Rbase 3.0.

The Program is started by type NWH from the DOS prompt or by choosing the selection from the menu. The startup file is NWH.CMD.

APPENDIX N

Sample Site Forms

Site Form User Manual

HERITAGE LANDSCAPE SITE FORM
CITY OF NEW WESTMINSTER
PAGE 2

Botanical Name_____
Common Name_____
Diameter at Breast Height_____
Height_____
Crown Width_____
Date Planted_____ Source_____
Comments_____

Botanical Name_____
Common Name_____
Diameter at Breast Height_____
Height_____
Crown Width_____
Date Planted_____ Source_____
Comments_____

Botanical Name_____
Common Name_____
Diameter at Breast Height_____
Height_____
Crown Width_____
Date Planted_____ Source_____
Comments_____

Botanical Name_____
Common Name_____
Diameter at Breast Height_____
Height_____
Crown Width_____
Date Planted_____ Source_____
Comments_____

HERITAGE LANDSCAPE SITE FORM
CITY OF NEW WESTMINSTER

Roll Number _____ Site Name_____

Address_____

Site Map appended yes no

Landscape Design or Elements Date From_____ Original intact yes no some

Description of Intact Elements_____

_____

_____

Plant Material (for additional listings, use back of sheet)

Botanical Name_____

Common Name_____

Diameter at Breast Height_____

Height_____

Crown Width_____

Date Planted_____

Comments_____

Urban Context:

Streetscape _____ _____

Landmark (how does this landscape add to the neighbourhood character?)_____

_____

Resource Condition (E/VG/G/F/P)

____Plant Material _____ Fences/Walls ____Built Elements ____ Views

Description/History:

_____

_____

_____

Notes/Recommendations:

_____

_____

Surveyed by:_____ Date_____

HERITAGE BUILDING SITE FORM
CITY OF NEW WESTMINSTER

Roll Number _____ Site Name _____

Address _____

Heritage Group _____ Neighbourhood _____

Legal Description _____

_____

Site History Date of Construction _____ Bldg Permit _____ Water Conn. _____

Alterations _____

First title

Owner _____ Occupation _____

Directory Listings _____

_____

People _____

Events _____

Comments _____

Architect _____ Architectural Style _____

Builder _____

Craftspeople/Artisans _____

Exterior Details _____

Interior Details _____

Building Condition (E/VG/G/F/P)

_____Roof _____Walls _____Foundation/Floor _____Windows/Doors _____Details

Comments _____

Urban Context

First building in the Neighbourhood or Context Period _____

Streetscape _____

Neighbourhood (approx 3 block radius) _____

Comments _____

Sources/References

Photographs _____

Planning Department _____

Library _____

Archives _____

Other _____

Surveyed by: _____ Date _____

MANUAL TO ACCOMPANY THE HERITAGE BUILDING SITE FORM HERITAGE LANDSCAPE SITE FORM

This handbook wis designed to assist people who are collecting information about heritage properties in New Westminster. Information is gathered for many reasons, including documentation, personal satisfaction and decision making. City resources include the Library, the Museum and the Planning Department. Other sources are private files, historic photographs, oral histories and personal observations. The wealth of information collected depends in part on the purpose of the project. The forms are designed to accommodate a variety of circumstances. If, for example, there is an interest in the history of a particular site, the file will grow over time with the researcher's curiosity. In contrast, a member of the Heritage Advisory Committee will have a limited time to gather data on a building that is waiting for a Demolition Permit.

1.0 INTRODUCTION

Three forms were developed to record site data:

HERITAGE BUILDING SITE FORM (for anyone doing heritage research)
HERITAGE LANDSCAPE SITE FORM (for anyone doing heritage research)
HERITAGE ASSESSMENT FORM (for the Heritage Advisory Committee)

The function of the forms is to:

1. Provide a standard format for heritage data collection that can be used by the City, by heritage groups and by individuals.
2. Provide a tool to implement the entering of data into the New Westminster Heritage Data Base.

Information from these completed forms is entered into the Heritage Data Base and the paper copies are stored together with other collected information (photographs, plans, notes) in a file folder for each particular property. This reference file is stored in the Planning Department.

The data entry of completed forms will enable the Data Base to be sorted on a variety of topics ranging from Maclure houses to buildings constrcuted before 1910 to monkey puzzle trees. The Heritage Data Base will be used by the City, the Heritage Advisory Committee and residents as a tool for decision-making and information management. It will enable staff and residents to establish priorities and manage all elements of New Westminster's rich historical fabric.

The New Westminster Heritage Management Plan recommends the adoption of a system which is:

1. **based on a set of well-defined and clear criteria;**
2. **accessible to everyone - the City and the residents;**
3. **integrates the built environment with the landscape;**
4. **flexible; and provides a means of standardizing information.**

2.0 DATA COLLECTION

HERITAGE BUILDING and LANDSCAPE SITE FORMS

Research Steps in Data Collection:

1. Identify the site to be research.
2. Identify sources for information:
   - Planning Department - legal and assessment information;
   - New Westminster Library - clippings, historic photographs, maps;
   - New Westminster Museum - old records, clippings, historic photographs, maps; and
   - other sources - previous inventories, other departments, libraries.
3. Visit site - see below in site visit methodology (note information on forms; take photographs of exterior and elements).
4. Visit information sources, add information to forms.
5. Submit copies of all information gathered and forms to the Planning Department. This information will be entered into the Heritage Database.

Note: Few sites will provide all the information to fill all of the blanks on the forms. Do not be discouraged, these forms are designed as part of an on-going process...as more information is identified about sites, it will be entered in the system.

This system of data collection allows for varying levels of detail, research, summary and site specific descriptions which are not dependent on resource type or location. The **Heritage Data Base** incorporates groups of resources, landscape, plant and built resources into a system which is compatible with the City of New Westminster Planning Department Data Management System.

General comments for both forms:

1. Site information is tied together in the database using the assessment roll number and address. The roll number is available from the Planning Department.
2. A site may include both buildings and landscape features. Complete forms on each element i.e. residence and barn on separate forms.
3. The site name is the common name of site e.g. Breezehurst given by the first owner or resident who made a significant contribution to the site.
4. The address is the street address.
5. Heritage group refers to a group of sites in close proximity to each other. Bent Court houses form a heritage group that has a value greater than held by each individual site.
6. Neighbourhood refers to the site's location in one of the city's fifteen planning neighbourhoods.

HOW TO COMPLETE HERITAGE LANDSCAPE FORM

Landscape Description:

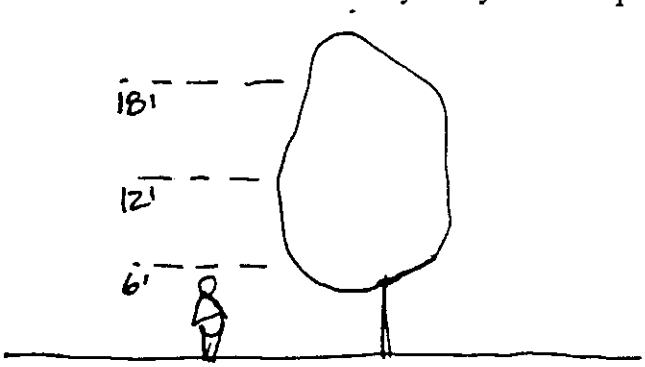
Early photographs may help you to identify the age of some elements. Note reference numbers.

Botanical Name:

If you are not sure of the botanical name, make some notes about the colour and texture of the bark, as well as the form of the tree. Take a leaf and flower or seed to identify later from a resource book or person. A good book for identification is **Trees of North America and Europe** by Roger Phillips, Random House. Call No. 582.16 P546T

Height:

Have someone stand next to the tree, then measure with your eye in multiples of his height.

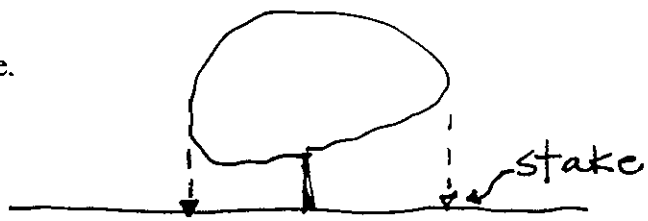


Diameter:

Diameter is the diameter of the trunk at breast height (dbh). Approx. 5'from the ground.

Crown Width:

Stake out dripline and measure.



Note: If you measure your pace (length of one stride) you can eliminate using a tape in the field. Measure distances in paces and later transcribe into feet and inches (or metric).

Urban Context/Resource Condition

See notes on **Heritage Building Site Form**

For all notes reference your material - say where you found the information:

- library + reference no.
- an individual - for example a property owner or old time resident
- a photograph - source and number if available
- yourself - information gathered on site + date

BACKGROUND ON FORMS: **WORKING GROUPS TEST FORMS**

In order to design and test the Heritage Building Site Form and the Heritage Landscape Site form and to further strengthen heritage partnerships in the community, a series of workshops was held over the summer of 1993. Participants chose to work on one of the following 10 locations. These sites represent a wide range of conditions but they are all part of the diverse, but sometimes fragile, historical fabric of New Westminster. Volunteers attended workshops and worked in groups or as individuals to record information. Their assistance is recognized as the beginning of a new partnership between the City and the residents in working together to strengthen New Westminster's heritage legacy. Six site research projects were completed.

10 LOCATIONS TO TEST FORMS:

1.	501 7th Avenue	Small residence & garden that has historical integrity.
2.	Value Village Columbia Street	Commercial building with site feature - alignment & plaza - open space.
3.	Scott Paper	Industrial building with site features - relation to the river.
4.	Bent Court, 6th st & 4th Ave	Streetscape/grouping - might include architecturally non-distinctive buildings of interesting scale, topography, street trees, landscape features.
5.	Breezehurst 122 1st Street	Residence with landscape structures - walls, terrace, arbor, greenhouse which contribute to historic character.
6.	Holy Trinity	View, building, landscape
7.	Queensborough fishing village	Spatial relationships - three dimensional organization and spatial patterns in the landscape. Relationships to show integrity of the character of the historical property.
8.	Woodlands	Historic plan including alignment, grade material, walls, view, landscape, buildings.
9.	Site of Start of Great Fire	Site of historic event.
10.	Albert Crescent	Historic layout, view, planting.

IN PREPARATION FOR SITE VISIT
to record information for
Heritage Building and Landscape Site Forms

Optional equipment:

- Sturdy clipboard
- Site plan - 1 or 2 copies
- Masking Tape for labeling samples
- Small plastic bags for leaf samples
- camera
- Waterproof pen
- 2 Small stakes
- Tape Measure for measuring

Site Map/Plan

To obtain a site plan:

1. Enlarge plan of property as shown on a fire insurance map or other official document.

2. You can produce your own plan by starting with the property dimension.
   Then measure the buildings and their relation to the property lines
   A whole plan can be developed this way but it takes time and is not recommended.

   Note: it is important to have the plan to scale in order that the information you add to it is as accurate as possible.

3. Use a North arrow.

4. Make 2 or 3 copies of the base site plan so you can make notes on it in the field. If there are distinct changes in the landscape at specific times in history you may want to show these changes in a series of plans. See Irving House example.

HOW TO COMPLETE HERITAGE BUILDING SITE FORM

Site History

Where available, identify the original owner of the property. This is only available from Land Title Search Information. Occupant information is available from the **Directories**, note the year of the Directory. **People** refers to significant people associated with the site/structure. **Events** relates to significant events which occurred at the site as well as significant events associated with owners/occupants. **Comments** relate to historical significance of the site.

Architectural Description

Architect refers to the original architect. If during alterations, other architects were employed, note their name, date and alteration. **Architectural Style** refers to the style of the structure and the context period which this style was popular in New Westminster. List significant exterior details. List the interior details where known. Please respect the privacy of the owner. A good source for architectural description terms is A Field Guide to American Houses, Virginia & Lee McAlestar, 1984 Toronto: Random House.

Building Condition

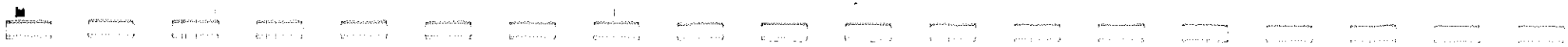
Based on the visual inspection, assess the condition of the architecture based on each of the elements noted. Use the letter code provided. If unknown, then leave blank. Comment on the overall condition of the structure.

Urban Context

Context Period attempts to place the structure within the framework of the surrounding buildings. **Streetscape** refers to how the site relates the character of the particular street. Describe the sense of place on the street, note is there are street trees, similar scale structure, compatible infill, etc. **Neighbourhood** refers to the overall sense in the community. Are there many historic home, is there substantial change, is there potential conflict?

Sources/References

References and sources are critical to establish information integrity. Information can be sourced at each line by noting the source in brackets eg (A. Miller, personal communication, June 23, 1993). It is important to identify who **surveyed** the site and when the review occurred. A site may need to be revisited on several occasions as changes occur. Each visit must be noted.



APPENDIX O

Completed Forms for Six Heritage Properties

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL # 1379.0000

SITE NAME "Breeze-Hurst" ADDRESS 122 First Street
HERITAGE GROUP PARK ROW / FIRST NEIGHBOURHOOD QUEEN'S PARK

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ___HISTORIC RECORD
___OTHER (Specify)

SITE MAP/DESCRIPTION
Map/sketch appended yes (no)
Site Dimensions 141' Frontage ; 10,900 Square feet. (triangular lot).

LANDSCAPE DESCRIPTION
Landscape Date 1889 - Original intact yes no (some)
Intact elements
Victorian Garden landscape and Concrete and Wrought Iron fence (West. Iron work
Outstanding Plant material (Append additional pages)
A. Botanical name ___ Common name Rhododendron's
Height 10-12' Diameter ___ Crown Width ___
Comments
Three specimens survive which pre-date 1905.
B. Botanical name ___ Common name ___
Height ___ Diameter ___ Crown Width ___
Comments ___

ARCHITECTURAL DESCRIPTION
Architect George William Grant Builder Robert B. Bell
Craftsmen/Artisans R.B. Bell Ackerman Bros. (Mechanic's Mill Company)
Date 1889 Building permit (pre-dates) Water connection 1890
Alterations Yes - see additional information (1)
Architectural style context Queen Anne Revival Style
Exterior Details Hipped Roof, Eave Brackets, V-Joint Siding, Angled gable, conservatory.
Interior Details Yes - see additional information (2)
Comments One of the premier examples of the Queen Anne Revival Style in New Westminster.

? * have box for lose names pre-1911

RESOURCE CONDITION (E/VG/G/F/P)
Landscape Resources:
E Plant material VG Fences/walls G Built elements P Views
Architectural Resources:
F Roof VG Walls VG Foundation/Floor G Windows/Doors E Details
Comments on condition: House from fair to good throughout its life.
On going restoration work in progress is of excellent quality.

SITE HISTORY (Identify significant)
First title Owner George Brymner Occupation First Manager New West Bank of Montreal
First occupant/date Same 1889 Occupation —
People Lady Aberdeen - 1896 Douglas Brymner - 1902 (3) see add. info.
Events Miss Cave-Brown-Cave taught may pole dancing here
Comments "Breeze Hurst" has played a prominent role in the early cultural life of the city.

Reviewed by: ___ Date: ___

Additional Information:

① Alterations

c. 1908 ? North Wing addition & Conservatory, Kitchen area 2nd Fl.
c. 1912 ? Additional Craftsman Styled Dining room Bay Window
1956 new chimney, Suite renovations for boarding house
1958 Subdivision of lot - apartment built on former tennis lawn - 119 First St.
c. 1962 removal of verandah and severe alterations of interior woodwork.

1990 - 93 Restoration of lost exterior elements.

② Interior details

Panelled entrance hall; newel post from catalogue pattern; vestibule door (1889), landing stair light (1993); original stencilling and wallpapers uncovered and restored. large maple & cedar mantels by Ackerman's Mechanic's Mill Co. tiled bathrooms. Unique room plan designed to accomodate entertaining and public receptions.

③ People

Lady Aberdeen: visited 'Breeze Hurst' for tea during Provincial Exhibition of 1896. She was famous wife of Canada's Governor General Lord Aberdeen.

Douglas Borymner: Father of G.D. Borymner and the first Dominion Archivist of Canada. Died unexpectedly and 'Breeze Hurst' while on visit in 1902.

CONTEXT
Neighborhood character Mixed single family and multi family housing. However, Breeze Hurst is located across from Queens Park + other large homes.
Streetscape
Large victorian and Edwardian homes in neighbourhood.
Comments

SOURCES/REFERENCES
Library Photo collection
Photographs Julie Mueller - private collection held by current owner.
Archives See Irving House
Other
*The Preservationist: Volume 1 No. # 2, Summer 1992
"Breeze Hurst": A Masterly Piece of Architecture" J. Wolf.

PHOTOGRAPH RECORD: Roll/Negative number, date
Survey Designation

INVENTORY STATUS
CNW Yes See Albert Crescent CIHB
BORDEN OTHER

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER: DATE:

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

Identify outstanding features:
DESIGN
MATERIALS

RECOMMENDATIONS:

LEGAL STANDING
____NONE ____APPLICATION PENDING Specify:
____VOLUNTARY DESIGNATION ____MINICIPAL DESIGNATION BYLAW #____, date____
____PROVINCIAL (____MUNICIPAL ACT ____HERITAGE CONSERVATION ACT)
____COVENANTS ____EASEMENTS Specify:

****

RECORDED BY J. Wolf & J. Mueller DATE August 1993.
REVIEWED BY DATE

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM A: SUMMARY FORM

ROLL#_____

SITE NAME_____ ADDRESS 120 Regina ST
HERITAGE GROUP_____ NEIGHBOURHOOD Queens Park (#7)

LOCATIONAL INFORMATION/OWNERSHIP from Planning Department Records
Legal: Lot 17 Block U-091 LSD____ Plan 2620

LAND USE SFD
Zoning RS1 FSR .39

RESOURCE TYPE (Check ALL appropriate)
✓ Architecture/Buildings ___ Industrial Archaeology ___ Landscape
___ Aboriginal Archaeology ___ Views ✓ Trees ___ Industrial sites
___ Other(specify):_____
Outstanding features: Typical working-class Craftsman-style

THEMATIC ASSOCIATIONS (Check ALL appropriate)

___ Settlement	___ Industrial	___ Transportation
___ Commercial	___ Judicial	___ Legislative
___ Institutional	___ Education	___ Recreation
___ Planning	___ Religion	___ Other_____

RESOURCE HISTORY
Date of first construction: 1914
Context period: ___ Pre-1860 ___ 1860-1865 ___ 1865-1887
✓ 1887-1920 ___ 1920-1939 ___ 1939-1947 ___ 1947-1960....
~~Builder - R F Baxter also built 118 Regina ST~~
Craftsman-style.

CROSS-REFERENCED to other SITES
Builder - R F Baxter - 118 Regina, - 5th Ave.

LEGAL STANDING
✓ NONE ____ APPLICATION PENDING Specify:_____
____ VOLUNTARY DESIG. ____ MINICIPAL DESIG. BYLAW #___, date_____
____ PROVINCIAL (___ MUNICIPAL ACT ___ HERITAGE CONSERVATION ACT)
____ COVENANTS ____ EASEMENTS Specify:_____

RESEARCHED By L. White DATE 8/11/93

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL #_____

SITE NAME_____ ADDRESS 120 Regina ST
HERITAGE GROUP_____ NEIGHBOURHOOD Queens Park

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ✓HISTORIC RECORD
___OTHER (Specify)_____

SITE MAP/DESCRIPTION
Map/sketch appended yes no
Site Dimensions 52 X 126

LANDSCAPE DESCRIPTION
Landscape Date 1914 Original intact yes no some
Intact elements Holly Tree in front yd, cherry tree on back property line
Outstanding Plant material (Append additional pages)
A. Botanical name_____ Common name Holly Tree
Height 25' Diameter 14" Crown Width 17'
Comments Pruned, ~~trimm~~ shaped, topped annually
B. Botanical name_____ Common name Cherry
Height 40' Diameter 44" Crown Width 43'
Comments Has 2 trunks, health unknown, topped & pruned 1985

ARCHITECTURAL DESCRIPTION
Architect_____ Builder R. F. Baxter
Craftsmen/Artisans_____
Date 1914 Building permit 1914 Water connection 1914
Alterations 1992 - addition to kitchen, 1993 - replacement garage
Architectural style context Craftsman
Exterior Details large Front porch, small stained-glass windows
Interior Details Den - fabric wainscotting, granite/brick fireplace
Comments Front porch sinking, stairs need replacing

RESOURCE CONDITION (E/VG/G/F/P)
Landscape Resources:
G Plant material G Fences/walls — Built elements F Views
Architectural Resources:
E Roof G Walls √G Foundation/Floor G Windows/Doors √G Details
Comments on condition: owner intends to fully restore exterior

SITE HISTORY (Identify significant)
First title Owner R F Baxter Occupation Carpenter
First occupant/date 1914 - unknown Occupation_____
People R F Anderson (1921 - 1931) - operated hardware store on Columbia ST.
Events_____
Comments_____

Reviewed by:_____ Date:_____

CONTEXT
Neighborhood character ~~open front~~ mix of homes mostly 1910-1940, well-maintained, lots of children
Streetscape open front yards, well-kept lawns, mature trees
Comments great neighbourhood feeling, but threatened by demo's

SOURCES/REFERENCES
Library City Directories, fire insurance Maps
Photographs
Archives Land Titles Office
Other former owner - Mary Wilmour - Gilmour family owned home 1939 - 1989

PHOTOGRAPH RECORD: Roll/Negative number, date
Survey _____ Designation _____

INVENTORY STATUS
CNW ✓ CIHB _____
BORDEN _____ OTHER _____

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER: _____ DATE: _____

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

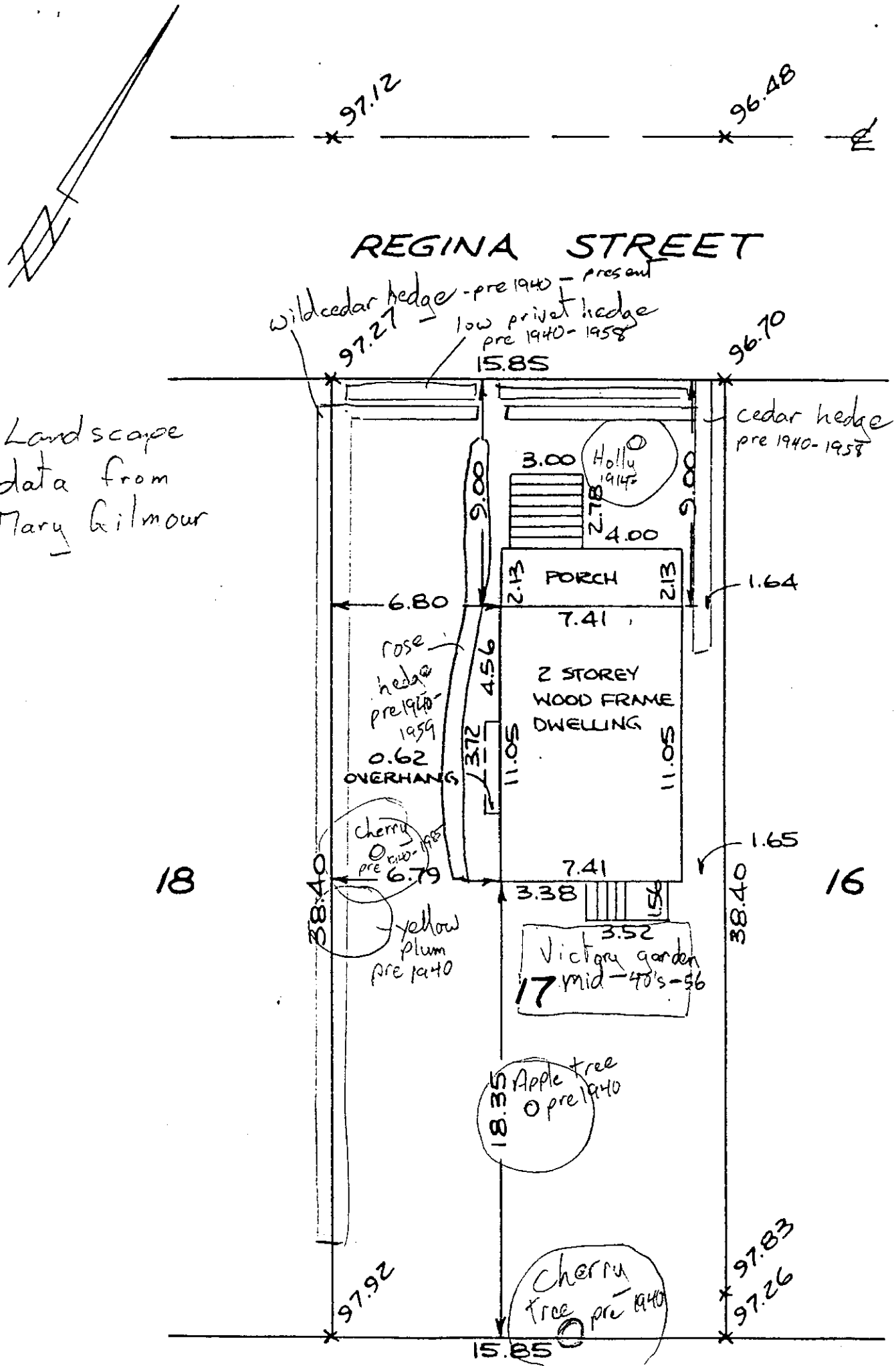
Identify outstanding features:
DESIGN _____
MATERIALS _____

RECOMMENDATIONS: _____

LEGAL STANDING
✓ NONE ____ APPLICATION PENDING Specify: _____
____ VOLUNTARY DESIGNATION ____ MINICIPAL DESIGNATION BYLAW #_____, date____
____ PROVINCIAL (____ MUNICIPAL ACT ____ HERITAGE CONSERVATION ACT)
____ COVENANTS ____ EASEMENTS Specify: _____

****

RECORDED BY L. White DATE 8/11/93
REVIEWED BY _____ DATE _____


97.12
96.48
REGINA STREET
wildcedar hedge - pre 1940 - present
low privet hedge pre 1940-1958
97.27
96.70
15.85
cedar hedge pre 1940-1958
Landscape data from Mary Gilmour
3.00
Holly 1914
9.00
2.78
4.00
9.00
2.13
PORCH
2.13
1.64
6.80
7.41
rose hedge pre 1940-1959
4.56
2 STOREY WOOD FRAME DWELLING
0.62 OVERHANG
3.72
11.05
11.05
cherry pre 1940
1.65
18
38.40
6.79
7.41
3.38
5.48
3.52
38.40
16
yellow plum pre 1940
Victory garden mid-40's-56
17
18.35
Apple tree pre 1940
97.92
97.83
97.26
Cherry tree pre 1940
15.85

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL #_____

SITE NAME_____ ADDRESS 601 - 7TH AVENUE

HERITAGE GROUP GLENBROOK. NEIGHBOURHOOD_____

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ___HISTORIC RECORD
_✓_OTHER (Specify) [illegible]

SITE MAP/DESCRIPTION

Map/sketch appended yes no

Site Dimensions [illegible]

LANDSCAPE DESCRIPTION

Landscape Date_____ Original intact yes no some

Intact elements_____

Outstanding Plant material (Append additional pages)

A. Botanical name_____ Common name CEDAR SHRUB.

Height 12' Diameter_____ Crown Width_____

Comments_____

B. Botanical name_____ Common name_____

Height_____ Diameter_____ Crown Width_____

Comments_____

ARCHITECTURAL DESCRIPTION

Architect MRS. SIMPSON'S FATHER. Builder_____

Craftsmen/Artisans_____

Date 1932 Building permit_____ Water connection_____

Alterations_____

Architectural style context_____

Exterior Details 6/1 WINDOWS.

Interior Details_____

Comments_____

RESOURCE CONDITION (E/VG/G/F/P)

Landscape Resources:

VG Plant material VG Fences/walls VG Built elements _____ Views

Architectural Resources:

G Roof ____ Walls ____ Foundation/Floor ____ Windows/Doors ____ Details

Comments on condition:_____

SITE HISTORY (Identify significant)

First title Owner [illegible] Occupation [illegible]

First occupant/date_____ Occupation_____

People_____

Events_____

Comments ACCORDING TO PRESENT OWNER MR IRVINE - PART OF N.W. POST OFFICE WAS RUN FROM GARAGE.

Reviewed by: [signature] Date: Aug 3/93

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CONTEXT

Neighborhood character_____

_____

Streetscape_____

_____

Comments_____

SOURCES/REFERENCES

Library_____

Photographs_____

Archives_____

Other_____

_____

PHOTOGRAPH RECORD: Roll/Negative number, date

Survey_____Designation_____

INVENTORY STATUS

CNW_____ CIHB_____

BORDEN_____ OTHER_____

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER:_____DATE:_____

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

Identify outstanding features:

DESIGN_____

MATERIALS_____

RECOMMENDATIONS:_____

LEGAL STANDING

_____NONE _____APPLICATION PENDING Specify:_____

_____VOLUNTARY DESIGNATION _____MINICIPAL DESIGNATION BYLAW #_____, date____

_____PROVINCIAL (_____MUNICIPAL ACT _____HERITAGE CONSERVATION ACT)

_____COVENANTS _____EASEMENTS Specify:_____

****

RECORDED BY_____ DATE_____

REVIEWED BY_ _____ DATE_____

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL # 11712.000

SITE NAME _____ ADDRESS 813 6TH STREET.
HERITAGE GROUP _____ NEIGHBOURHOOD GLENBROOK

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ___HISTORIC RECORD
√OTHER (Specify) FIELD STUDY.

SITE MAP/DESCRIPTION
Map/sketch appended yes no
Site Dimensions 50' X 138'

LANDSCAPE DESCRIPTION
Landscape Date 1912 - 13 Original intact (yes) no some
Intact elements NATIVE DOGWOOD, HAZELNUT., ENGLISH HYDRANGEA. 2 LARGE HOLLIES.
Outstanding Plant material (Append additional pages)
A. Botanical name CORNUS NUTTALLII Common name DOGWOOD.
Height 50' Diameter 67" Crown Width _____
Comments CITY ARBORIST DATED TREE TO APPROX. 80 YRS.

B. Botanical name ILEX AQUIFOLIUM. Common name HOLLY.
Height 20' Diameter _____ Crown Width 15'
Comments PROBABLY PLANTED IN THE FIFTIES.

ARCHITECTURAL DESCRIPTION
Architect _____ Builder ROBERT PATTERSON
Craftsmen/Artisans _____
Date _____ Building permit _____ Water connection 1911
Alterations _____
Architectural style context PRAIRIE COTTAGE W/ QUEEN ANNE DETAILS? →
Exterior Details SHINGLE EXT. ORIG STAIN GLASS HIP ROOF
Interior Details FIR FLOORS & DETAILS. ORIGINAL FIR POCKET DOORS & INT & EXT DOOR ORIG HARDWARE ETC.
Comments _____

RESOURCE CONDITION (E/VG/G/F/P)
Landscape Resources:
VG Plant material G Fences/walls G Built elements G Views
Architectural Resources:
E Roof E Walls E Foundation/Floor E Windows/Doors E Details
Comments on condition: TOTALLY RESTORED.

SITE HISTORY (Identify significant)
First title Owner ROBERT & HELEN PATTERSON Occupation BUILDER/CARPENTER.
First occupant/date _____ Occupation _____
People LINDSEY A. DAUPHINEE. MASTER MARINER OWNER 1919 - 1931.
Events _____
Comments MR & MRS PATTERSON BOUGHT PROPERTY $400. 1910 FROM MR SALT, WHOSE GRANDSON STILL LIVES DOWN THE STREET.

Reviewed by: _____ Date: Aug 3/93.

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CONTEXT

Neighborhood character _____

Streetscape THE STREETSCAPE IS INCOMPATABLE. UNSYMPATHETIC INFILL HOUSING IS BEING ALLOWED. 3 BDRM HOUSE BESIDE 2/3 BDRM HOUSES.

Comments _____

SOURCES/REFERENCES

Library _____

Photographs ATTACHED FROM OWNERS.

Archives _____

Other _____

PHOTOGRAPH RECORD: Roll/Negative number, date

Survey _____ Designation _____

INVENTORY STATUS - NOT ON ANY INVENTORY.

CNW _____ CIHB _____

BORDEN _____ OTHER _____

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER: _____ DATE: _____

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

Identify outstanding features:

DESIGN _____

MATERIALS _____

RECOMMENDATIONS: _____

LEGAL STANDING

_____NONE _____APPLICATION PENDING Specify: _____

_____VOLUNTARY DESIGNATION _____MINICIPAL DESIGNATION BYLAW #_____, date____

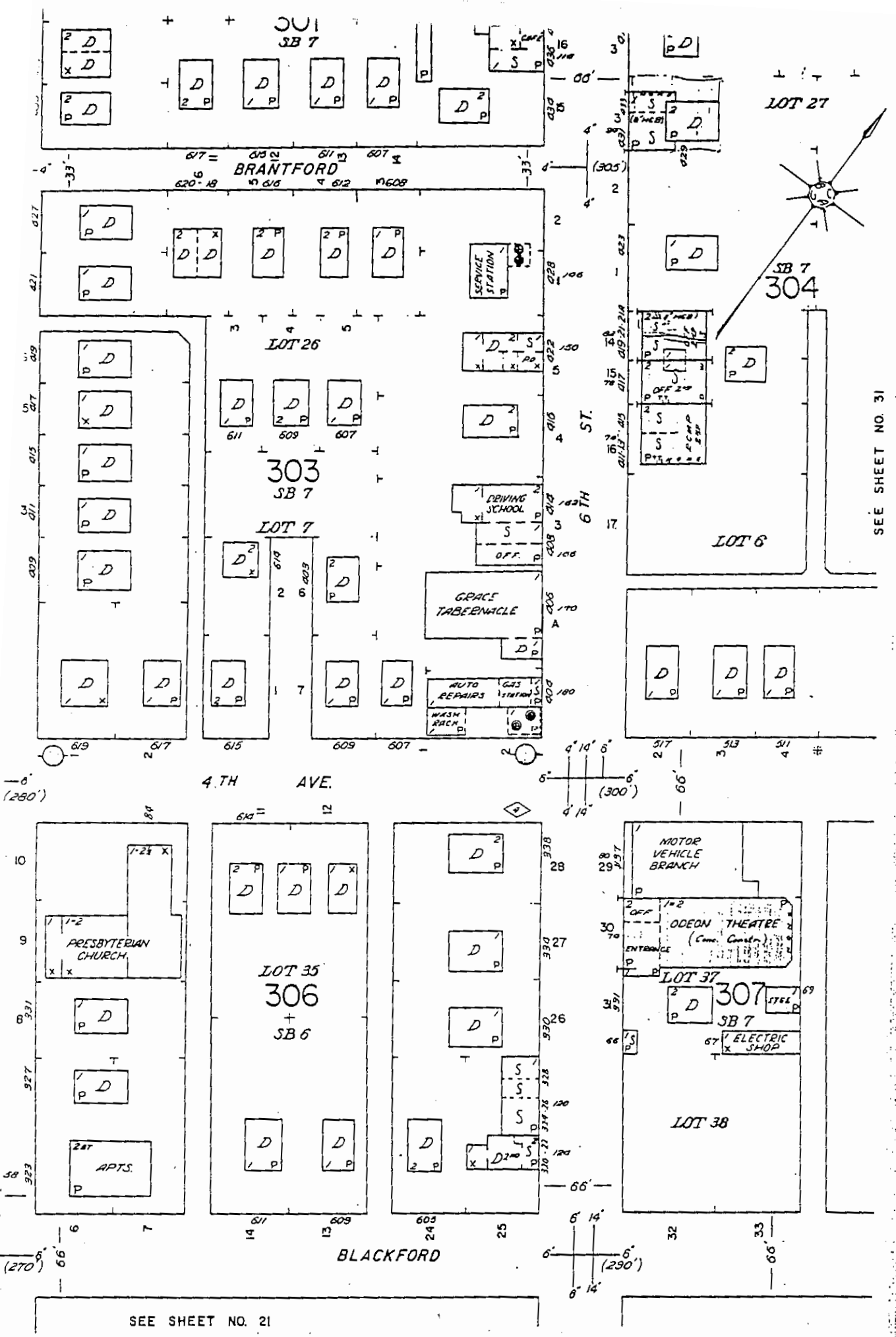
_____PROVINCIAL (_____MUNICIPAL ACT _____HERITAGE CONSERVATION ACT)

_____COVENANTS _____EASEMENTS Specify: _____

****

RECORDED BY _____ DATE _____

REVIEWED BY _____ DATE _____


301
SB 7
BRANTFORD
LOT 27
SB 7
304
LOT 26
303
SB 7
LOT 7
6TH ST.
LOT 6
SEE SHEET NO. 31
DRIVING SCHOOL
GRACE TABERNACLE
AUTO REPAIRS
GAS STATION
WASH RACK
4TH AVE.
LOT 35
306
+
SB 6
PRESBYTERIAN CHURCH
APTS.
MOTOR VEHICLE BRANCH
ODEON THEATRE
LOT 37
307
SB 7
ELECTRIC SHOP
LOT 38
BLACKFORD
SEE SHEET NO. 21

1956 MAP.

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL # 06778.000 220-40-041

SITE NAME _____ ADDRESS 403 BENT COURT.
HERITAGE GROUP BENT COURT. NEIGHBOURHOOD UPTOWN

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ___HISTORIC RECORD
_X_OTHER (Specify) FIELD STUDY.

SITE MAP/DESCRIPTION
Map/sketch appended yes no
Site Dimensions 49.5' X 80'

LANDSCAPE DESCRIPTION
Landscape Date _____ Original intact yes (no) some
Intact elements _____

~~Outstanding~~ Plant material (Append additional pages)
A. Botanical name _____ Common name BOXWOOD
Height 8' Diameter _____ Crown Width _____
Comments _____

B. Botanical name H. MACROPHYLLA Common name HYDRANGEA
Height _____ Diameter _____ Crown Width _____
Comments _____

ARCHITECTURAL DESCRIPTION
Architect _____ Builder _____
Craftsmen/Artisans _____
Date 1911 - HRI Building permit _____ Water connection #2551, 1911
Alterations 2999-$50-1923-GARAGE 4LL9 $150. MAY/42 CONVERT TO DUPLEX.
Architectural style context CLASSIC BOX STYLE
Exterior Details DIAMOND WOOD MUNTIN WINDOWS. LEADED GLASS
Interior Details _____
Comments _____

RESOURCE CONDITION (E/VG/G/F/P)
Landscape Resources:
E Plant material P Fences/walls _____ Built elements _____ Views
Architectural Resources:
_____ Roof _____ Walls _____ Foundation/Floor G Windows/Doors G Details
Comments on condition: 1 WINDOW IN DORMER MISSING

SITE HISTORY (Identify significant)
First title Owner _____ Occupation _____
First occupant/date _____ Occupation _____
People _____
Events _____
Comments _____

Reviewed by: D Jackson Date: July 25/93

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CONTEXT
Neighborhood character CHARMING NEIGHBORHOOD WITHIN CITY CENTRE.
Streetscape _____
_____
Comments _____

SOURCES/REFERENCES
Library _____
Photographs _____
Archives _____
Other _____
_____

PHOTOGRAPH RECORD: Roll/Negative number, date – ATTACHED- HRI
Survey _____ Designation _____

INVENTORY STATUS
CNW ~~DATE~~ YES. _____ CIHB _____
BORDEN _____ OTHER _____

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER: _____ DATE: _____

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

Identify outstanding features:
DESIGN _____
MATERIALS _____

RECOMMENDATIONS: _____

LEGAL STANDING
____NONE ____APPLICATION PENDING Specify: _____
____VOLUNTARY DESIGNATION ____MINICIPAL DESIGNATION BYLAW #_____, date____
____PROVINCIAL (____MUNICIPAL ACT ____HERITAGE CONSERVATION ACT)
____COVENANTS ____EASEMENTS Specify: _____

****

RECORDED BY _____ DATE _____
REVIEWED BY _____ DATE _____

PERMIT INFORMATION: 06/30/1993

Roll No.: 6778000

Address: 403 - BENT COURT

Permit No.: 2994
Date of Permit: 11/30/1923
Building No.: 1
Note: ERECT GARAGE

Permit Type: BUILDING

Cost of Permit:

Permit No.: 9669
Date of Permit: 05/09/1947
Building No.: 1
Note: CONVERT TO DUPLEX

Permit Type: BUILDING

Cost of Permit:



403 Bent Court
1911
Classic Box Style, Colonial Revival --- Eclectic Period

An excellent example of the Classic Box style, this house has a simple rectangular plan, with hipped roof and hipped dormer. The entry porch is unusual, because most examples of the Classic Box style have a full-width porch. As in many Colonial Revival houses, the entrance is accentuated by a triangular pediment which extends out, supported by classical columns, to form the entry porch.

SITE INFORMATION: 06/30/19

Roll No.: 6778000 Address: 403 - BENT COURT

Neighborhood: C Zoning: C-3
Block No: U-046 Land Use: R-CONVERSION
Census Track: 205

No. Buildings: 1

Frontage:	49.5 ft.	Site Coverage:	22.44 %
Avg. Depth:	80. ft.	Total Coverage:	889. sq. ft.
Site Area:	3960. sq.ft.	Floor Space:	2579. sq. ft.
		FSR:	0.651262
Open Space:	sq. ft.	Above Grade Floor Space:	1734. sq. ft.
Open Type:	LN	Below Grade Floor Space:	845. sq. ft.

No. Res. Units: 6 No. Load Bays: 0 Strata Title: N

BUILDING INFORMATION: 06/30/199

Roll No.: 6778000 Address: 403 - BENT COURT

Building Name:
Developer: Age: 1911
Architect: Heritage: Y

Building Dim.:	26.5X36.0	No. of Floors:	2+B
Building Area:	889.	Building Height:	ft.
Ground Floor Area:	889.	Above Ground Floor Space:	1734. sq. ft.
Total Floor Space:	2579.	Below Ground Floor Space:	845. sq. ft.

Type of Structure: FRAME Yr. of Demolition:
Building Condition: G
Alterations:
No. of Units: 6 No. of Buildings: 1

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM A: SUMMARY FORM

ROLL# 06777.000 220-40-041

SITE NAME _____ ADDRESS 607 BENT COURT
HERITAGE GROUP BENT COURT. NEIGHBOURHOOD UPTOWN

LOCATIONAL INFORMATION/OWNERSHIP from Planning Department Records
Legal: Lot ~~S OF~~ MIDDLE Block 7, LSD ~~NW~~ Plan _____
~~N 1/3 OF LOT 7~~ PLAN 2620 N.W. GRP. 1 LAND DIST. LOT 5 OF THE MIDDLE N 1/3 OF LOT 7 SUB BLK 7 PID# 013-455-249.
LAND USE C3 RESIDENTIAL
Zoning C3 FSR 18.66%

RESOURCE TYPE (Check ALL appropriate)
X Architecture/Buildings ___ Industrial Archaeology ___ Landscape
___ Aboriginal Archaeology ___ Views ___ Trees ___ Industrial sites
___ Other(specify): _____
Outstanding features: _____
_____

THEMATIC ASSOCIATIONS (Check ALL appropriate)

✓ Settlement	___ Industrial	___ Transportation
✓ Commercial	___ Judicial	___ Legislative
___ Institutional	___ Education	___ Recreation
___ Planning	___ Religion	___ Other _____

RESOURCE HISTORY
Date of first construction: 1936 05/16/1936
Context period: ___ Pre-1860 ___ 1860-1865 ___ 1865-1887
___ 1887-1920 ✓ 1920-1939 ___ 1939-1947 ___ 1947-1960....
_____
_____

CROSS-REFERENCED to other **SITES**
403, 609, 611, 614 BENT COURT. 616 BRANTFORD.

LEGAL STANDING
___ NONE ___ APPLICATION PENDING Specify: _____
___ VOLUNTARY DESIG. ___ MINICIPAL DESIG. BYLAW #___, date _____
___ PROVINCIAL (___ MUNICIPAL ACT ___ HERITAGE CONSERVATION ACT)
___ COVENANTS ___ EASEMENTS Specify: _____

RESEARCHED By R Jacobsen DATE July 24/93

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL # 06777.000 220-40-041

SITE NAME _____ ADDRESS 607 BENT COURT

HERITAGE GROUP BENT COURT. NEIGHBOURHOOD UPTOWN

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ___HISTORIC RECORD
X OTHER (Specify) FIELD STUDY

SITE MAP/DESCRIPTION

Map/sketch appended yes no

Site Dimensions 44' X 104'

LANDSCAPE DESCRIPTION

Landscape Date ~~1936~~ c.1936 Original intact yes no (some)

Intact elements _____

Outstanding Plant material (Append additional pages)

A. Botanical name _____ Common name HYDRANGEAS.

Height _____ Diameter _____ Crown Width _____

Comments _____

B. Botanical name _____ Common name _____

Height _____ Diameter _____ Crown Width _____

Comments _____

ARCHITECTURAL DESCRIPTION

Architect _____ Builder _____

Craftsmen/Artisans _____

Date _____ Building permit #7959 $2500 Water connection JUNE 4/1936 (I.H.M.) ①#55

Alterations 1936 A/222 $200. 1955 GARAGE. BL DEP

Architectural style context _____

Exterior Details ORIGINAL STUCCO 3/1 WINDOWS, ART DECO DOORWAY.

Interior Details _____

Comments _____

RESOURCE CONDITION (E/VG/G/F/P)

Landscape Resources:

VG Plant material — Fences/walls — Built elements ___ Views

Architectural Resources:

VG Roof VG Walls VG Foundation/Floor VG Windows/Doors VG Details

Comments on condition: VERY WELL CARED FOR, BOTH HOME & GARDEN.

SITE HISTORY (Identify significant)

First title Owner _____ Occupation _____

First occupant/date _____ Occupation _____

People _____

Events _____

Comments _____

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

① IRVING HOUSE MUSEUM
APPLICANT'S NAME = A.J. FOLLIS.

CONTEXT

Neighborhood character CHARMING. NEIGHBORHOOD WITHIN THE CITY CENTRE.

Streetscape _____

_____

Comments _____

SOURCES/REFERENCES

Library _____

Photographs _____

Archives _____

Other _____

_____

PHOTOGRAPH RECORD: Roll/Negative number, date ~~ATTACHED LIST~~

Survey _____ Designation _____

INVENTORY STATUS

CNW _____ CIHB _____

BORDEN _____ OTHER _____

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER: _____ DATE: _____

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

Identify outstanding features:

DESIGN _____

MATERIALS _____

RECOMMENDATIONS: _____

LEGAL STANDING

____NONE ____APPLICATION PENDING Specify: _____

____VOLUNTARY DESIGNATION ____MINICIPAL DESIGNATION BYLAW #_____, date____

____PROVINCIAL (____MUNICIPAL ACT ____HERITAGE CONSERVATION ACT)

____COVENANTS ____EASEMENTS Specify: _____

****

RECORDED BY _____ DATE _____

REVIEWED BY _____ DATE _____

SITE INFORMATION: 06/30/1993

Roll No.: 6777000 Address: 607 - BENT COURT

Neighborhood: C Zoning: C-3
Block No: U-046 Land Use: R-HOUSE
Census Track: 205

No. Buildings: 1

Frontage:	44. ft.	Site Coverage:	18.66 %
Avg. Depth:	104. ft.	Total Coverage:	854. sq.
Site Area:	4576. sq.ft.	Floor Space:	1708. sq. f
		FSR:	0.373251
Open Space:	sq. ft.	Above Grade Floor Space:	854. sq.
Open Type:	LN	Below Grade Floor Space:	854. sq.

No. Res. Units: 1 No. Load Bays: 0 Strata Title: N

BUILDING INFORMATION: 06/30/19

Roll No.: 6777000 Address: 607 - BENT COURT

Building Name:
Developer: Age: 1936
Architect: Heritage: N

Builing Dim.:	32.0X28.5	No. of Floors:	1+B
Building Area:	854.	Building Height:	ft.
Ground Floor Area:	854.	Above Ground Floor Space:	854. sq. f
Total Floor Space:	1708.	Below Ground Floor Space:	854. sq.

Type of Structure: FRAME Yr. of Demolition:
Building Condition:
Alterations:
No. of Units: 1 No. of Buildings: 1

PERMIT INFORMATION: 06/30/1993

Roll No.: 6777000 Address: 607 - BENT COURT

Permit No.: 7959 Permit Type: BUILDING
Date of Permit: 05/16/1936
Building No.: Cost of Permit:
Note: ERECT HOUSE

Permit No.: A1222 Permit Type: BUILDING
Date of Permit: 05/25/1965
Building No.: Cost of Permit:
Note: ERECT GARAGE

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM A: SUMMARY FORM

ROLL# 06776.000 220-40-041

SITE NAME H.J. BENT HOUSE ADDRESS 609 BENT COURT.
HERITAGE GROUP BENT COURT NEIGHBOURHOOD UPTOWN

LOCATIONAL INFORMATION/OWNERSHIP from Planning Department Records
Legal: Lot 4 OF N1/3 Block 7 LSD ____ Plan 2620 NEW WESTMINSTER GROUP, LAND DISTRICT, PID # 002-362-007
LAND USE RESIDENTIAL
Zoning C3 FSR 25.15 %

RESOURCE TYPE (Check ALL appropriate)
✓ Architecture/Buildings ___ Industrial Archaeology ___ Landscape
___ Aboriginal Archaeology ___ Views ___ Trees ___ Industrial sites
___ Other(specify): _____
Outstanding features: _____

THEMATIC ASSOCIATIONS (Check ALL appropriate)

✓ Settlement	___ Industrial	___ Transportation
✓ Commercial	___ Judicial	___ Legislative
___ Institutional	___ Education	___ Recreation
___ Planning	___ Religion	___ Other _____

RESOURCE HISTORY
Date of first construction: 1911
Context period: ___ Pre-1860 ___ 1860-1865 ___ 1865-1887
✓ 1887-1920 ___ 1920-1939 ___ 1939-1947 ___ 1947-1960....
① H.J BENT / CARPENTER-CONTRACTOR

CROSS-REFERENCED to other SITES
607 BENT COURT. 611 BENT COURT (alla BRANTFORD.

LEGAL STANDING
___ NONE ___ APPLICATION PENDING Specify: _____
___ VOLUNTARY DESIG. ___ MINICIPAL DESIG. BYLAW # ___, date _____
___ PROVINCIAL (___ MUNICIPAL ACT ___ HERITAGE CONSERVATION ACT)
___ COVENANTS ___ EASEMENTS Specify: _____

RESEARCHED By D. Goodacre DATE July 25/93

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

① - N.W. HERITAGE INVENTORY.

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL # 06776.000 220-40-041

SITE NAME H.J. BENT HOUSE ADDRESS 609 BENT COURT.
HERITAGE GROUP BENT COURT. NEIGHBOURHOOD

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ___HISTORIC RECORD
✓ OTHER (Specify) FIELD TEST

SITE MAP/DESCRIPTION
Map/sketch appended yes no
Site Dimensions 44' X 104'

LANDSCAPE DESCRIPTION
Landscape Date ___ Original intact yes no some
Intact elements

Outstanding Plant material (Append additional pages)
A. Botanical name ___ Common name FIR TREE
Height 65' Diameter ___ Crown Width ___
Comments

B. Botanical name ___ Common name ___
Height ___ Diameter ___ Crown Width ___
Comments

ARCHITECTURAL DESCRIPTION
Architect ___ Builder H.J. BENT.
Craftsmen/Artisans ___
Date 1911 H.R.I. Building permit 13378 #2000 Water connection ~~JUG 4111~~ #2549 - 1911
Alterations 22 MAY, 1951 - INSTALL RMS ? BLD. DEPT.
Architectural style context QUEEN ANNE.
Exterior Details SIDE GABLE ROOF, WITH FRONT CROSS GABLE - 2 STOREY BAY W/ HIPPED CAP
Interior Details HARDWOOD FLOORS / ORIGINAL STAIRS & NEWELS.
Comments EXT. ALTERED PROBIN 1940'S - STUCCO & PORCH ALTERED TO ARCHES.

RESOURCE CONDITION (E/VG/G/F/P)
Landscape Resources:
G Plant material ___ Fences/walls ___ Built elements ___ Views
Architectural Resources:
F Roof F Walls ___ Foundation/Floor F Windows/Doors ___ Details
Comments on condition: STUCCO IS FALLING OFF IN PLACES - HARD TO EVALUATE FAIRLY.

SITE HISTORY (Identify significant)
First title Owner H.J. BENT. Occupation CARPENTER / CONTRACTOR.
First occupant/date ___ Occupation ___
People ___
Events ___
Comments ___

Reviewed by: D Dickson Date: July 25/92.

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CONTEXT
Neighborhood character CHARMING NEIGHBORHOOD WITHIN CITY CENTRE
Streetscape
Comments

SOURCES/REFERENCES
Library
Photographs
Archives
Other

PHOTOGRAPH RECORD: Roll/Negative number, date
Survey Designation

INVENTORY STATUS
CNW ✓ CIHB
BORDEN OTHER

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER: DATE:

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

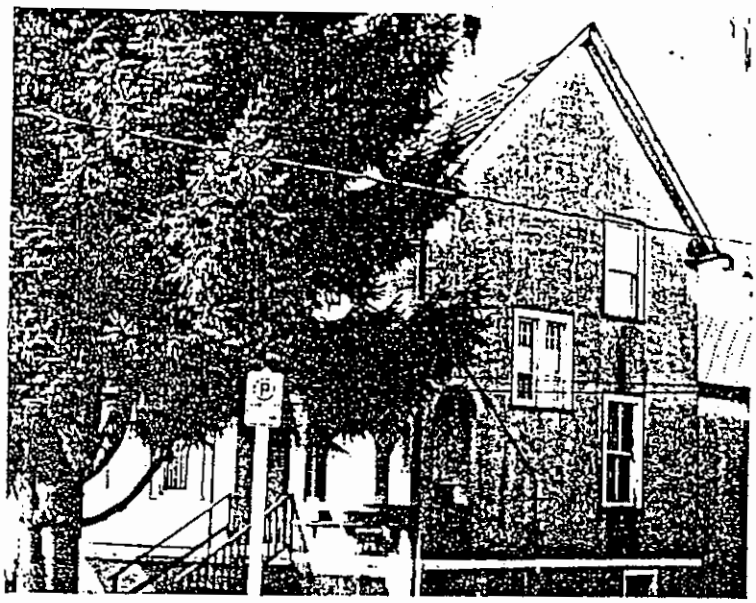
Identify outstanding features:
DESIGN
MATERIALS

RECOMMENDATIONS:

LEGAL STANDING
____NONE ____APPLICATION PENDING Specify:
____VOLUNTARY DESIGNATION ____MINICIPAL DESIGNATION BYLAW #____, date____
____PROVINCIAL (____MUNICIPAL ACT ____HERITAGE CONSERVATION ACT)
____COVENANTS ____EASEMENTS Specify:

****

RECORDED BY DATE
REVIEWED BY DATE



H.J. Bent House
609 Bent Court
1911
Queen Anne Style --- Late Victorian Period

H.J. Bent was a carpenter and contractor in New Westminster. He built this house on the block, Bent Court, which he subdivided in 1911. His house has a side gabled roof with front cross gable and two-storey bay with a hipped cap. The exterior has been stuccoed.



SITE INFORMATION: 06/30/19

Roll No.: 6776000 Address: 609 - BENT COURT

Neighborhood: C Zoning: C-3
Block No: U-046 Land Use: R-HOUSE
Census Track: 205

No. Buildings: 1

Frontage:	44. ft.	Site Coverage:	25.15 %
Avg. Depth:	104. ft.	Total Coverage:	1151. sq. ft.
Site Area:	4576. sq.ft.	Floor Space:	2495. sq. ft.
		FSR:	0.545236
Open Space:	sq. ft.	Above Grade Floor Space:	1823. sq. ft.
Open Type:	LN	Below Grade Floor Space:	672. sq. ft.

No. Res. Units: 1 No. Load Bays: 0 Strata Title: N

BUILDING INFORMATION: 06/30/1993

Roll No.: 6776000 Address: 609 - BENT COURT

Building Name:
Developer: Age: 1911
Architect: Heritage: Y

Builing Dim.:	29.5X55.5	No. of Floors:	2+B
Building Area:	1151.	Building Height:	ft.
Ground Floor Area:	1151.	Above Ground Floor Space:	1823. sq. ft.
Total Floor Space:	2495.	Below Ground Floor Space:	672. sq. ft.

Type of Structure: FRAME Yr. of Demolition:
Building Condition: G
Alterations:
No. of Units: 1 No. of Buildings: 1

PERMIT INFORMATION: 06/30/1993

Roll No.: 6776000

Address: 609 - BENT COURT

Permit No.: 13378
Date of Permit: 05/22/1951
Building No.: 1
Note: ALTER FOR DUPLEX

Permit Type: BUILDING

Cost of Permit:

Permit No.: 486
Date of Permit: 05/29/1951
Building No.: 1
Note: ALTER HOUSE

Permit Type: BUILDING

Cost of Permit:

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM A: SUMMARY FORM

ROLL# 06775.000 220-40-041

SITE NAME _____ ADDRESS 611 BENT COURT.
HERITAGE GROUP BENT COURT. NEIGHBOURHOOD UPTOWN

LOCATIONAL INFORMATION/OWNERSHIP from Planning Department Records
Legal: Lot 3 OF 7M 1/3 Block 7 LSD ___ Plan 2620, N.W. GRP 1 LAND DIST.
PID # 001-380-664
LAND USE RESIDENTIAL
Zoning C3 FSR 23.16%

RESOURCE TYPE (Check ALL appropriate)
X Architecture/Buildings ___ Industrial Archaeology ___ Landscape
___ Aboriginal Archaeology ___ Views ___ Trees ___ Industrial sites
___ Other(specify): _____
Outstanding features: _____

THEMATIC ASSOCIATIONS (Check ALL appropriate)

✓ Settlement	___ Industrial	___ Transportation
✓ Commercial	___ Judicial	___ Legislative
___ Institutional	___ Education	___ Recreation
___ Planning	___ Religion	___ Other _____

RESOURCE HISTORY
Date of first construction: W/C 1913.
Context period: ___ Pre-1860 ___ 1860-1865 ___ 1865-1887
X 1887-1920 ___ 1920-1939 ___ 1939-1947 ___ 1947-1960....

CROSS-REFERENCED to other **SITES**
403, 609, 614 BENT COURT 616 BRANTFORD.

LEGAL STANDING
___ NONE ___ APPLICATION PENDING Specify: _____
___ VOLUNTARY DESIG. ___ MINICIPAL DESIG. BYLAW # ___, date _____
___ PROVINCIAL (___ MUNICIPAL ACT ___ HERITAGE CONSERVATION ACT)
___ COVENANTS ___ EASEMENTS Specify: _____

RESEARCHED By R. Jacobsen DATE July 25/93

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL # 06775.000 220-40-041

SITE NAME _____ ADDRESS 611 BENT COURT

HERITAGE GROUP BENT COURT NEIGHBOURHOOD UPTOWN

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ___HISTORIC RECORD
X OTHER (Specify) FIELD STUDY.

SITE MAP/DESCRIPTION

Map/sketch appended yes no

Site Dimensions 44 X 104

LANDSCAPE DESCRIPTION

Landscape Date _____ Original intact yes (no) some

Intact elements _____

Outstanding Plant material (Append additional pages)

A. Botanical name _____ Common name _____

Height _____ Diameter _____ Crown Width _____

Comments _____

B. Botanical name _____ Common name _____

Height _____ Diameter _____ Crown Width _____

Comments _____

ARCHITECTURAL DESCRIPTION

Architect _____ Builder BURTON SMITH (Del. H.S. BEHARRELL

Craftsmen/Artisans _____

Date 1913 H.R.1 Building permit 6775 - $2500 Water connection 12/3/13 OR 3/12/13 ① #3189

Alterations _____

Architectural style context COLONIAL REVIVAL.

Exterior Details SIDE GABLED W/ SHED DORMER, W/ RIBBON WINDOWS.

Interior Details FIR WAINSCOT TO PLATE RAIL - 2 SETS FIR POCKET DOORS

Comments ABSOLUTLY ORIGINAL INTERIOR - NEVER RENOVATED.

RESOURCE CONDITION (E/VG/G/F/P)

Landscape Resources:

_____ Plant material _____ Fences/walls _____ Built elements _____ Views

Architectural Resources:

G Roof G Walls G Foundation/Floor G Windows/Doors E Details

Comments on condition: _____

SITE HISTORY (Identify significant)

First title Owner _____ Occupation _____

First occupant/date _____ Occupation _____

People _____

Events _____

Comments _____

Reviewed by: _____ Date: _____

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

① IRVING HOUSE MUSEUM
APPLICANT NAME: H.S. BEHARRELL

B. SMITH & H. BEHARRELL WERE LISTED AS CARP./CONTR IN 1913 CITY DIR.

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM A: SUMMARY FORM

ROLL#_____

SITE NAME Breeze Hurst ADDRESS 122 First Street
HERITAGE GROUP Park Row NEIGHBOURHOOD QUEEN'S PARK.

LOCATIONAL INFORMATION/OWNERSHIP from Planning Department Records
Legal: Lot 23 Block F LSD ___ Plan 2620, N.W. Group 1, Land District, Clinton Place Reserve
LAND USE Legal non-conforming rooming house
Zoning R51 FSR _____

RESOURCE TYPE (Check ALL appropriate)
✓ Architecture/Buildings ___ Industrial Archaeology ✓ Landscape
___ Aboriginal Archaeology ✓ Views ✓ Trees ___ Industrial sites
___ Other(specify): _____
Outstanding features: 1889 Victorian Queene Anne Styled Mansion and garden, c. 1905 Westminster Iron Works fence + gate.

THEMATIC ASSOCIATIONS (Check ALL appropriate)

✓ Settlement	___ Industrial	___ Transportation
✓ Commercial	___ Judicial	___ Legislative
___ Institutional	___ Education	✓ Recreation
___ Planning	___ Religion	___ Other _____

? Break Down of dates seems awkward.

RESOURCE HISTORY
Date of first construction: 1889
Context period: ___ Pre-1860 ___ 1860-1865 ___ 1865-1887
✓ 1887-1920 ___ 1920-1939 ___ 1939-1947 ___ 1947-1960....

CROSS-REFERENCED to other SITES
Bank of Montreal, Columbia St. 119 1st St. former tennis lawns.

LEGAL STANDING
✓ NONE ___ APPLICATION PENDING Specify: _____
___ VOLUNTARY DESIG. ___ MINICIPAL DESIG. BYLAW #___, date _____
___ PROVINCIAL (___ MUNICIPAL ACT ___ HERITAGE CONSERVATION ACT)
___ COVENANTS ___ EASEMENTS Specify: _____

RESEARCHED By _____ **DATE** _____

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CONTEXT
Neighborhood character CHARMING NEIGHBORHOOD IN CITY CENTRE.
Streetscape
Comments

SOURCES/REFERENCES
Library
Photographs
Archives
Other

PHOTOGRAPH RECORD: Roll/Negative number, date
Survey Designation

INVENTORY STATUS
CNW ✓ CIHB
BORDEN OTHER

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER: DATE:

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

Identify outstanding features:
DESIGN
MATERIALS

RECOMMENDATIONS:

LEGAL STANDING
____NONE ____APPLICATION PENDING Specify:
____VOLUNTARY DESIGNATION ____MINICIPAL DESIGNATION BYLAW #____, date____
____PROVINCIAL (____MUNICIPAL ACT ____HERITAGE CONSERVATION ACT)
____COVENANTS ____EASEMENTS Specify:

****

RECORDED BY DATE
REVIEWED BY DATE

SITE INFORMATION: 06/30/199

Roll No.: 6775000 Address: 611 - BENT COURT

Neighborhood: C Zoning: C-3
Block No: U-046 Land Use: R-HOUSE
Census Track: 205

No. Buildings: 1

Frontage:	44. ft.	Site Coverage:	23.16 %
Avg. Depth:	104. ft.	Total Coverage:	1060. sq. ft.
Site Area:	4576. sq. ft.	Floor Space:	2485. sq. ft.
		FSR:	0.543050
Open Space:	sq. ft.	Above Grade Floor Space:	1465. sq. ft.
Open Type:	LN	Below Grade Floor Space:	1020. sq. ft.

No. Res. Units: 1 No. Load Bays: 0 Strata Title: N

BUILDING INFORMATION: 06/30/199

Roll No.: 6775000 Address: 611 - BENT COURT

Building Name:
Developer: Age: 1913
Architect: Heritage: Y

Building Dim.:	34.0X35.0	No. of Floors:	2+B
Building Area:	1060.	Building Height:	ft.
Ground Floor Area:	1060.	Above Ground Floor Space:	1465. sq. ft.
Total Floor Space:	2485.	Below Ground Floor Space:	1020. sq. ft.

Type of Structure: FRAME Yr. of Demolition:
Building Condition: G
Alterations:
No. of Units: 1 No. of Buildings: 1

PERMIT INFORMATION: 06/30/199

Roll No.: 6775000 Address: 611 - BENT COURT

Permit No.: 1194 Permit Type: BUILDING
Date of Permit: 02/21/1913
Building No.: 1 Cost of Permit:
Note: ERECT HOUSE



611 Bent Court
1913; Burton Smith, builder
H.S. Beharrell, developer
Classic Frame Style, Colonial Revival --- Eclectic Period

This simple, side gabled Colonial Revival house was built in 1913 at a cost of $2,500 by Burton Smith, financed by H.S. Beharrell.



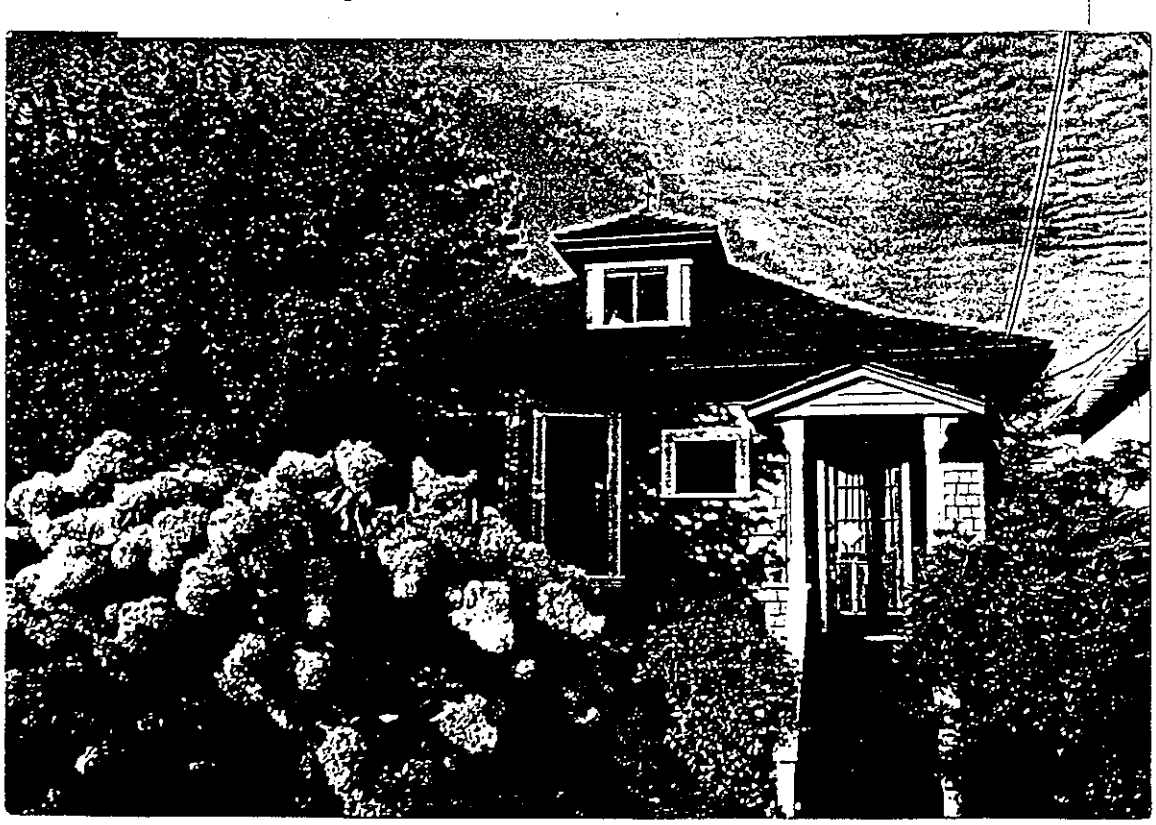
Dick House
616 Brantford Street
1912
Queen Anne Style --- Late Victorian Period

Built in 1912, 616 Brantford Street has the irregular roof line, characteristic of the Queen Anne style. Its shape is made up of a hipped roof with cross gables. Detailing consists of patterned shingles, oval window, and classical column porch supports.



Alden House
614 Bent Court
1911
Classic Frame Style, Colonial Revival --- Eclectic Period

Part of the 1911 subdivision of Bent Court, this house has a gabled roof with slightly flared eaves. The entrance is accentuated by a triangular pedimented portico. Wide bands of trim emphasize the storey lines.



813 6th

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM A: SUMMARY FORM

06774.000
ROLL# 06674 220-40-041

SITE NAME ADLER HOUSE H.R.I ADDRESS 614 BELT COURT.
HERITAGE GROUP BELT COURT NEIGHBOURHOOD UPTOWN

LOCATIONAL INFORMATION/OWNERSHIP from Planning Department Records
Legal: Lot_____ Block_____ LSD____ Plan_____

LAND USE RESIDENTIAL
Zoning C3 FSR ~~0.6167~~ .648232

RESOURCE TYPE (Check ALL appropriate)
✓ Architecture/Buildings___Industrial Archaeology___Landscape
___Aboriginal Archaeology___Views___Trees___Industrial sites
___Other(specify):_____
Outstanding features: _____

THEMATIC ASSOCIATIONS (Check ALL appropriate)

✓ Settlement	___Industrial	___Transportation
✓ Commercial	___Judicial	___Legislative
___Institutional	___Education	___Recreation
___Planning	___Religion	___Other_____

RESOURCE HISTORY
Date of first construction: 1911
Context period: ___Pre-1860 ___1860-1865 ___1865-1887
✓ 1887-1920 ___1920-1939 ___1939-1947 ___1947-1960....

CROSS-REFERENCED to other SITES
403, 607, 609, 611 BELT COURT & 616 BRANTFORD.

LEGAL STANDING
____NONE ____APPLICATION PENDING Specify:_____
____VOLUNTARY DESIG.____MINICIPAL DESIG. BYLAW #____, date_____
____PROVINCIAL (__MUNICIPAL ACT__HERITAGE CONSERVATION ACT)
____COVENANTS ____EASEMENTS Specify:_____

RESEARCHED By D Jackson DATE July 24/93

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

1913 CITY DIRECTORY=GEO H. BENT, CONTR. HOMEOWNER.

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL # 06774.000 220-40-041

SITE NAME ALDEN HOUSE H.R.I. ADDRESS 614 BENT COURT
HERITAGE GROUP BENT COURT. NEIGHBOURHOOD UPTOWN.

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ___HISTORIC RECORD
X OTHER (Specify) FIELD STUDY.

SITE MAP/DESCRIPTION
Map/sketch appended yes no
Site Dimensions 49.5' X 80'

LANDSCAPE DESCRIPTION
Landscape Date _____ Original intact yes no some
Intact elements _____

Outstanding Plant material (Append additional pages)
A. Botanical name _____ Common name _____
Height _____ Diameter _____ Crown Width _____
Comments _____

B. Botanical name _____ Common name _____
Height _____ Diameter _____ Crown Width _____
Comments _____

ARCHITECTURAL DESCRIPTION
Architect _____ Builder _____
Craftsmen/Artisans _____
Date _____ Building permit _____ Water connection #2548 - 1911 - GH. BENT APPLIC
Alterations _____
Architectural style context GABLE ROOF W/ FLARED EAVES & COLONIAL REVIVAL
Exterior Details _____
Interior Details _____
Comments _____

RESOURCE CONDITION (E/VG/G/F/P)
Landscape Resources:
___Plant material ___Fences/walls ___Built elements ___Views
Architectural Resources:
F Roof G Walls G Foundation/Floor G Windows/Doors ___Details
Comments on condition: _____

SITE HISTORY (Identify significant)
First title Owner GEO. H. BENT. Occupation CONTRACTOR CITY DIREC.
First occupant/date _____ Occupation _____
People _____
Events _____
Comments _____

Reviewed by: [signature] Date: Oct 26/93

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CONTEXT

Neighborhood character CHARMING NEIGHBORHOOD WITHIN CITY CENTRE.

Streetscape TYPICAL 1910-1915 NEIGHBORHOOD. COMPATABLE INFILL HOUSING. SEE 607 BEALT COURT.

Comments

SOURCES/REFERENCES

Library

Photographs

Archives

Other

PHOTOGRAPH RECORD: Roll/Negative number, date

Survey Designation

INVENTORY STATUS

CNW ✓ CIHB

BORDEN OTHER

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER: DATE:

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

Identify outstanding features:

DESIGN

MATERIALS

RECOMMENDATIONS:

LEGAL STANDING

____NONE ____APPLICATION PENDING Specify:

____VOLUNTARY DESIGNATION ____MINICIPAL DESIGNATION BYLAW #____, date____

____PROVINCIAL (____MUNICIPAL ACT ____HERITAGE CONSERVATION ACT)

____COVENANTS ____EASEMENTS Specify:

****

RECORDED BY DATE

REVIEWED BY DATE

SITE INFORMATION: 06/30/199

Roll No.: 6774000 Address: 614 - BENT COURT

Neighborhood: C Zoning: C-3
Block No: U-046 Land Use: R-HOUSE
Census Track: 205

No. Buildings: 1

Frontage:	49.5 ft.	Site Coverage:	18.61	%
Avg. Depth:	80. ft.	Total Coverage:	737.	sq. ft.
Site Area:	3960. sq.ft.	Floor Space:	2567.	sq. ft.
		FSR:	0.648232	
Open Space:	sq. ft.	Above Grade Floor Space:	1847.	sq. ft
Open Type:	LN	Below Grade Floor Space:	720.	sq. ft.

No. Res. Units: 1 No. Load Bays: 0 Strata Title: N

BUILDING INFORMATION: 06/30/199

Roll No.: 6774000 Address: 614 - BENT COURT

Building Name:
Developer: Age: 1911
Architect: Heritage: Y

Building Dim.:	26.0X30.0	No. of Floors:	3+B
Building Area:	737.	Building Height:	ft.
Ground Floor Area:	737.	Above Ground Floor Space:	1847. sq. ft.
Total Floor Space:	2567.	Below Ground Floor Space:	720. sq. ft

Type of Structure: FRAME Yr. of Demolition:
Building Condition: G
Alterations:
No. of Units: 1 No. of Buildings: 1

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM A: SUMMARY FORM

ROLL# 07052.000 222-40-007

SITE NAME DICK HOUSE H.R.I ADDRESS 616 BRANTFORD
HERITAGE GROUP BENT COURT NEIGHBOURHOOD UPTOWN

LOCATIONAL INFORMATION/OWNERSHIP from Planning Department Records
Legal: Lot 5 OF 26 Block 7 LSD ____ Plan 2620 NW GRP1 LAND DIST.
PID # 013-469-941
LAND USE
Zoning FSR

RESOURCE TYPE (Check ALL appropriate)
X Architecture/Buildings ___ Industrial Archaeology ___ Landscape
___ Aboriginal Archaeology ___ Views ___ Trees ___ Industrial sites
___ Other(specify):
Outstanding features:

THEMATIC ASSOCIATIONS (Check ALL appropriate)

✓ Settlement	___ Industrial	___ Transportation
✓ Commercial	___ Judicial	___ Legislative
___ Institutional	___ Education	___ Recreation
___ Planning	___ Religion	___ Other

RESOURCE HISTORY
Date of first construction+ 1895
Context period: ___ Pre-1860 ___ 1860-1865 ___ 1865-1887
X 1887-1920 ___ 1920-1939 ___ 1939-1947 ___ 1947-1960....

CROSS-REFERENCED to other **SITES**
403, 609, 611, 614 BENT COURT. 607 BENT COURT.

LEGAL STANDING
___ NONE ___ APPLICATION PENDING Specify:
___ VOLUNTARY DESIG. ___ MINICIPAL DESIG. BYLAW # ___, date
___ PROVINCIAL (___ MUNICIPAL ACT ___ HERITAGE CONSERVATION ACT)
___ COVENANTS ___ EASEMENTS Specify:

RESEARCHED By [signature] DATE July 25/93.

Nev THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM B: SITE FIELD RECORDING FORM

ROLL #07052.000 220-40-007.

SITE NAME DICK HOUSE H.R.I. ADDRESS 616 BRANTFORD.
HERITAGE GROUP BENT COURT. NEIGHBOURHOOD UPTOWN

REVIEW FOR: ___BUILDING PERMIT ___DEMOLITION
___DESIGNATION ___HISTORIC RECORD
X OTHER (Specify) FIELD STUDY

H.R.I. LISTS HOUSE BUILT IN 1912. EVERY THING I FIND POINTS TO 1895.

SITE MAP/DESCRIPTION
Map/sketch appended yes no
Site Dimensions 4900# 49.5' X 99 - BLD DEPT.

LANDSCAPE DESCRIPTION
Landscape Date _____ Original intact yes no some
Intact elements _____

Outstanding Plant material (Append additional pages)
A. Botanical name _____ Common name APPLE TREE.
Height 50' Diameter _____ Crown Width _____
Comments _____

B. Botanical name _____ Common name _____
Height _____ Diameter _____ Crown Width _____
Comments _____

ARCHITECTURAL DESCRIPTION
Architect _____ Builder HENRY M. MARSHALL
Craftsmen/Artisans _____
Date _____ Building permit _____ Water connection if ~~61895 or 611/1895~~ SEE BACK.
Alterations #3054 - #100 - 1924 - GARAGE 10385-#30. 1944 - CONV TO DUPLX
Architectural style context QUEEN ANNE.
Exterior Details CROSS GABLES ON HIPPED ROOF.
Interior Details _____
Comments _____

WATER CONN APPLIC. ① HY. M. MARSHALL. I.F.M

RESOURCE CONDITION (E/VG/G/F/P)
Landscape Resources:
___Plant material ___Fences/walls ___Built elements ___Views
Architectural Resources:
P Roof P Walls P Foundation/Floor P Windows/Doors P Details
Comments on condition: HOUSE LOOKS DESERTED - HAS BEEN ALLOWED TO SIT UNTOUCHED FOR YEARS.

SITE HISTORY (Identify significant)
First title Owner HENRY M MARSHALL Occupation BUILDER
First occupant/date _____ Occupation _____
People _____
Events _____
Comments _____

Reviewed by: [signature] Date: July 25/93.

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

① IRVING HOUSE MUSEUM

CONTEXT
Neighborhood character_____
_____
Streetscape_____
_____
Comments_____

SOURCES/REFERENCES
Library_____
Photographs_____
Archives_____
Other_____
_____

PHOTOGRAPH RECORD: Roll/Negative number, date
Survey_____Designation_____

INVENTORY STATUS
CNW ✓ CIHB_____
BORDEN_____ OTHER_____

**********PLANNING DEPARTMENT ONLY**********

NAME OF REVIEWER:_____DATE:_____

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with neighborhood	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

Identify outstanding features:
DESIGN_____
MATERIALS_____

RECOMMENDATIONS:_____

LEGAL STANDING
____NONE ____APPLICATION PENDING Specify:_____
____VOLUNTARY DESIGNATION ____MINICIPAL DESIGNATION BYLAW #_____, date____
____PROVINCIAL (____MUNICIPAL ACT ____HERITAGE CONSERVATION ACT)
____COVENANTS ____EASEMENTS Specify:_____

****

RECORDED BY_____ DATE_____
REVIEWED BY_ _____ DATE_____

CITY OF NEW WESTMINSTER HERITAGE DATA MANAGEMENT

FORM A: SUMMARY FORM

ROLL# 06778.000 220-40-041

SITE NAME _____ ADDRESS 403 BENT COURT
HERITAGE GROUP BENT COURT NEIGHBOURHOOD UPTOWN

LOCATIONAL INFORMATION/OWNERSHIP from Planning Department Records
Legal: Lot 6 Block 7M1/3 ~~LSD~~ SUB 7 Plan 2620
N.W.GRP 1 LAND DIS. PID#004-829-727
LAND USE RESIDENTIAL
Zoning C3 COMMUNITY COMM DIS HIGH RISE. FSR ~~2.44 or~~ .65 i 262

RESOURCE TYPE (Check ALL appropriate)
✓ Architecture/Buildings ___ Industrial Archaeology ___ Landscape
___ Aboriginal Archaeology ___ Views ___ Trees ___ Industrial sites
___ Other(specify): _____
Outstanding features: _____

THEMATIC ASSOCIATIONS (Check ALL appropriate)

✓ Settlement	___ Industrial	___ Transportation
✓ Commercial	___ Judicial	___ Legislative
___ Institutional	___ Education	___ Recreation
___ Planning	___ Religion	___ Other _____

RESOURCE HISTORY
Date of first construction: 1911 - H.R.1.
Context period: ___ Pre-1860 ___ 1860-1865 ___ 1865-1887
✓ 1887-1920 ___ 1920-1939 ___ 1939-1947 ___ 1947-1960....

CROSS-REFERENCED to other **SITES**
607, 609 611 & 614 BENT COURT & 616 BRANTFORD.

LEGAL STANDING
___ NONE ___ APPLICATION PENDING Specify: _____
___ VOLUNTARY DESIG. ___ MINICIPAL DESIG. BYLAW # ___, date _____
___ PROVINCIAL (___ MUNICIPAL ACT ___ HERITAGE CONSERVATION ACT)
___ COVENANTS ___ EASEMENTS Specify: _____

RESEARCHED By _____ **DATE** July 24/93

THESE WERE THE ORIGINAL FORMS THAT WERE USED TO TEST THE METHODOLOGY.

APPENDIX P

Neighbourhood Profiles

BROW OF THE HILL

Brow-of-the-Hill Geographical Context
The Brow-of-the-Hill is defined as the area located between Queen's Avenue to the south, Stewardson Way to the west, 6th Avenue to the north and 8th Street to the east. The neighbourhood is characterized by steep slopes on the west which rise to a plateau to the east. The area features many view corridors of the Fraser River.

Brow-of-the-Hill Neighbourhood Context
Brow-of-the-Hill is one of New Westminster's original suburban areas continuing the residential character of the west side of Downtown. Colonel Moody's plan of 1859 intended this to be a "working class" neighbourhood. The surrender of St. Andrews Square by the Province to the City in 1884 encouraged surrounding private land holders to subdivide their land.

Due to the absence of serviced lots and utilities, however, little construction took place until the 1890's. The City constructed a large waterworks in 1889 and in 1890 established an electrical utility, both of which provided the catalyst for new housing construction. By 1892, streets were cleared and graded and 167 houses were connected to the utilities.

The pace of development slowed later in the 1890's. Interurban tracks were laid on 12th Street in 1893, but as there were no scheduled streetcar stops along 12th Street, related residential development was minimal. Several groupings of homes reflect early residential development in Brow-of-the-Hill. Homes along 3rd Avenue from 9th to 11th Streets range in age from 1891 to 1916 and reflect a range of building styles and form. Two "double houses" along 3rd Avenue illustrate early attempts to provide higher density housing. Other residential groupings are evident on 9th Street, 11th Street and Cornwall Street.

The pace of development revived in 1906 and most of the remaining large lots in the neighbourhood were subdivided. Many houses were constructed in anticipation of the delivery of additional services and, as a result, the housing stock increased from 240 units in 1906 to 606 units by 1913. Capital works improvements began in 1906 with additional sewer connections and the clearing and groveling of roads.

With the provision of services and growing residential population, institutional uses such as churches were established. The Immanuel Lutheran Church was constructed in 1909 to serve the local Swedish community. The 10th Street Grocery opened in 1912 by Harold Disney and in the following year the Ambrose Apartments, a block of stores and apartments, opened on 13th Street.

During the First World War, the North Arm waterfront became industrialized, influencing the character of the Brow neighbourhood. Factory workers, who wished to live close to their places of employment, were attracted to Brow-of-the-Hill. Few large houses were built in the neighbourhood after this time and the area became increasingly characterized by the provision of affordable housing. Housing construction revived again in the 1920's. The subdivision of the Thomas Ovens property in 1927 marked the end of the process of subdividing original lots.

After the Depression, neighbourhood infill continued. The Second World War resulted in an industrial boom which created a severe housing shortage, as the population increased by twenty-five percent in five years. The federal government passed an order suspending municipal zoning bylaws during WWII. As a result, an increasing number of large older homes were converted into suites and boarding houses. After the war, vacant land west of 14th Street along 6th Avenue and west of 12th Street and south of 5th Avenue was developed. By the 1950's, the Brow had reached a saturation of developed property.

Apartment buildings were constructed during the 1950's and by 1964, only one third of all units in the Brow were single family units. In the 1960's, a shift occurred in the location of new development activity. Prior to 1965, new construction occurred west of 12th Street. With the opening of Stewardson Way in 1965, the level land and proximity to the Uptown shopping and parks resulted in the areas closest to 6th Avenue and 8th Street becoming more valuable. By 1969, 75 percent of the housing units in Brow-of-the-Hill were located in apartments. The condominium boom began in 1972. Various federal housing programs encouraged rental unit construction during the 1970's and 1980's.

In the 1980's, development activity shifted from the Uptown core to the Downtown area and new construction occurred south of 3rd Avenue on sites which offered spectacular views, access to shopping and the Skytrain. In the late 1980's, opposition to multiple family development emerged in the Brow. Council adopted a policy in 1989 to develop the area south of 3rd Avenue with family-oriented housing and no highrises. Development shifted to the area west of 12th Street. Council repealed the policy for rezoning to multiple family development in the RS-2 area in 1993.

Brow-of-the-Hill Historical Chronology

1860.....Official survey of neighbourhood.

1884.....Surrender of St. Andrews Square by Province to City.

1889.....City Council approved waterworks installation.

1890.....City Council established electrical utility and proceeded with street improvement program.

1892.....Streets cleared, graded and houses connected to water and electrical systems; 167 dwellings.

1893.....Interurban Rail tracks laid on 12th Street.

1906.....Subdivision of most remaining large lots; 240 dwellings; 6th Avenue between 10th to 13th Streets was graveled;

1910.....Total of 392 dwellings; sewer provided east of 10th Street.

1913.....Total of 606 dwellings in neighbourhood.

1914-19.....Industrialization of North Arm waterfront area; few large homes constructed.

1927.....Subdivision of the Thomas Ovens property.

1930's.....New construction/infill proceeded.

1939-45.....Privy Council Order (1957) suspended municipal zoning bylaw; increase in number of homes converted into rooming houses.

1946-50.....Continued conversion and development of vacant lands.

1950's.....Apartment buildings constructed; 50-100 units constructed each year.

1958.....50% of housing stock one family units; apartment units 18% of housing stock.

1964.....32% of housing stock one family; apartment units increased to 38% of housing stock or 630 units; new construction west of 12th Street.

1965.....900 apartment units; Stewardson Way opened; area closest to Uptown desired apartments.

1966.....Brow-of-Hill problems identified; 1,158 apartment units;

1967.....New arterial road linking Stewardson Way to Royal Avenue at 8th to buffer the neighbourhood. 1,581 apartment units.

1968.....2,062 apartment units.

1969.....75% of housing units in apartments; 2,583 apartment units.

1972-74.....Rent controls; area deterioration.

1974.....Federal Assisted Rental program provided capital assistance to builders; 200 apartment units built under this program.

Source: City of New Westminster Planning Department.

BRUNETTE CREEK

Brunette Creek Geographical Context
Brunette Creek is defined as being the area between the Fraser River and Brunette Avenue in Sapperton. It includes the foreshore and delta of the Brunette River as well as the area north of Brunette River and east of Braid Street.

Brunette Creek Neighbourhood Context
Brunette has primarily been an industrial area since 1874 when Brunette Saw Mills were founded near the mouth of the Brunette River. The waterfront area contained a variety of industrial uses including several canneries, a glassworks, and other small manufacturing operations.

In 1887, a Canadian Pacific Railway branch line track was laid which bisected the Brunette area. The Great Northern Railway constructed a second branch line through the area in 1904.

Numerous industries had their early start in this area. The most well known was the B.C. Distillery on Braid Street and the Swift's Slaughterhouse on Brunette Avenue. These industries were attracted to the area in the early 1900's by a policy of tax exemptions, low water and electricity rates and access to transcontinental rail lines.

The Depression had a severe impact on the area. A major casualty was Brunette Sawmills which closed in the 1930's. In 1938, Pacific Veneer was founded by the Bentley family, which grew during the war years to become one the leading plywood manufacturing companies in the province. Pacific Veneer became the largest employer in the city during the 1950's.

In the 1970's, New Westminster experienced a loss of comparative advantage by local firms. Railways became a barrier instead of an asset to many firms. Truck traffic was assisted with the construction of the Port Mann Bridge in 1960 and, in 1976, the Brunette Overpass opened. During this period, there was a trend away from heavy manufacturing toward light industry. The New Westminster Industrial Park, the city's first and only industrial park, was opened in 1976. Prior to the 1970's, many older firms closed as labour and material costs increased, including Swift's Slaughterhouse and Pacific Veneer. B.C. Distillery, part of Seagrams for many years, was due to an expansion of a sister plant in Eastern Canada.

The increasing importance of warehousing and multi-tenant warehouse complexes which required highway access continued in the 1980's and into the 1990's. The industrial importance of the City was diminishing, as the impetus driving the economy shifted into other sectors.

Brunette Creek Historical Chronology

1874.....Brunette Saw Mills established.

1887.....Canadian Pacific Railway track laid.

1904.....Great Northern Railway track laid.

1900's.....Swift's Slaughterhouse, B.C. Distillery founded.

1938.....Pacific Veneer established.

1976.....New Westminster Industrial Park opened.

1978.....Brunette Overpass opened.

1980's.....Opening of the Woodward's Warehouse on the former Distillery site.

Source: City of New Westminster Planning Department.

CONNAUGHT HEIGHTS

Connaught Heights Geographical Context

The Connaught Heights neighbourhood is located in the northwest corner of the City on District Lot 172. It is bounded by 10th Avenue on the north, 20th Street on the east, Marine Drive on the south and Fenwick Street on the west. The neighbourhood is roughly 75 hectares in area. Burnaby borders on the north and west boundaries of the neighbourhood.

The Connaught Heights area is located at the bend of the North Arm of the Fraser River and is afforded panoramic views of the river flats to the south. The original layout and survey for the railway corridor and local roads were influenced by the topography to maintain grades and slopes between Burnaby and New Westminster.

Connaught Heights Neighborhood Context

The Connaught Heights neighbourhood was surveyed by the Royal Engineers as District Lot 172 in the original subdivision of the city in 1859. The first purchase of land occurred in 1864 by Rev. Edward White, however no buildings were constructed at that time. The area was resurveyed by Engineer Albert H. Hill in 1890 and again in 1915. The area officially received its name in 1948 as the Connaught Heights Regulated Area.

In 1907, the British Columbia Electric Railway line was constructed along the Fraser River foreshore to connect New Westminster to Marpole. Two years later, a fifty foot right-of-way was established through DL 172 to permit the building of a bypass route for the Interurban Railway and a north-south 150 foot wide right-of-way for four rows of wooden power poles. This bypass, called the "Highland Park Cutoff" was completed in 1912, enabling trains to avoid the steep grades to the north.

Residential development of Connaught Heights proceeded slowly. The first house on DL 172 was constructed in 1910, but development didn't began in earnest until the 1930's, when 63 houses were constructed. Most of the homes built at this time were small bungalows on gravel streets with grass boulevards. Until 1938, the area was administered directly by the Province. Street names were later changed to coincide with streetnames in New Westminster. The largest institutional land use in Connaught Heights was the Schara Tzedek Jewish Cemetery, which opened in 1929.

With increasing growth, residents of Connaught Heights petitioned for increased services, resulting in the installation of a domestic water system in 1939 and the installation of street lights in 1948. Stricter building regulations were also introduced. Amalgamation with New Westminster was pursued and, after several attempts, Connaught Heights was incorporated in 1964. A new elementary school was constructed in 1964 in anticipation of joining the City. After annexation in 1965, a large capital works needs program was initiated.

Connaught Heights benefited from various community improvements programs during the 1970's. In 1972, the capital works program to upgrade the physical environment of the area was initiated. Federal Neighbourhood Improvement Programs (NIP) improved neighbourhood recreation facilities and a new neighbourhood park was created in B.C. Hydro right-of-way lands. The quality of the local housing stock was improved between 1974-83 as a result of the Federal Residential Rehabilitation Program (RRAP).

Work began in 1983 on two major transportation projects which impacted the area. The Annacis Highway created a new interchange system while 20th Street was upgraded to handle more than double the previous amount of traffic. The Skytrain was constructed on an elevated guideway above the existing railway line. A station, constructed at 22nd Street and 7th Avenue, became the terminus for numerous bus routes. Both projects were completed in 1985. Concern over commuter parking led to a parking plan. Despite improved accessibility, zoning in the Connaught Heights area was not changed to encourage higher density apartments.

Connaught Heights Historical Chronology

1859.....DL 172 surveyed by Royal Engineers.

1864 .....First purchase of Crown land, no building occurred.

1890.....Resurvey by Albert J. Hill.

1915.....Resurvey under Special Surveys Act of 1899.

1907 .....B.C. Electric Railway to Marpole along Fraser River.

1909.....50 foot right of way through DL 172 for Interurban Railway.

1910.....First home in Connaught Heights constructed.

1912.....Highland Park Cutoff completed avoiding steep grades on 12th Avenue.

1938.....Beginning of construction boom; area provincially administered.

1939.....Connaught Heights Waterworks District formed; 150 homes serviced.

1940.....Connaught Heights Village proposed.

1948.....Street lights installed; Area officially named Connaught Heights Regulated Area; stricter building regulations and a zoning plan for area.

1957.....Queensborough Bridge construction starts; bridge opened in 1960.

1959.....Petition to join City of New Westminster.

1961 .....Plebiscite vote 56% votes in favour. Defeated.

1965.....Plebiscite vote 90% in support of amalgamation with New Westminster.

1972.....Capital works program initiated, sewer, water, paving.

1974.....Park established on Hydro right-of way; 22nd Street closed.

1985.....ALRT Skytrain stop at 22nd Street opened.

Source: City of New Westminster Planning Department.

GLENBROOKE SOUTH

Glenbrooke South Geographical Context
The Glenbrooke South neighborhood is roughly 90 acres in area. It is bounded to the north by Cumberland Street, to the east by Columbia Street, to the south by McBride Boulevard and to the west by Sixth Avenue.

Glen Creek is the most dominant topographic feature with steep sloping sides. Located at the bottom of the ravine is the Glenbrooke Trunk sewer.

Glenbrooke South Neighborhood Context
Glenbrooke South neighborhood is the site of New Westminster's pre-history and early history. The major native village of Skiametl was located on the banks of the Glen River, now known as Glenbrooke Ravine. The historic landing of the Royal Engineers occurred on the south shoreline of the neighbourhood along the Fraser River. Royal Engineer surveyors of the Columbia Detachment determined the absolute value of longitute for New Westminster, which is identified with the Royal Engineers' Base Observatory 1859-1860.

With the entry of British Columbia into Confederation, the federal government agreed to construct a penitentiary and a mental hospital in New Westminster. The Glenbrooke South lands were chosen for both of these facilities. The Penitentiary was located on the east side of the Glenbrooke Ravine and the hospital on the west side. These buildings opened in 1878.

The City initiated a sewer program in 1914 which required the filling of Glen River to construct a large diameter trunk sewer. This facility, which became part of the Greater Vancouver regional sewer network, served the City and surrounding areas. The periphery of the neighborhood was developed with single-family dwellings in the years following WWII. A number of commercial buildings were built at the north-east corner of 8th Avenue and McBride Boulevard during the 1950's.

The City grew rapidly during the 1960's, and a small portion of the former Penitentiary gardens in the Glenbrooke South neighborhood was developed for single family accomodation. Most of the area remained in institutional uses. The Royal Square Shopping Centre was developed during the 1960's on McBride Boulevard.

Over time, the Penitentiary property increased in value and the need for a penal institution in New Westminster was questioned. The City acquired a parcel of land on 6th Avenue East from the Penitentiary in the 1960's to develop a Community Centre. Successive additions enlarged the Community Centre, the largest being for the Canada Games Pool and Royal City Curling Club in 1973. In 1981, the provincial government announced its intention to close Woodlands School in the 1990's for redevelopment.

Douglas College opened in 1970 in temporary facilities at 8th Avenue and McBride Boulevard and more buildings were gradually added to the site. The facility moved to a permanent campus on Royal Avenue in 1982.

The southeast corner of 6th Avenue East and McBride Boulevard was purchased by Bosa Construction Ltd. in 1983, and a development plan and rezoning application to construct 346 units of housing on the site was approved by the City.

The Penitentiary property was closed by the federal government in 1980 and acquired in 1985 by the Fraserview Development Corporation. The property was rezoned and an Official Community Plan was adopted. A 73-lot singlefamily subdivision was developed in the first phase and a further 820 multiple units were to be constructed by the end of 1994. A 15 acre park was dedicated to the City. Two elements of the historic Penitentiary, the original block built in 1878 and the 1924 Gate House were retained. In 1990, the Gaol Block building was designated as a heritage resource and renovated for commercial use.

Glenbrooke South Historical Chronology

1800's.....Glen River banks possible location of the Indian village of Skiaimetl.

1859.....Royal Engineers determined absolute value of longitude for New Westminster.

1878.....Construction of federal penitentiary and provincial Insane Asylum.

1914.....Construction of large diameter trunk sewer in bed of Glen River.

1950's.....Commercial buildings erected on McBride Boulevard.

1960's.....Small scale single family homes.

City acquired part of Penitentiary land on north side of 6th Avenue East for community centre.

1973 .....Canada Games Pool opened.

1980.....Penitentiary closed.

1981.....Intention to close Woodlands made large redevelopment sites available.

1982.....Douglas College relocated to Downtown site. Site subdivided into 82 single-family lots.

1983.....South-east corner of 6th Avenue East and McBride Boulevard purchased by Bosa Construction Ltd.; development plan and rezoning approved for 346 units of multiple housing.

Source:....New Westminster Planning Department.

KELVIN

Kelvin Geographical Context
The Kelvin neighbourhood is located in the area between 6th Avenue to the south, 12th Street to the west, 10th Avenue to the north and 6th Street to the east.

It is located on a relatively flat plateau with a slight slope to the south toward the Fraser River.

Kelvin Neighbourhood Context
The Kelvin neighbourhood was effectively established when two large parcels of land were dedicated for public use. In 1863, the Royal Engineers set aside an area for park use (which later became Moody Park) as well as a large area devoted for cemetery use bounded by 10th Avenue, 6th Street, 8th Avenue and 8th Street. These two large vacant parcels later reflected the changing fortunes of the community.

Kelvin takes its name from the elementary school, Lord Kelvin, which opened in 1909 on Hamilton Street. Lord Kelvin was a scientist, professor of philosophy and inventor of the Kelvin scale of measuring temperature. The site was joined by another school called Lord Lister and together the schools functioned respectively as an elementary and junior high school. They were replaced by the present school in 1963. The 6th Avenue Church was established in 1890 at the corner of 6th Avenue and 12th Street to meet the needs of the growing west end community.

Residential construction in the Kelvin neighbourhood began in 1890 along Sixth Avenue. The largest expansion of housing stock occurred prior to World War I, when the area below 8th Avenue was settled and services such as sewers were installed. Numerous examples of fine Craftsman bungalows from this period remain in the Kelvin neighbourhood. Small commercial nodes were developed on 12th Street to meet local community needs.

The northern portion of Kelvin was developed in the 1920's and 1930's. During the Second World War, the former cemetery site was used for barracks and drill field. In 1948, works yards were removed and the site was developed for the public secondary school. A portion of the site was developed as the Loyal Protestant Home for Children, which opened in 1925 and has operated as an orphanage, home for mentally handicapped, and crises centre over time. The building was renovated in 1978 and has operated as the Royal City Christian centre since 1984. It was designated a municipal heritage site in 1988.

The Royal Engineers set aside the area now known as Moody Park in their original survey. It was officially procliamed as "Moody Square" by City Council in 1863. Development of Moody Square began in 1889 when a bylaw was passed approving its development. A baseball diamond was laid out in 1912 and the Kiwanis Club

built a wading pool and playground in 1921. Due to a disastrous fire in 1929 which destroyed the facilities in Queen's Park, May Day celebrations were instead hosted at Moody Park the following year. The New Westminster Bowling Club located its grounds to Moody Park in 1948, and in 1954 the club hosted the British Empire Games lawn bowling tournament. Construction of a recreation club house was sponsored by the Kiwanis Club in 1938 and in 1957 it became the headquarters of the City Parks and Recreation Department. Century House opened in 1958 as a seniors recreational facility.

With a movement toward urban renewal in the 1960's and 1970's, a number of apartment buildings were constructed south of 8th Avenue and along 12th Street. The City, however, no longer accepts development permit applications for multiple dwelling complexes in the Kelvin neighbourhood.

Kelvin Historical Chronology

1859.....Royal Engineers survey.

1864 .....First purchase of land from Crown to Rev. Edward White, no building occurred.

1889.....Bylaw to develop Moody Park.

1890.....West End Church established.

1907 .....B.C. Electric Railway connecting Marpole with New Westminster.

1909.....Lord Kelvin Elementary School opened.

1912.....Baseball diamond laid out in Moody Park.

1925.....Loyal Protestant Home for Orphaned Children opens.

1938.....Clubhouse constructed in Moody Park.

1939.....Armed forced barracks constructed.

1957.....Moody Park Clubhouse became Recreation Commission headquarters.

1958.....Century House constructed.

Source: New Westminster Planning Department.

NORTH ARM NORTH

North Arm North Geographical Context
The North Arm North community includes Poplar Island and the Fraser River frontage south of Stewardson Way.

North Arm North Neighborhood Context
The North Arm North neighborhood was historically a heavy industrial district. The first lumber mill in British Columbia started in 1862 near the foot of 18th Street, but did not succeed. Except for the section west of 20th Street, the area was incorporated into the City in 1888. Little development occurred until 1886, when a gas plant was established near the corner of 3rd Avenue and 12th Street. A few years later, wood manufacturing and shipbuilding plants were established on the North Arm foreshore.

The Interurban Railway was constructed in 1893 on 12th Street, encouraging limited residential, commercial and industrial development along the railway line. The B.C. Electric Railway also emerged as a major focal point in the area with the opening in 1904 of a car construction shop in the 200 block 12th Street. In 1913, rail car yards were opened on 16th Street. The route along the North Arm connecting New Westminster to Marpole on what is now Stewardson Way opened in 1907. The Highland Cutoff provided further railway access to the area.

During WWI, two shipbuilding plants were established on the east end of Poplar Island in order to build vessels for the Navy. These plants closed in 1919. The industrialization of the North Arm foreshore began in the 1920's, with the construction of the Triangle Chemical plant in 1921 and the Westminster Paper company in 1922. Although Westminster Paper, which later became Scott Paper, was destroyed by fire in 1929, it was rebuilt and enlarged during the 1930's. The Triangle Chemical plant also burned down in the fire of 1929.

Additional large manufacturing plants were constructed in the 1930's, including Trio Woodworking and the Dobney Foundry. In 1938, the Alaska Pine Corporation was founded to become one of New Westminster's largest employers.

The area in the vicinity of 12th Street and Royal Avenue was increasingly used for automobile sales and services during the late 1940's and throughout the 1950's. By the late 1950's, most of the land occupied by the B.C. Electric Railway was converted into automobile use and the auto industry became the second largest user of land in the neighborhood.

Stewardson Way opened in 1965 as part of an urban renewal program. This major thoroughfare clearly separated the Brow-of-the-Hill neighborhood and North Arm North industrial area. In the 1970's, heavy manufacturing was becoming less popular, while warehouses and services were identified as more appropriate

activities in the neighbourhood. A major fire destroyed the Rayonier Mill complex in 1966, which was partially rebuilt. A number of modern general industrial buildings were constructed on Levi Street and the ICBC Claim Centre opened on 3rd Avenue in 1974.

The Skytrain was constructed between 1983 and 1985 using the old BC Electric Rail right-of-way. Although a prominent addition to the landscape, the Skytrain did not locate stations in North Arm.

Although wood product industries were experiencing difficulties, the paper and allied industries were prosperous. Between 1982 and 1984, Scott Paper undertook at $63 million expansion to double its output. This expansion included the purchase of nine acres of the Alaska Pine (now Doman Industries) property.

The remaining Doman property was rezoned in 1988 to accommodate plans for a 1411-unit residential development known as the Renaissance. By the end of 1992, three projects, totaling 382 units were completed. These projects are changing the form and character of the New Westminster waterfront from its historical industrial base into residential use.

North Arm North Historical Chronology

1862.....J.A. Homer started first lumber mill in B.C. at foot of 18th Street.

1860.....Indian Reserve established on Poplar Island.

1879.....Reserve Status confirmed by Commissioner Sproat, land retained provincial ownership.

1888.....North Arm and Poplar Island annexed to the City.

1891.....Gas plant established corner of 3rd Avenue and 12th Street.

1892.....Interurban Railway constructed on 12th Street and limited residential, commercial and industrial development emerged along the line.

1904.....Car construction shop for BC Electric Railway at 200 block 12th Street.

1907.....Rail Route to Marpole opened along present Stewardson Way.

1912.....Highland Cutoff railway access.

1913.....16th Street yard with capacity for 300 rail cars opened by BC Electric.

1914-19 .....Two Shipbuilding plants erected on east end of island to construct vessels for the Navy.

1921.....Triangle Chemical opened.

1922.....Westminster Paper Company opened on site of present Scott Paper.

1929.....Fire destroyed Triangle Chemical and Westminster Paper.

1938.....Alaska Pine Corporation opened, one of largest employers. Poplar Island ownership conveyed to Government of Canada in trust for use and benefit of Indians.

1940.....Poplar Island zoned industrial use.

1940's.....Car sales lots opened along 12th Street and north side of Royal Avenue.

1945.....Government of Canada sold Poplar Island to City of New Westminster.

1948.....Poplar Island sold to Alaska Pine Company Limited.

1950's.....B.C. Electric Rail lands converted to car sales use, second largest land use in neighborhood.

1965.....Stewardson Way opened separating Brow of Hill and North Arm North Neighborhoods.

1966 .....Official Regional Plan designated Poplar Island for industrial use. Alaska Pine destroyed by fire, partially rebuilt.

1973.....Poplar Island rezoned from M-2 Heavy Industrial District to AG-1 Limited Agricultural District.

1974.....Warehousing trend on Levi Street, ICBC Claim Centre opened on 3rd Avenue.

1977.....Lower Mainland Natural Areas Inventory identified Poplar Island as area of outstanding vegetation and wildlife character.

1979.....GVRD redesignated Island to RESERVE from Industrial.

1980.....Rayonier site sold to Western Forest Products.

1981.....Scott Paper began modernization program. Part of Alaska Pine site (now Doman industries) was acquired.

1987.....Doman Forest Products mainland property acquired by Andre Molnar for Quayside II residential development. Island owned by Western Forest Products, foreshore log storage leases.

1988.....Portion of Doman Industries site rezoned to residential.

Source: New Westminster Planning Department.

QUEENS PARK

Queen's Park Geographical Context
Queen's Park is defined as that area of the City of New Westminster lying south of 6th Avenue, north of Royal Avenue and east of the 6th Street commercial district. It is bounded by the 75.5 acre Queen's Park on the east.

Queen's Park is higher in elevation that the Downtown area to the south or the Glenbrooke North neighbourhood to the north. The area does not contain steep slopes or rapid topographical change.

Queen's Park Neighborhood Context
At the time of the original settlement, the neighbourhood was covered by dense forest. The 1859 survey of the area marked street right-of-ways and established reserves and squares. Queen's Park was included in the 1859 survey of the Lower Mainland by J.B Landers of the Royal Engineers, which established the road allowances for the major streets and avenues in the Queen's Park neighbourhood. The first house in the Queens Park neighbourhood was constructed in 1864 by William Clarkson, a local merchant, on property presently occupied by Carleton Court Apartments.

By the 1880's, larger homes were located in the sparsely settled area north of Royal Avenue. In 1887, the arrival of the Canadian Pacific Railway branchline, plans for the Interurban Electric Railway and expansion of river based activity, resulted in a development boom. The City also auctioned off three land reserves in Queen's Park that year. Development began along the eastern and southern edges of the neighbourhood along Queen's Avenue and 3rd Avenue. Some of the oldest homes in Queens Park near St. George's and 4th Street date from 1890.

The commercial and industrial growth of New Westminster as a regional centre in the 1860's created a group of wealthy entrepreneurs who desired accommodation away from the noise and pollution of the downtown. The Queen's Park neighbourhood was considered to be a prestigious location. The construction of Breezehurst in 1888 by Bank Manager George Brymner marked the elite character of the neighbourhood with architecturally designed unique houses. Water, power and transit services were supplied to the Queen's Park neighbourhood. By 1892, the area contained 104 houses with 658 people. Queen's Park was the first fully serviced neighbourhood in New Westminster. Large Italianate and Queen Anne homes featured in the area were designed by prominent local architects such as Samuel Maclure and George Grant.

In 1891, interurban railway tracks were laid in Queen's Park, running from Royal Avenue to 2nd Street then up Park Row to 1st Street down 3rd Avenue to 6th Street. The railway ceased operation in 1937. Henry Edmonds constructed a large home on 1st Street called "Blossom Grove" immediately adjacent to the railway. When

Edmonds passed away in 1893, his house was converted into the Columbian Methodist College, a prominent educational institution until it closed in the 1930's.

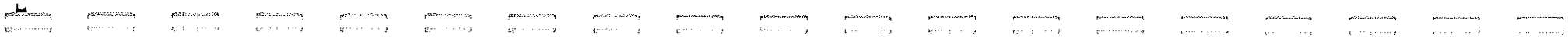
The presence of wide streets and landscaped boulevards, as part of the original plan of the Royal Engineers, created the ambiance of today's Victorian Queen's Park neighbourhood. John Blackman, City Engineer, was instrumental in the design of the sanitary sewer system installed on 4th Street in the Queen's Park neighbourhood. Under Blackman's direction, concrete sidewalks and paved streets were also introduced. The most enduring Blackman legacy was the design of the 2nd and 5th Streets with treed boulevards on central medians. The street trees, many of which survive today, were imported from England. These streets have come to symbolize the grace and beauty of the Queen's Park neighbourhood.

Although Queen's Park is typically known as a prestige neighbourhood with large homes, modest homes were also constructed on the western and northern parts of Queen's Park. Large lots were subdivided to provide affordable building sites and modest houses (600 sq. ft) were constructed by labourers, the trades and craftsmen. By 1912, the neighbourhood was largely settled and contained 379 houses. Following 1912 to the mid-1920's, little or no construction occurred as the economy remained depressed. After 1925, a second period of prosperity enabled the construction of a new series of architecturally designed homes. These structures often replaced earlier homes from the 1880's.

WWII resulted in major changes to the Queen's Park neighbourhood. Housing shortages resulted in home conversions into suites. By 1955, when Privy Council Order 2000 was repealed, many homes had been converted and the character of the area altered. Further conversions were authorized by the Zoning Board of Appeal to use what was considered obsolete structures whose multiple stories were not desired by families seeking one storey living. The southern part of the Queen's Park neighbourhood was identified as being suitable for apartments and two apartment buildings were constructed in 1963 and 1967.

From 1970 on, a number of houses were acquired by persons who appreciated the architectural quality of larger homes, returning them to single family use. A resident's association was formed in 1977 and Queen's Park residents founded the City's Heritage Preservation Society.

The Queen's Park neighbourhood has retained a strong character, which continues to be reinforced by single family dwellings. Well-maintained homes and yards reflect community pride and Queen's Park is valued by the larger community. The importance of the architectural heritage of the neighbourhood is shared with the community through Home Tours, publications and walking tours on a regular basis. It is worth noting that Queen's Park contains the highest concentration of buildings with heritage significance in New Westminster.



Queen's Park Historical Chronology

1859.....Queen's Park surveyed by JB Landers; street right-of-ways were secured; reserves established at Clinton Place, St. George's Square and St. Patricks Square.

1860.....75.5 acre Queen's Park surveyed.

1863.....Queen's Park area acquired under NW Municipal Council Extension Act, No. 3. Suburban Block 5, 6, 7 petitioned to join City.

1864.....William Clarkson, constructed first house on site at present Carleton Court Apartments; construction remained sparse.

1868.....Capital moves to Victoria.

1872.....Letters of patent issued to confirm New Westminster's status as a city after British Columbia joined Confederation in 1871.

1884.....Indian Reserves acquired under New Westminster Act, 1884.

1887.....Indian Reserves auctioned for private development.

1888....."Breezehurst" constructed on part of Clinton Place Reserve by Bank Manager; established neighbourhood as prestigious locality.

1891.....Interurban Railway acquired property for laying track extension into Queen's Park.

1892.....Water, power, transit services to area; house construction boomed. High proportion of homes designed by architects for professionals.

1905.....BC Mills Timber and Trading Co. pre-fabricated houses constructed as demonstration homes.

1906.....John Blackman, City Engineer, designed sanitary sewer system for 4th Street area; introduced paved streets and concrete sidewalks.

1909.....Construction of Fisheries Building in Queen's Park, only survivor of 1929 fire.

1912.....Queen's Park first area of city to be completely sewered. Neighbourhood largely developed, reputation of elite district.

1912-20 .....Little construction, economy depressed.

1925-42.....Period of prosperity, new construction.

1929.....Fire destroyed the Exhibition Buildings (Womens Building and Industrial Building) and Agriculture Building in Queen's Park.

1942-55.....Privy Council Order permitted local zoning by-laws to be overruled; one family houses converted into suites to meet housing needs.

1955-70.....Further conversions authorized to utilize "obsolete structures".

1963- 67.....Southern part of Queen's Park rezoned where apartment construction entertained, two apartment buildings were constructed.

1970.....Houses acquired and reconverted to single family homes.

1977.....Queen's Park Neighbourhood Association formed.

1979.....New Westminster Heritage Preservation Society formed.

1987.....Single family zoning RS-1 returned to neighbourhood.

Source: New Westminster Planning Department.

UPTOWN

Uptown Geographical Context
Uptown is the area located between Royal Avenue to the south, 8th Street to the west, 8th Avenue to the north and 5th Street to the east. Uptown is a rectangular shaped neighborhood which contains some of New Westminster's highest density of land use as well as the administrative centre of the municipality.

The topography gradually rises from Royal Avenue to a level plateau. The grid pattern was uniformly applied however the area is characterized by small short blocks mixed with long blocks.

Uptown Neighborhood Context
The Uptown area was surveyed in 1863 as part of the New Westminster survey. Little development occurred in the area until the late 1880's when residential development moved up the slopes. A number of large houses were built in the area along Queen's Avenue to capitalize on the views of the waterfront.

The major impetus to develop Uptown came in the early 1900's. The streetcar line connecting Downtown to Marpole in Vancouver was located on 6th Street in 1912. By 1914 a commercial strip emerged on 6th Street. Uptown was created from stores along 6th Street and 6th Avenue along the natural crossroads of the streetcar line. Development along 6th Street above Queen's Avenue included a mixture of houses and little shops. A Safeway store was established on the corner of 6th Street and 6th Avenue during the 1930's, with Davis Drugs across the street.

A major Council decision which shaped Uptown's development was the rezoning of the property at 610 6th Street to allow construction of Woodward's Department store. After two years of planning and construction, the new store opened in 1954. A new library was opened on 6th Avenue in 1958 which encouraged the growth of Uptown. The Library was substantially renovated in 1977. In 1952, Council decided to vacate their downtown location on Columbia Street and construct a new City Hall on a vacant site on Royal Avenue. Across 6th Street from the City Hall, the central school was replaced by a new bus depot. This building became a component of a new hotel built in 1962.

Apartment development was attracted to Uptown due to its central location and more level ground than Downtown. Much of Uptown was rezoned during the Second World War for higher density multiple family use and in the late 1950's, a number of frame apartment buildings were built. The City's first modern seven storey apartment building was constructed in 1957 on Ash Street. Higher concrete buildings were erected in the 1960's along 7th Avenue and along Ash Street.

Plans for apartment blocks on 6th Avenue and 5th Street were studied in 1961 to define the edge of the residential area and provide a natural buffer between

commercial areas, such as the 6th Street shopping area, and residential areas. City zoning and building regulations were revised in 1965 to encourage the construction of quality apartments, resulting in a spurt of construction during the housing shortage. The new apartment zoning scheme set out four different categories of apartment districts, including two highrise districts (one with lower density than the other) a low-rise district and garden apartment district.

A major change in Uptown was the opening of Westminster Mall in 1978 on the site of the Hollywood Sanitarium. This mall offered ample parkade parking, theatres and shopping in one complex. A new Woodward's and Safeway complex opened in 1991 and a new two level mall was added in 1992. Due to the extensive redevelopment pressure on Uptown, few heritage resources remain. However, the history of the area is reflected in the adaptability of buildings and the creation of pockets of heritage groupings such as Bent Court.

Uptown Historical Chronology

1863.....Uptown area surveyed.

1880's.....Residential development.

1912.....Streetcar line established on 6th Street.

1930.....Safeway store located on corner of 6th Avenue and 6th Street.

1952.....New City Hall constructed at corner of Royal Avenue and 6th Street.

1954.....Opening of Woodward's Store.

1957.....First high-rise apartment building constructed in New Westminster.

1958.....Opening of New Westminster Public Library.

1978.....Westminster Mall built.

1991.....New Woodwards Store built at corner of 6th Avenue and 6th Street.

Source: New Westminster Planning Department.

THE WEST END

West End Geographical Context
The West End is defined as the area between 12th Street to the east, 6th Avenue to the south, 20th Street to the west and 10th Avenue to the north.

The central heights portion is level between 12th Street and 20th Street and slopes toward the south and the Fraser River. This slope affords spectacular views along 13th and 14th Streets to the river flats.

West End Neighbourhood Context
The land comprising the West End of New Westminster were first identified as part of the Royal Engineers survey in 1859. The West End remained relatively undeveloped until the early 1900's, with much of the area used for agricultural purposes. Development of the area between 12th and 14th Streets occurred as a result of the construction of the British Columbia Electric Rail line in 1912. The earliest construction occurred along 6th Avenue, where several farmhouses dating from the 1890's remain. Remnants of pre-World War I construction remain along 13th and 14th Street at Hamilton Street and along 7th Avenue. With the growth of the community, several churches were constructed beginning in 1909 in the West End.

The Providence St. Genevieve Orphanage and School operated from 1901 until 1959. The building, which was demolished in 1960, was designed by Sister Joseph who is recognized as the first woman architect in the Pacific Northwest. The block remained vacant until 1978 when redevelopment plans were approved for 48 townhomes constructed by the Greater Vancouver Housing Corporation. The commercial-residential complex at London Square fronting on 12th Street was completed in 1984.

Large scale single family residential development occurred west of 13th Street between 1920 and 1940. Several excellent examples of intact streetscapes from this period remain on Dublin and Edinburgh Streets. In order to accommodate the growing population, Lord Tweedsmuir Elementary School was constructed in 1936 on 8th Avenue.

Commercial development along 12th Street occurred in the 1950's. A number of apartments were erected on the eastern edge of the neighbourhood near 12th Street. The 12th Street commercial area received federal Neighbourhood Improvements Program (NIP) funds for street beautification in 1981. A number of new commercial buildings were erected during the 1980's.

The Melrose Estate, located on 6th Avenue and one of the last large New Westminster properties, was sold for redevelopment in 1979. Originally constructed in 1900 for James Wilson, this large estate was converted to a private hospital in the

1950's. Although the buildings were demolished in 1980, the large interior stained glass dome was salvaged by the Vancouver Museum as an example of Bloomfield stained glass work. The site was subdivided into 16 single family lots and the only surviving remnant of the estate is the estate wall and cornerstone.

As land values continued to rise, the issue of large new infill houses has become important in the West End. Since 1989, Council has received many applications regarding this issue. The streetscape of the West End has started to change as new large unrelated buildings are constructed. View corridors are evident down 13th and 14th Streets, reinforced by the grid pattern which crosses the slope.

West End Historical Chronology

1859.....Royal Engineers survey.

1865.....Incorporation of West End into New Westminster.

1890's.....Farmhouses on 6th Avenue.

1900.....Melrose Estate constructed.

1901.....Sisters of Providence Orphanage opened.

1909.....St. Aidan's Presbyterian Church opened.

1912.....B.C. Electric Railway line.

1936.....Lord Tweedsmuir Elementary School opens.

1940's.....Tract housing constructed.

1960.....Demolition of Providence Orphanage.

1979.....Melrose Estate sold for redevelopment.

1981.....Neighbourhood Improvement Program funds for 12th Street.

1983.....Orphanage site redeveloped with Townhouses; West End Residents Association formed.

1989.....Monster house issue.

Source: New Westminster Planning Department.

DOWNTOWN

Downtown Geographical Context

The Downtown of New Westminster is defined as being the area between the Fraser River to the south and west, Royal Avenue to the north, and the Pattullo Bridge to the east. The topography of the area is marked by extreme changes in elevation with bench lands resulting in panoramic views of the Fraser River. The variation in elevation was intended to emphasize the dominance of the government buildings. At one time, the Fraser River covered what is now known as Front Street and the area west of 10th Street was a marsh that was prone to flooding.

Downtown Neighbourhood Context

Downtown New Westminster has always been the heart of the Royal City. The original boundary of the incorporated municipality in 1860 was the Downtown area. By 1864, the Downtown had been cleared of trees and most streets graded. The oldest residence in New Westminster, Irving House, was constructed in 1864-65 across from the proposed government centre. When New Westminster became the capital of the united colony of British Columbia in 1866, the population swelled. When the capital moved to Victoria in 1868, New Westminster suffered a severe depression.

The establishment of salmon canneries, lumber mills and metal fabricating plants in the 1870's helped to revive the economy of Downtown. Front Street was filled in and docks extended further into the river. Construction of the Canadian Pacific Railway brought crews and shipping activity to the Downtown during the 1880's. Regular ferry service began in 1884 on the Fraser River between New Westminster and Surrey, enabling residents to purchase fresh produce grown in Surrey.

Water supply, electricity and telephone service were installed to homes in the late 1880's. The Interurban Railway connecting New Westminster to Vancouver further encouraged growth and industrialization. With the opening of the Farmer's Market in 1892, New Westminster became the distribution centre for the surrounding agricultural community and the City became the site of food processing and storage facilities.

The eastern side of the Downtown developed as a residential suburb while commercial activities were concentrated on Columbia Street. During the railway boom period of 1887 to 1892, many multi-storied brick buildings were developed for commercial uses along Columbia Street between 4th and 8th Streets. The area below Columbia Street near the foot of 4th Street developed as a thriving Chinatown, while industrial plants located along Front Street. The Great Fire in 1898 destroyed all but two buildings in the Downtown, the Burr Block (1892) and the Guichon Block (1887). Merchants rebuilt almost immediately and many buildings were designed by G. W. Grant.

The first decade of the Twentieth Century saw an unprecedented boom in New Westminster. An auto and rail link between New Westminster and Surrey was developed in 1902. The Fraser River Bridge was completed in 1904. New Westminster also became the terminus of the B.C. Electric Railway network serving the Fraser Valley. The streetcar system expanded and Downtown New Westminster became the focus with lines extending to Chilliwack, Sapperton, Queensborough, Uptown and the North Arm. The Dominion Trust Block of 1907 and the Westminster Trust Block of 1912 reflect expectations of the times. Columbia Street was repaved in 1911 and many local improvements including sewers, sidewalks, and paved streets were made.

Anticipating the opening of the Panama Canal in 1914, Council decided to maximize the deep-sea port opportunities of New Westminster. Extensive harbour improvements were made, and in 1913 the New Westminster Harbour Commission was formed. In 1914, many of the industrial buildings on Front Street were demolished to make way for a second set of tracks, Great Northern Railway.

During the First World War, Downtown suffered a decline. The early 1920's marked the beginning of automobile era and hotels in New Westminster lost business to the newly opened Kingsway. After many years of lobbying, Downtown became an international port in 1929 with the opening of the Pacific Coast Terminals. This marked the end of another era of rapid growth.

Preparations for the opening of the Pattullo Bridge in 1937 heralded another recovery. The street car tracks were removed from Columbia Street and the approaches to and from the Bridge and 4th Street were redeveloped and gradually assumed their present shape. Several streamlined buildings of Moderne heritage appeared Downtown, including the Mac and Mac Block and the Cunningham Block.

During the World War II, commercial floorspace was restricted. Industrial activity, however, was not limited and the entire western area of Downtown was devoted to industrial activities. After World War II, Downtown New Westminster, as an established centre of commerce, was in an excellent position to capture commercial growth from the surrounding area. Downtown sales were the highest in the province and Columbia Street became known as the "Miracle Mile". The area to the north of Columbia Street witnessed a change in land use from residential to commercial use.

By 1954, Downtown's stock of older freestanding buildings was not as attractive as newer suburban structures with off-street parking. In order to retain the market share, the Downtown Business and Property Owner's Association lobbied the City to construct a collective parking facility. The Front Street Parkade opened in 1959 and was enlarged in 1966. Beginning in the mid-1950's, the eastern half of Downtown was redeveloped with apartment buildings. The City Hall and Public Library relocated in the 1950's from Downtown to new sites Uptown.

Downtown New Westminster was prosperous in the 1960's. In the 1970's, however, new shopping malls in Coquitlam and Surrey intercepted much of the retail income and caused a dramatic decline in business. In 1975, the provincial government assembled land in New Westminster to serve as the site of the Insurance Corporation of B.C. The facility was relocated, however, and Douglas College was built on the proposed site. After three years of study, a new plan and zoning bylaw were introduced and the First Capital City Development Company Ltd. was founded to guide development.

During the late 1960's and early 1970's, old multi-storey industrial buildings on Front Street were demolished to make way for one storey warehouses. The port was at a disadvantage, as operations were shifting from general cargo to bulk and container shipments. The $38 million Surrey-Fraser Dock development created a modern facility across the Fraser River. As the City docks were inadequate for container shipping, Pacific Coast Terminals closed in 1979, creating an opportunity for waterfront redevelopment.

In 1978, Downtown New Westminster started to experience an increase in construction. The new Court House opened in 1979, the Queen's Court office building in 1981 and Douglas College in 1982. In May of 1985, construction of the first housing on the waterfront began and by 1987, 755 units had been completed. The New Westminster Public Market opened in 1986. Skytrain opened in 1985, linking Downtown with other regional centres.

Downtown Historical Chronology

1859.....Colonel Moody survey of townsite.

1860.....Incorporation as municipality included area below Royal Avenue.

1864.....Downtown street cleared and graded; docks built at Front Street.

1866.....New Westminster capital of united colony of British Columbia.

1868.....Capital moved to Victoria.

1870's.....Canneries, lumber mills and metal fabricating plants constructed.

1887-92.....CPR branchline prosperity: Columbia Street between 4th and 8th Street assumed present appearance; Columbia Street below 4th Street developed as Chinatown.

1891.....Interurban railway connection.

1898.....Great Fire of 1898 destroyed all but two buildings in Downtown.

1899.....Reconstruction after the Great Fire.

1902 .....Modest boom; completion of an auto and rail link to Surrey; terminus of B.C. Electric Railway network.

1904.....Completion of Fraser River Bridge.

1907.....Dominion Trust Block constructed.

1912.....Westminster Trust Block, City's first skyscraper constructed.

1913.....Harbour improvements to make deep sea port, creation of New Westminster Harbour Commission, Panama Canal opened.

1914.....Canadian Northern Rail connection, buildings along Front Street demolished to make way for tracks.

1929.....Opening of Pacific Coast Terminals, rapid growth.

1937.....Opening of Pattullo Bridge, street car tracks removed from Columbia Street, eastern edge of Downtown from bridge to 4th Street was redeveloped.

1939-45.....Western edge of Downtown used for industrial activities.

1945-54.....Rapid commercial development along Columbia Street "Miracle Mile"

1954.....Woodward's store opened in Uptown.

1959.....Front Street Parkade opened; enlarged in 1966.

1970's.....Malls in Coquitlam and Surrey intercepted retail trade.

1975.....ICBC land assembly on site of present Douglas College.

1978.....New plan and zoning bylaw, new agency the First Capital City Development Company Limited founded to guide development.

1979.....Pacific Coast Terminals docks closed.

1979.....New Court House opened.

1981 .....Queen's Court office building opened.

1982.....Douglas College opened.

1985.....Construction of first housing on waterfront on Doman Site; Skytrain station opened downtown.

1986.....Public market opened.

1987.....Waterfront Hotel completed; Second Skytrain station opened.

Source:.....New Westminster Planning Department.

GLENBROOKE NORTH

Glenbrooke North Geographical Context
The Glenbrooke North Neighbourhood is located in the area between 10th Avenue to the north, McBride Boulevard to the east, 6th Avenue to the south and 6th Street to the west.

Glenbrooke North Neighbourhood Context
Glenbrooke Creek and its ravine were once prominent features of the topography. The former creek bed cut across the north-east corner of the neighbourhood with the ground rising away in either direction of its banks. The Glenbrooke North area was surveyed by the Royal Engineers. The survey plan superimposed the grid pattern on the natural features of the topography and, as a result, built elements such as roads, sidewalks and houses cut across instead of follow the steep natural contours. The Glenbrooke Trunk Sewer, which now occupies the creek bed, was installed in 1914 to provide sewage outflow for New Westminster.

Although a few houses were constructed in the Glenbrooke North neighbourhood before the turn of the century on acreages, most building activity occurred during the boom period preceding WWI (1910 - 1914). The area is characterized by a variety of housing sizes and styles, as well as diverse lot sizes. A number of houses were located on double or split lots, which conveyed an appearance of spaciousness. Initial development occurred in the area below 8th Avenue, while building activity was slower near the former creek bed. The style of homes in this area reflected the shingle style popular in Queen's Park.

To serve the growing population of the Glenbrooke North and Queen's Parks neighbourhoods, the Herbert Spencer Elementary School was built in 1912. A new Herbert Spencer school was constructed on the school yard site in 1992 and the old school closed in 1993. The Public Works Yard and the New Westminster Substation were erected at their present location in 1948. The Royal Square Shopping Centre opened in 1960 on McBride Boulevard. Infill housing has recently been built on vacant lots in the neighbourhood. The compatibility of this housing to the size and form of existing homes in the neighbourhood has generated complaint.

Glenbrooke North was also characterized by the presence of large tracts of under developed land. Vacant land north of Queen's Park was acquired by the federal government for wartime uses. The federal government constructed the 133-unit Glenview Apartment complex for returning veterans in 1945. Another site, now known as Terry Hughes Park, was never developed and was leased back to City in 1956 for park purposes. In 1970, Douglas College opened in temporary buildings at 8th Avenue and McBride Boulevard.

Glenbrooke North Historical Chronology

1860's.....Survey by Royal Engineers.

1912.....Herbert Spencer Elementary School opened.

1914.....Glen Ravine filled for sewer system.

1945.....Glenview Apartments constructed for returning veterans.

1947.....Public Works yard and substation constructed.

1956.....Terry Hughes Park established.

1960.....Royal Square Shopping Centre opened.

1970.....Douglas College opened tempoarary campus.

1993.....New Herbert Spencer School opened.

Source: New Westminster Planning Department.

NORTH ARM SOUTH

North Arm South Geographical Context
North Arm South is defined as being that part of Lulu Island within the City of New Westminster that has been used for industrial purposes.

North Arm South Neighbourhood Context
After the linking of Queensborough to the rest of New Westminster by a bridge in 1890, several resource based manufacturing plants were established in the north Arm South neighbourhood. Land use tended to be extensive and capitalized on the water and rail access. Industrial operations in the neighbourhood included wood manufacturing, metal finishing and shipyard operations. B.C. Box, which was Canada's first box manufacturing plant, was founded near the tip of Lulu Island in 1900. This site became the main operations for MacMillan Bloedel in New Westminster.

Industrial operations prospered in the North Arm South neighbourhood during WWI. McGillivray Pipe Works, one of the early industries in the area, manufactured the metal pipes used in the City's water works system. The Westminster Shook Mill opened in 1919 on the 1909 site first developed by the Hamilton Nail and Wire Manufacturing Company. Fire destroyed the plant in 1919, and the site was acquired by B.C. Manufacturing who rebuilt the plant and renamed it Westminster Shook Mill. Westminster Shook operated as a box, dressed lumber and shake manufacturer for over forty years. In 1956, the mill became Martin Paper Products, which produced corrugated paper products and was acquired by MacMillan Bloedel in 1964. The site was one of two mills operated by MacMillan Bloedel in Queensborough. The International Forest Products' Mill opened in 1938 as Canadian Forest Products Ltd. Both the MacMillan Bloedel Mill and the Canadian Forest Products Mill continue to operate.

During the interwar years, more industries were founded and the North Arm South area was regarded as one of the principal industrial areas of the City. In response to the pent up demand of the war years, there was a a boom in primary manufacturing and further industrial expansion occurred after WWII. Canadian Pacific established an aircraft repair facility in 1943. The growth of New Westminster's industrial base reached its peak about 1956, when roughly 60 percent of the city's employment was in the industrial sector. The development of industrial areas elsewhere in the Lower Mainland and the development of new techniques increasingly made New Westminster's industrial structure obsolete. New developments included the dominance of truck over rail transportation, cheaper land in the suburbs, the trend to one floor industrial operations and the trend toward industrial parks.

The opening of the Annacis Island Industrial Estate in 1954 , a planned industrial development in Greater Vancouver, marked the decline in North Arm South industrial preeminence. Industrial users were offered fully serviced large sites set

on landscaped grounds with adequate parking and loading facilities elsewhere. In response to the emergence of competing industrial areas, the City of New Westminster commissioned a study in 1958 to investigate the possibility of turning the entire area of Queensborough into industrial land. The study concluded that the industrial development potential of Queensborough was limited due to the poor load bearing capacity of the soils. Lack of services and bridge access were identified as additional factors limiting development. To act as a catalyst for new industrial development, the Queensborough Bridge was opened in 1960.

New Westminster attempted to maintain its industrial dominance. In 1964 the City sold extensive areas in Queensborough to Columbia Estates, a B.C. Hydro land development subsidiary in anticipation of industrial development. In the 1970's, there was a trend to more extensive uses. Vancouver Auto Auction was founded on Boyd Street and the ICBC Salvage Yard was constructed immediately adjacent to the Queensborough Bridge in 1977. The railway line was removed from the residential section of Ewen Avenue and relocated in the industrial area as part of the separation of industrial and residential land uses in Queensborough.

The success of Downtown revitalization induced MacMillan Bloedel, owner of the lands at the tip of Lulu Island to apply for rezoning and official community plan amendment. In 1990, after three years of processing, the application was approved by City Council.

North Arm South Historical Chronology

1889.....City purchased Queensborough land from province.

1909.....BC Hydro and Power Authority right-of-ways.

Source:....New Westminster Planning Department.

QUEENSBOROUGH

Queensborough Geographical Context

Queensborough is a flat low-lying area on the northeastern end of Lulu Island. The North Arm of the Fraser River is situated to the north; the Annacis Channel to the south and the Municipality of Richmond on the west side. For the purpose of this report, Queensborough applies to the residential portion of the Island.

With the exception of the South Shore area, Queensborough soils consist of peaty material resting on clay overlying marine sand. A high water table, relatively impervious soils and highly absorptive peat creates major drainage and soil settlement problems in the neighbourhood.

Queensborough Neighbourhood Context

Queensborough was unoccupied when the City of New Westminster purchased the land from the Province in October 1889. Conditions of the sale included protecting the land with dykes and connecting Queensborough to the City by a bridge. The first bridge was completed in 1891 and, in the following year, Council arranged the dyking of 600 acres of swamp on Lulu Island. Early land uses were for agricultural and industrial purposes. Island lands were owned by few individuals who constructed industrial complexes for sawmill, wood product manufacture, and shipyards. These early activities established the industrial character of the island. Rapid industrial expansion in 1908 encouraged adjacent residential development, which was laid out on a grid pattern. Residential expansion was further aided when a streetcar line was installed down Ewen Avenue in 1912.

Inexpensive land, low taxes and rural atmosphere attracted an ethnic mixture of residents to Queensborough. Population growth was initially slow, and there were only about 200 residents until the mid-1920's. By 1931, the population increased to 1000 persons, and by 1941 to 2000 persons. During World War II, industrial activity rose dramatically, as did the residential construction. The City, concerned with the increased density in a non-sewered area, passed a bylaw limiting the minimum lot size created by subdivision to one-half acre.

With the growth of New Westminster and presence of fertile lands, agricultural development in Queensborough occurred on acreage and small farm holdings. Chinese and Japanese market gardens developed along Ewen Avenue. Spagnol's maintained a 100 cow dairy herd which provided milk to New Westminster. Berry and vegetable farms were common agricultural land uses. This rural character is still evident in Queensborough.

The majority of the historic resources in Queensborough relate to the rapid population growth prior to World War I and during the inter war years. The structures relate to the needs of the community and reflect the ethnic mix. A fire hall was constructed in 1915 to meet the industrial and community needs. Early

residences reflect the modest working roots of their owners. The Slovak Home was constructed in 1939 as a community centre for a large Slovak community. Spagnol's grocery is a local landmark and illustrates the early Italian roots of the community.

The Fraser River Flood of 1948 threatened the survival of Queensborough. With federal and provincial assistance, the dykes were rebuilt with two feet of freeboard above the 1894 or 1948 flood levels. Development slowed in Queensborough during the 1950's due to the opening of the Annacis Island Industrial Estate, a planned industrial development. A City Council study in 1958 concluded that Queensborough industrial development potential was limited due to the poor bearing capacity of the soils, lack of services and lack of bridge access. Council worked toward the construction of a new bridge which opened in 1960, however the neighbourhood continued to face heavy traffic volumes.

The lack of sanitary services became the major factor limiting development in Queensborough during the 1950's and 1960's. Septic tank disposal and open sewers resulted in fill regulations which stopped residential and commercial building in Queensborough in 1966. Three feet of fill was required for new construction, which was raised to four feet in 1967. In its Official Regional Plan, the GVRD zoned Queensborough as Undetermined Reserve Area (RSV-3).

In 1967 the Planning Department reported to Council that the problems of floodproofing, poor foundations and poor drainage were regarded as the major constraints to development. The report suggested that the residential area be rezoned to industrial and that residential areas be confined to south of Ewen and West of Campbell. In 1969, Council placed a moratorium on residential construction and instructed staff to prepare a development plan for Queensborough.

The draft long range development plan was presented in December, 1970. The Queensborough Concept Plan was adopted in June, 1971 and the GVRD approved the amendment for Established Urban Area (URB-1) with the condition that floodproofing was required. The plan recommended building a new neighbourhood centre with park and school facilities at the middle of the community. Other recommendations included separating industrial and residential uses, constructing an industrial ring road, and relocating the railway tracks from Ewen Avenue to north of Boyd Street.

Queensborough benefited from improvements such as the rebuilding of the dykes, federal assistance under the Neighbourhood Assistance Program (NIP) and Residential Rehabilitation Assistance Programs (RRAP), and the construction of sewers on the eastern part of the area. A new community centre was constructed using NIP funds, opening in 1978 on a site consolidated from BC Hydro transmission line properties and road closures. Between 1974 and 1982, 151 housing units received RRAP assistance. The Annacis Island Treatment Centre was opened

by the Greater Vancouver Sewerage and Drainage District, allowing the installation of sewers in Queensborough. The floodproofing issue, however, required satisfactory resolution if sewers were to be successfully installed.

Construction on the Annacis Freeway began in 1984, isolating 40 houses from the remaining residential area and destroying Ryall Park. The road modifications and the railway relocation more clearly separated the industrial and residential areas. A new elementary school was constructed near the community centre.

The north side of the Annacis Channel from Boundary Road to Pembina Street was recommended for residential and marine development. Council supported this concept in 1982. The first large modern subdivision, Queensgate, was approved in 1990. The sit eof the redundant Queensborough Bridge approach was sold in 1991 and later became the 33-lot Woodside Estates subdivision. A 30 lot subdivision was approved on the former golf course lands in 1992.

The Queensborough community values its rural atmosphere. It identifies the grid pattern as an important element in the community form. Many residents feel that recent development ignores the historic character and form of the community.

Queensborough Historical Chronology

1889.....Island incorporated into City of New Westminster.

1891.....BC Hydro Swing Bridge completed.

1892.....600 acres dyked.

1912.....Tramline on Ewen Avenue; Queensborough School opened.

1915.....Fire Hall constructed.

1930's.....Agricultural intensification.

1939 Slovak Hall completed; Queen Elizabeth School opened.

1943 Canadian Pacific Plant opened; fish processing disallowed.

1948.....Fraser River flood.

1954.....Competition from Annacis Island Industrial Park.

1958.....Council study on future of Queensborough.

1960.....Queensborough Bridge completed.

1966.....Lack of sewers/septic systems halted residential building.

1969.....Moratorium on residential construction.

1970.....Railway relocation.

1971.....Queensborough Plan adopted.

1977.....Dyke reconstruction.

1978.....New Community Centre opened.

1979.....Sewer construction began.

1984.....Annacis Freeway opened; Alex Fraser Bridge.

1990.....Official Community Plan amendments; first new subdivision opened.

Source: New Westminster Planning Department.

SAPPERTON

Sapperton Geographical Context
Sapperton is defined as the area between the former Penitentiary site to the west, the Fraser River to the south, the Brunette River and Coquitlam boundary to the east and Burnaby to the north.

The topography rises gently to Richmond Street and then more steeply to a plateau in Victory Heights. Sapperton enjoys upstream and downstream panoramic views of the Fraser River.

Sapperton Neighbourhood Context
Sapperton was laid out by the Royal Engineers as part of the larger land survey of the New Westminster Townsite in 1858. Sapperton takes its name from the location of the Royal Engineer's original camp on the former Penitentiary site known as Sapper's Town.

Sapperton was surveyed into blocks in 1860 and major streets such as the North Road and Brunette Road were marked. When the Sappers were disbanded in 1863, many of the Royal Engineers were offered 160 acres of land as compensation, others took town lots and became the primary settlers of the communities in the region. A number of buildings were erected in Sapperton in the 1860's. The most prominent was the Saint Mary the Virgin Anglican church which opened in 1865. Remnants of the early land subdivision are evident in Sapperton street layout.

Much of Sapperton, though divided into blocks, was not further subdivided until the 1880s and the arrival of the railway. The first real estate development in the 1880s was on Subdivision Block I along the Fraser River. Surveyed plans were also prepared for Subdivision Block II to IV moving up from the river. The Akers Reserve, located on Block 6 of Subdivision Block III interrupted the subdivision of real estate lots. It is the clearest remnant of this period. Lots were surveyed into 25 ft, 33 ft., 40 ft. and 50 foot lots depending on the landowner. Water Connection (WC) records indicate that residences in Sapperton began to connect to water and sewer in 1893, however homeowners were not obliged to hook up their homes.

The early history of Sapperton was closely tied to the history of the Brunette Sawmill. Established in 1878, the mill not only provided substantial local employment, it also housed the Post Office for nearly twenty years, maintained boardinghouses, and operated a general store for the Sapperton residents. Brunette Sawmills employed 25-30 men in 1882 and by 1903 the mill employed 200 men. The mill site extended 1/2 mile along the riverfront at the mouth of the Brunette River. Fire destroyed the mill facilities in 1895 and they were subsequently rebuilt.

The North Road connection to Port Moody and Vancouver encouraged other industrial activity. The Sapperton Brewery was established in 1879 and by 1882

Sapperton contained the brewery, the Laidlaw and Co. cannery, the Brunette Sawmills and Rousseau's Tannery. However, there was little growth in the community until 1889 when Sapperton joined the City.

The most dramatic change to Sapperton was brought about by the arrival of the CPR branchline to New Westminster in 1887. For Sapperton, it meant that the rail line traversed its waterfront. The railway located a station stop on Brunette to provided passenger connection to Vancouver. Sidings were constructed to serve the growing industrial community and enabled the distillery and the packing plant to establish and expand their operations. The potential for rapid growth brought an immediate increase in population.

As a result of the rapid growth of New Westminster, the Royal Columbian Hospital relocated from downtown to a large site in central Sapperton in 1889. The Sapperton location was considered "too far from the centre of things" but the completion of the streetcar line and the residential development of Sapperton meant that the location became more desirable. A maternity cottage, a nurses' home and three isolation cottages for patients were added to the RCH complex in 1908. The rapid growth of New Westminster meant that construction began on the new three storey hospital in 1912.

Businesses and residences were erected along Columbia Street and up the hill. The B.C. Electric Railway tramline extension to Sapperton in 1897-1898 as part of the Burnaby Lake line, resulted in commercial and residential growth. East Columbia Street became the major commercial street in Sapperton with a bank, a grocer, and a butcher, interspersed with residential construction. The commercial centre located between Keary Street and Braid Street in larger tenant merchant buildings.

The first official school opened during the mid-1880's on Hospital Street. The first Sapperton school was situated in the bush during boomtimes as the authorities anticipated a prosperity and a population that was slow to materialized. The school was intended to meet the requirements of the workers at the Ross-McLaren mills settlement as well as the Sapperton area. By 1903 the school population was 109 students. McBride School opened in 1912 at its present site in a building designed by Gardiner and Mercer. Fire destroyed the original McBride School in 1929. A second school was later rebuilt using a design by J.B. Whitburn.

Substantial underdeveloped land meant that local residents did not need recreation grounds until the population grew sufficiently to warrant their development. The original 1861 survey notes a triangular parcel as Reserve land at the intersection of East Eighth Street and East Columbia as the only park holding. By 1901, residents pushed for Park development and parkland acquisition was planned. Land was purchased in 1904-1905 and Sapperton residents continued to petition for the development of the 5 acre site in 1907. This is now known as Sapperton Park. Community organizations such as the Kiwanis Club (1920s) and the Gyro Club in the 1930's developed the park space.

Hume Park was created during the 1930's as a community employment project. The park was created out of the gravel quarry at the north end of the distillery site.

Portions of north and east Sapperton was developed by real estate developer S.B. Buchanen. Buchanan had extensive real estate holdings in New Westminster and owned a large residence on Blair Street. He donated his "home and garden" in 1947 to the Salvation Army in memory of his wife. The forest adjacent to the Buchanen residence was developed into Sunset Park in 1965 by the municipality and continues to be owned by the Salvation Army.

Early landscaped gardens were constructed at the distillery, the hospital, McBride School and at St. Mary's Church and Knox Presbyterian Church. Pioneer Lodge, south of the hospital, was constructed by the city for seniors in a large landscaped site during the 1950's.

The Fraser Cemetery was established in 1868. Sections were laid our reflecting the early social organization of New Westminster. Names such as Pioneer Cemetery, the Masonic Cemetery, the Anglican Cemetery, the Catholic Cemetery and the Oddfellows Cemetery reflected community structure.

Sapperton after the second World War grew into its present industrial and residential form. A large scale program of public improvements was launched to provide sidewalks and paved streets in the neighbourhood. The development of Victory Heights subdivision adjacent to Sapperton into housing for returning war veterans created the first major construction boom since World War I. This continued into the 1960's with the erection of houses on the former B.C. Electric lands.

A comparable change occurred in the development of the East Columbia Street commercial area to meet the needs of the local community. Three medical buildings were erected on Columbia Street East from 1966 to 1980. The number of retail business also increased. Sapperton received federal Neighbourhood Improvement Program (NIP) funds for sidewalk improvements and street tree planting to improve the image of the area.

Change in density occurred beginning in the late 1950's with the construction of walk-up apartment buildings along Hospital St. and Keary St. The increased staffing at the hospital created an opportunity for multiple family accommodation. With the construction of apartments, the area north of Knox Street was zoned to entertain such redevelopment applications. This area was rezoned to single family in 1965 to give council control of redevelopment.

The issue of change has been a major concern in Sapperton. The residential character is predominantly single family with a small town character to the community. In the absence of an Official Community Plan for Sapperton, the community has been forced to deal with change on an item by item basis.

Further intrusion into the East Columbia streetscape occurred with the construction in 1982 of the two storey provincial buildings at Simpson and East Columbia to house the Ministry of Human Resources. The site was rezoned to accommodate the new development.

Parking around the Royal Columbian became a major issue after its expansion in 1978. By 1986 the community was suffering due to the loss of their streets to employee and visitor use of their street.

The history of Sapperton offers the unique opportunity for residents to be born, work, live and die all in the same community. The historic context of Sapperton reflects the industrial base of the community which created visual landmarks by virtue of their size, massing, intensity of land use, and historical occupancy. Many of these structures and sites are not considered architecture landmarks however, they continue an association with the community which spans over 100 years. Large blocks of land were acquired for industrial and institutional uses and have continued in their historical uses. The location of streets perpendicular to the slope meant that particular resources became more visually defined. McBride School, by virtue of its size and massing with its associated playing fields created a dominant element in the community skyline. The Brewery signs such as "Lucky Lager" beer became visual identifiers and a landmark of the community.

Sapperton Historical Chronology

1858.....Royal Engineers camp.

1860.....Survey of Sapperton into Lots/Blocks.

1865.....St. Mary the Virgin Church founded.

1878.....Brunette Sawmill established.

1879.....Brewery established.

1880's.....Sapperton School established.

1887.....CPR branchline reaches New Westminster.

1889 Sapperton joins New Westminster; Royal Columbian Hospital opens.

1891.....Water/Sewer system established.

1897.....BC Electric Railway reaches Sapperton.

1905.....Sapperton Park constructed.

1912 Royal Columbian Hospital addition; McBride Elementary School opened.

1929.....McBride School rebuilt due to fire damage.

1947.....Buchanan donates property to Salvation Army.

1965.....Sunset Park constructed.

Source:....New Westminster Planning Department

VICTORY HEIGHTS

Victory Geographical Context
Victory Heights is located directly west of Sapperton. The boundaries of the triangularly-shaped neighbourhood are between Richmond Street, Cumberland Street and 10th Avenue to the north.

Victory Heights is characterized by steep slopes and panoramic views of the Fraser River. The grid was superimposed on the topography with the exception of Cherry and Carnegie Streets, which follow the natural contours.

Victory Heights Neighbourhood Context
The neighbourhood has two distinctive development histories. The area between 8th Avenue East, 6th Avenue East and Cumberland Street was first developed because of its proximity to Sapperton. The majority of the area remained as vacant uncleared land until after World War II. The dominant land use in the neighbourhood was the water reservoir constructed by the City in 1890.

The City of New Westminster embarked on an ambitious program of replotting and servicing vacant areas in the late 1940's. After the Second World War, Victory Heights was developed for single family residential use, with some apartments adjacent to the commercial area. In 1945, the Glenbrooke Apartments were constructed on 6th Avenue west of McBride Boulevard. McBride Boulevard was opened to 10th Avenue and commercial buildings were erected at the north-east corner of 8th Avenue and McBride Boulevard in the 1950's. Three medium rise apartment buildings were erected to the north in the mid-1950's.

The area between 8th Avenue East and 10th Avenue East west of Richmond Street was developed in response to housing demands made after World War II. The name "Victory Heights" was identified with the war and the many returning veterans. To serve the growing population F.W. Howay School opened in 1963. The City subdivided and sold the remaining vacant lands in the 1970's.

Victory Heights Historical Chronology

1890.....City constructed a water reservoir north of Sapperton.

1945.....Glenbrooke Apartments constructed at 6th Avenue and McBride Avenue by federal government for returning veterans.

1963.....F.W. Howay Elementary School opened.

1970's.....Subdivision of remaning vacant land in Victory Heights.

Source: New Westminster Planning Department.

APPENDIX Q

Sample Heritage Assessment Form

HOW TO USE HERITAGE ASSESSMENT FORM

Steps in Completing the Form:

1. Information requested on the top portion of the form is available from the Planning Department.
2. The Evaluation is to be completed at the site.
3. Heritage Character Statement should be written up after 1 & 2 have been completed.

1. Purpose of Review

Check the appropriate section which identifies the purpose for the review. A site may be documented for HISTORIC RECORD initially and have subsequent BUILDING PERMIT applications. Note date of review.

2. Inventory Status

These review to other Inventories conducted relating to historic resources in New Westminster. CNW refers to the City of New Westminster inventory work conducted during 1984, 1985, and 1986. Note the volume and page number of the site. CIHB refers to the Canadian Inventory of Historic Buildings conducted during the 1970's. New Westminster does not have copies of the CIBH forms at this time. BORDEN refers to Archaeological sites which are inventoried through the relevant Provincial ministry. The City of New Westminster does not have copies of this inventory at this time. OTHER refers to inventories conducted by citizen groups, colleges, etc.

3. Legal Status

Check appropriate category regarding legal protection of site. Municipal designation, voluntary or by City, is registered by bylaw of Council. Note bylaw number and date. Provincial legislation for heritage sites can occur under the Municipal Act or the Heritage Conservation Act, check appropriate authority. Where appropriate note Covenant or Easement with details.

4. Site Evaluation

This is done on site or by HAC volunteers or Planning Department as part of building permit review processes.

5. Heritage Character Statement

Refer to Chapter 4 - HMP context for decision making.

HERITAGE ASSESSMENT FORM
CITY OF NEW WESTMINSTER

Roll Number: _____
Site Name: _____ Address: _____
Heritage Group: _____ Neighbourhood: _____

REVIEW FOR:
_____ **HISTORIC RECORD** _____ **DEMOLITION**
_____ **DESIGNATION** _____ **BUILDING PERMIT**
_____ **OTHER**

(Specify) _____

INVENTORY STATUS
CNW _____ CIHB _____
BORDEN _____ OTHER _____

LEGAL STANDING
_____ NONE _____ APPLICATION PENDING Specify: _____
_____ VOLUNTARY DESIGNATION _____ MUNICIPAL DESIGNATION BYLAW # ____
date: _____
_____ PROVINCIAL (____ MUNICIPAL ACT _____ HERITAGE CONSERVATION ACT)
_____ COVENANTS _____ EASTMENTS date: _____
Specify: _____

SITE EVALUATION

ALTERATION compatible with existing architecture	E VG G F P
DESIGN is appropriate with existing design	E VG G F P
CONDITION of existing structure	E VG G F P
CHANGE compatible with existing streetscape	E VG G F P
Change compatible with existing streetscape	E VG G F P
Change compatible with adjacent structures	E VG G F P
Cost-effectiveness of proposal	E VG G F P

Identify outstanding existing features
DESIGN _____
MATERIALS _____

HERITAGE CHARACTER STATEMENT (use separate sheet if necessary)

_____
_____
_____
_____
_____

RECOMMENDATIONS: _____
_____
_____

Reviewed by: _____ DATE: _____

APPENDIX R

Victoria Neighbourhood Development Policy

VICTORIA NEIGHBOURHOOD DEVELOPMENT POLICY

1993

"Committed to a vision of a strong Downtown and strong neighbourhoods, the City of Victoria, in partnership with the community, will through open, responsive government enable citizens to live in a socially responsible, environmentally responsible, artistically rich, and people-oriented city that is economically viable."

Mission Statement, City of Victoria

I. NEIGHBOURHOOD DEVELOPMENT

Neighbourhood development is a process whereby local people are effectively involved in the continuing determination of those decisions, policies, and programs that affect all their lives. Neighbourhood development is a shared process in which the City and the neighbourhood work together. These partnerships will maximize this involvement and determination in order to satisfy neighbourhood needs and aspirations in the context of overall City goals.

II. PRINCIPLES FUNDAMENTAL TO THE NEIGHBOURHOOD DEVELOPMENT PROCESS

Self determination requires local involvement in change and preservation.
Identification of needs and aspirations to be satisfied and the potential solutions are generated primarily from within the neighbourhood.

Diversity of a neighbourhood is fully recognized.
The differences within its borders provides the basis for the strength of the whole neighbourhood.

Inclusiveness incorporates all people in neighbourhood development.
Neighbourhood richness results from the participation of all its people and the response to their needs and aspirations. It is important to reach out, for example, to children, women, minorities, disabled, First Nations people, and those with low incomes, and to develop mutual projects for community betterment.

Empowerment results from involvement.
People who have lacked power, both personal and in the system, when successfully taking on new responsibilities, realize their potential and gain greater access to and control over valued resources.

Self sufficiency enables local access to valued resources.
Neighbourhoods provide services and facilities for meeting and gathering, shopping, recreation, learning, health, employment and transit. Ideally these mixed uses cluster around neighbourhood nodes.

Sustainability maintains "quality of life" conditions for future generations.
As part of the larger Victoria community, the neighbourhood will move towards integrated sustainability of all its biologic, economic and social systems.

III. CHARACTERISTICS OF NEIGHBOURHOOD DEVELOPMENT

Physical Identity - The neighbourhood's perception of itself as a place or group of places guides the definition of its physical boundaries, and thereby defines it for purposes of all its relations with the larger community.

Social Identity - A neighbourhood identity develops that recognizes, respects and knits together the component identities of individuals and groups; this is experienced as a sense of belonging and cohesiveness.

Organization - A neighbourhood develops associations, organizational structures and procedures to reconcile differences, establish agreements through consensus, connect neighbours and represent its diversity.

Communications and Connections - The neighbourhood maintains communication methods that enable its organizations and associations to include all residents in their representation, identity and goals. The neighbourhood encourages connections between people with such elements as: front porches, clotheslines, group projects, informal networks, community newsletters, cycle and pedestrian paths, benches and community celebrations.

Safety & Health - A neighbourhood should foster a personal and collective sense of security, both in the home and in the street. A healthy community is one in which people's skills and capacities are fully utilized by the neighbourhood, and the neighbourhood's resources (citizen talents, local associations and institutions) are maximized.

Accessibility - Safe movement within and between the neighbourhoods by pedestrian and cycle modes and easy access to public amenities are priorities. Movement of people takes precedence over movement of traffic. Non-resident generated motor traffic within the neighbourhood is discouraged. Arterial traffic has limited effect on the neighbourhood.

Planning & Programming - As well as being involved in the updates to neighbourhood plans, residents participate in the consideration of day-to-day land use and social issues. Overall planning strategy for the Downtown and the whole City involves local neighbourhoods. Recreational, social and educational programming is responsive to neighbourhood priorities with new programs being developed and facilitated by the appropriate agency, in response to gaps in existing service.

SUGGESTIONS FOR DEVELOPMENT OF NEIGHBOURHOOD CHARACTERISTICS

To be read in conjunction with the Victoria Neighbourhood Development Policy, adopted by Council on June 24, 1993.

PHYSICAL IDENTITY - The neighbourhood's perception of itself as a place or group of places guides the definition of its physical boundaries, and thereby defines it for purposes of all its relations with the larger community.

- Research history of neighbourhood's development.
- Identify the natural boundaries that define the neighbourhood for its residents and neighbours and work to have City Planning area definition conform to the community perception of those boundaries.
- Identify significant features (historical, social, commercial, recreational, service) and incorporate on neighbourhood map.
- Organize walking tours to familiarize residents with their neighbourhood's physical form and features.
- Develop unique signage/identification for the neighbourhood and its features.

SOCIAL IDENTITY - A neighbourhood identity develops that recognizes, respects and knits together the component identities of individuals and groups; this is experienced as a sense of belonging and cohesiveness.

- Research social history of neighbourhood.
- Analyze current demographic information and identify specific social components.
- Work to strengthen identity of individual social components.
- Discover elements common to several social groups.
- Facilitate the sharing of realities by the social components.
- Discover needs specific to individual social groups.
- Planning and zoning should support specific identities.
- Organize social events that celebrate individual identities as well as the neighbourhood's wholeness.

ORGANIZATION - A neighbourhood develops associations, organizational structures and procedures to reconcile differences, establish agreements through consensus, connect neighbours and represent its diversity.

- Emphasize collaboration over hierarchy - share power and responsibility.
- Strengthen the existing organization by reaching out through surveys, study groups and newsletters.
- Make meetings open to include all residents including the disabled and shut-ins. Publicize broadly.
- Respect all viewpoints - rely on feedback.
- Represent all sub-areas and social groups, particularly youth. Consider block or street representation.
- Ensure City Hall hears and understands the neighbourhood viewpoint.
- Maximize neighbourhood influence on neighbourhood planning.
- Liaise with the Community Association Network and other neighbourhood and merchant groups.

COMMUNICATIONS AND CONNECTIONS - **The neighbourhood maintains communication methods that enable its organizations and associations to include all residents in their representation, identity and goals. The neighbourhood encourages connections between people with such elements as: front porches, clotheslines, group projects, informal networks, community newsletters, cycle and pedestrian paths, benches and community celebrations.**

- Maintain active participation in C.A.N. (Community Association Network).
- Establish policy regularly informing all residents using phone network, community calendar or newspaper, newsletters and notice boards.
- Respond to other language or impaired vision needs with information when appropriate.
- Give equal emphasis to receiving neighbourhood feedback as is given to informing.
- Provide friendly response to new contacts and enquiries.
- Establish a welcoming committee.
- Renew notice board information regularly.
- Organize local projects such as clean-up, recycling and volunteer services to residents.
- Do door-to-door surveys and membership drives.

- Facilitate groupings around common interests.
- publish neighbourhood's historical information.
- Install signs at historical elements.
- Collaborate with C.A.N. on City wide Issues, Events and Celebrations.
- Develop allotment gardens.
- Encourage application for relaxation of street setbacks for installation of OPEN porches.
- Make recommendation to City on development of walking and cycle paths.

SAFETY & HEALTH - A neighbourhood should foster a personal and collective sense of security, both in the home and in the street. A healthy community is one in which people's skills and capacities are fully utilized by the neighbourhood, and the neighbourhood's resources (citizen talents, local associations and institutions) are maximized.

- Support Neighbourhood Watch and Block Parents.
- Work with Traffic Analysis Committee and promote adjustment of Traffic Department guidelines.
- Develop peer-group behaviour modelling program.
- Start neighbourhood networks (phone and personal) and resident patrols where necessary.
- Develop buddy system where appropriate.
- Support school safety training program.
- Work with local Community Police Station.
- Organize Safety and Emergency Planning workshops and information distribution.
- Assess inequities in available access to local services and resources like health, housing, education and meaningful work as a basis for recommending changes.
- Sponsor nutrition and other self-help health workshops.

ACCESSIBILITY - Safe movement within and between the neighbourhoods by pedestrian and cycle modes and easy access to public amenities are priorities. Movement of people takes precedence over movement of traffic. Non-resident generated motor traffic within the neighbourhood is discouraged. Arterial traffic has limited effect on the neighbourhood.

- Form Transportation Advisory Committee.

- Do local traffic surveys and recommend changes to street and path system.
- Work with City to establish a pedestrian/cycle orientation policy within neighbourhood, safe convenient cycle routes, improved transit routes, schedules and stops and traffic calming measures.
- Identify physical barriers that limit participation in the neighbourhood and work to rectify.
- Start neighbourhood based local transit service.
- Organize and support a volunteer driving service.

PLANNING & PROGRAMMING - As well as being involved in the updates to neighbourhood plans, residents participate in the consideration of day-to-day land use and social issues. Overall planning strategy for the Downtown and the whole City involves local neighbourhoods. Recreational, social and educational programming is responsive to neighbourhood priorities with new programs being developed and facilitated by the appropriate agency, in response to gaps in existing service.

- Regularly assess the neighbourhood needs and aspirations. Identify need for specific facilities and community projects.
- Regularly establish goals for new projects.
- Survey and utilization of human and other resources in neighbourhood - publish where appropriate or organize a local skills exchange/barter network.
- Develop neighbourhood based recreation and social programs using available resources.
- Establish learning programs.
- Stimulate block water saving projects.
- Encourage home-based businesses and establishment of appropriate local retail centres.
- With the cooperation of City Hall, advance the neighbourhood planning process.
- Participate in City-wide Planning workshops and committees.
- Work on neighbourhood-based recycling that goes beyond the institutional service by providing block depots and local pick-ups.

C.A.N., September 1993.

Proposed

NEIGHBOURHOOD DEVELOPMENT FUNDING GUIDELINES

City of Victoria

NEIGHBOURHOOD DEVELOPMENT FUNDING GUIDELINES

Neighbourhood Funding contributes to the implementation of the Neighbourhood Development Policy. Neighbourhood funding is not intended to replace any existing arrangements or commitments. It is intended to reinforce and complement what may already be in place in the neighbourhoods. It is further intended to support needs and potentials not met through Community Recreation and Leisure funding, which is already fully committed to existing programs in the neighbourhoods.

I. NEIGHBOURHOOD FUNDING WILL TAKE TWO FORMS:

A. Neighbourhood Development Base Fund

Each identified neighbourhood must be assured of ongoing access to:

- a "neighbourhood space" or meeting place;
- some form of local coordination of activities; and
- appropriate means of communication with its members.

Base Funding - The need for the above three minimum requirements is recognized through the Neighbourhood Development Base Fund which will make annual funding available to all neighbourhoods on a per capita basis.

In addition a contingency sum will be allocated to provide for individual partnership agreements between the City and neighbourhoods whereby the responsibility for specific additional ongoing functions and resources is established.

B. Neighbourhood Improvement Matching Fund

Neighbourhoods may wish to sponsor one-time individual improvement projects to which the members contribute through labour, expertise or donations. Applications to the Neighbourhood Improvement Matching Fund will make possible specific projects not otherwise achievable.

II. GENERAL REQUIREMENTS

A. Only one application from each identified neighbourhood for Neighbourhood Development Base Funding will be considered in each City budget year.

B. In areas of the City where overlapping or gaps in jurisdiction exist, the concerned neighbourhoods will determine primary jurisdiction over Base Funding between themselves.

C. Calculation of per capita Base Funding will be determined using population information derived from and adjusted to correspond to Federal Census figures.

D. The amount of funding per capita and the pool amount allocated to contingencies will be determined from time to time by Council in consultation with City staff and the Community Association Network.

E. The amount of funding available for matching grants will be determined by Council annually.

F. Each application for funding shall be from a neighbourhood non-profit association, duly constituted and registered under the B.C. Societies Act, the membership in which is open to all persons in the neighbourhood, residents, property owners and operators of businesses. Such an association may apply for and administer funding on behalf of an identified neighbourhood organization not so constituted.

G. The application for each form of funding shall indicate, in addition to its congruence with Neighbourhood Development Policy and the proposed basis for its sustainability, the following information:

1) **Base Funding** - how this minimal funding will be allocated to "neighbourhood space" access, local coordination, and member communication.

   Requests for contingency funding of an additional ongoing function will include a detailed description of the purpose, implementation process, budget and anticipated results of a proposed function or activity.

2) **Matching Funding** - a detailed description of the project, its value to the neighbourhood, the projected time line for completion, and the proposed budget including the nature of the neighbourhoods' matching contribution.

H. A Neighbourhood Development Advisory Committee, consisting of Community Association Network representatives, City Staff Liaison, and with City provision of resource and staff support of its process, will be formed:

1) to provide ongoing review of the process and guidelines for Neighbourhood Development Administration.

2) to advise on neighbourhood budget priorities and policy relative to the overall community needs,

3) to review all applications for funding and ensure the applications' congruence with the Neighbourhood Development Policy, and to make recommendations to Council, and

4) to receive, review and advise on the annual reports required from each Association receiving funding.

III. MATCHING FUND APPLICATIONS

A. Eligibility

1) Applications will be welcome from neighbourhood based non-profit associations as described under II-F.

2) Joint applications from more than one neighbourhood organization, working together on a project, are encouraged.

3) Applications cannot be considered from individuals or single businesses, institutions, religious organizations, government agencies or political groups.

4) Satisfactory completion of previous projects will be a condition for acceptance of new applications.

5) Applications must also meet the following Project, Neighbourhood Contribution and Application requirements.

B. Project Requirements

1. To receive support Projects must:

a) Be specific and one-time.

b) Provide a public benefit and create a new tangible product beneficial to a neighbourhood as opposed to maintaining a project previously created using Matching Funds or providing for ongoing services or operating budgets.

c) Be feasible for completion within six months following award of funds for requests under $5,000 and within twelve months for requests over $5,000.

d) Involve neighbourhood people in the identification, planning, and execution of the proposed activity, emphasizing self-help.

e) Be a neighbourhood planning project, neighbourhood improvement project, public school partnership pilot project, programme development project, or programme and capital equipment acquisition.

f) Add to rather than duplicate existing private or public programming.

g) Be compatible with existing City policy.

h) Identify the source of maintenance and operating support, if required.

2. Neighbourhood Planning Projects must:

a) Work with City staff and be coordinated with existing City policies relative to that neighbourhood.

b) Demonstrate the potential for action and finance to complete the plan.

c) Describe the particular actions that will result from their planning.

d) Be managed and carried out by the applicant organization.

3. Neighbourhood Improvement Projects shall include:

a) Time-limited design or construction projects such as park improvements, playground equipment, traffic circles, children's summer activities, light pole banners, building murals, tree planting, improvement of the natural environment, etc.

(Design and construction could be phased over several years for larger complex projects, bearing in mind that approval of an initial phase lends no special standing to subsequent applications).

b) Developed plans for future maintenance of the improvement.

c) Permission from the owners of the specific property affected by the improvement and compliance with all regulations normally associated with the particular activities.

4. Public School Partnership Pilot Projects shall:

a) Recognize the need to develop closer relationships between schools and neighbourhoods and generate benefits to both.

b) Involve an active relationship between a neighbourhood and a public school.

c) Include a feasible plan for gaining funding past the first year. (The Matching Fund will not fund succeeding years).

C. **The Neighbourhood Contribution**

1. Match Requirements - to gain support from the Matching Fund, applications must include a pledge to provide neighbourhood resources for implementing the project.

2. A neighbourhood match may include:

a) Volunteer labour pledged to a Matching Fund project and valued at the cost necessary were the required workers to be hired. Fund raising by volunteer time is not considered part of the match.

b) Donated professional services necessary to the project and valued in proportion to the project's needs. As the City has an open selection policy for consultants, applicants cannot promise that a particular professional will be paid out of the Matching Fund proceeds.

c) Donated materials and supplies such as office supplies, landscaping materials or construction supplies valued at the cost necessary if they were to be purchased.

d) Borrowed equipment such as computers or trucks valued at the cost necessary if they were to be rented.

e) Cash. Note that other funds from the City of Victoria will not be accepted as part of the match.

3. The total value of the match must at least equal the amount requested from the Matching Fund.

4. The applicant must demonstrate how each element of the match is required to complete the project.

5. The proposed match elements are to be expended during the project's implementation.

6. At least 25% of the resources provided as the neighbourhood's match must come from the neighbourhood as distinct from outside sources.

7. Match contribution may be pledged by donors as opposed to being in hand but each element must be supported by written evidence from the donor of the pledge and the date of its availability.

8. Acceptability of cash matching pledges based on future fund raising activity will be determined from the applicant's previous fund raising experience and record.

9. Match resources only count as eligible after the award of Matching Funds and should not be spent until the award is made. However, design time, which is included in the match and which is necessary for the preparation of the application may be spent prior to award.

D. **The Application Process**

1. A pre-application shall be submitted by the posted deadline on the prescribed form outlining the general eligibility, scope and feasibility of the proposed project.

2. The pre-application will be reviewed by the Advisory Committee and the appropriate City Department where necessary and written comments will be provided to the applicant suggesting possible ways the proposal could be made eligible or improved for the final application.

3. A final application shall be submitted by the posted deadline on the prescribed form and provide the required details of the project.

   Attachments to the final application shall include all appropriate design information, pledges of donated and other neighbourhood match and evidence of the applicant organization's full support of the project.

4. All applicants will be informed of the date and time when the Advisory Committee will hear presentations from applicants.

5. All applications will be evaluated and rated using a rating system that looks at:

   a) the proportion of the neighbourhood's match and its security,

   b) the degree of active community participation in terms of the involvement of the number of volunteers, the number of neighbourhood organizations and the diversity of interest groups,

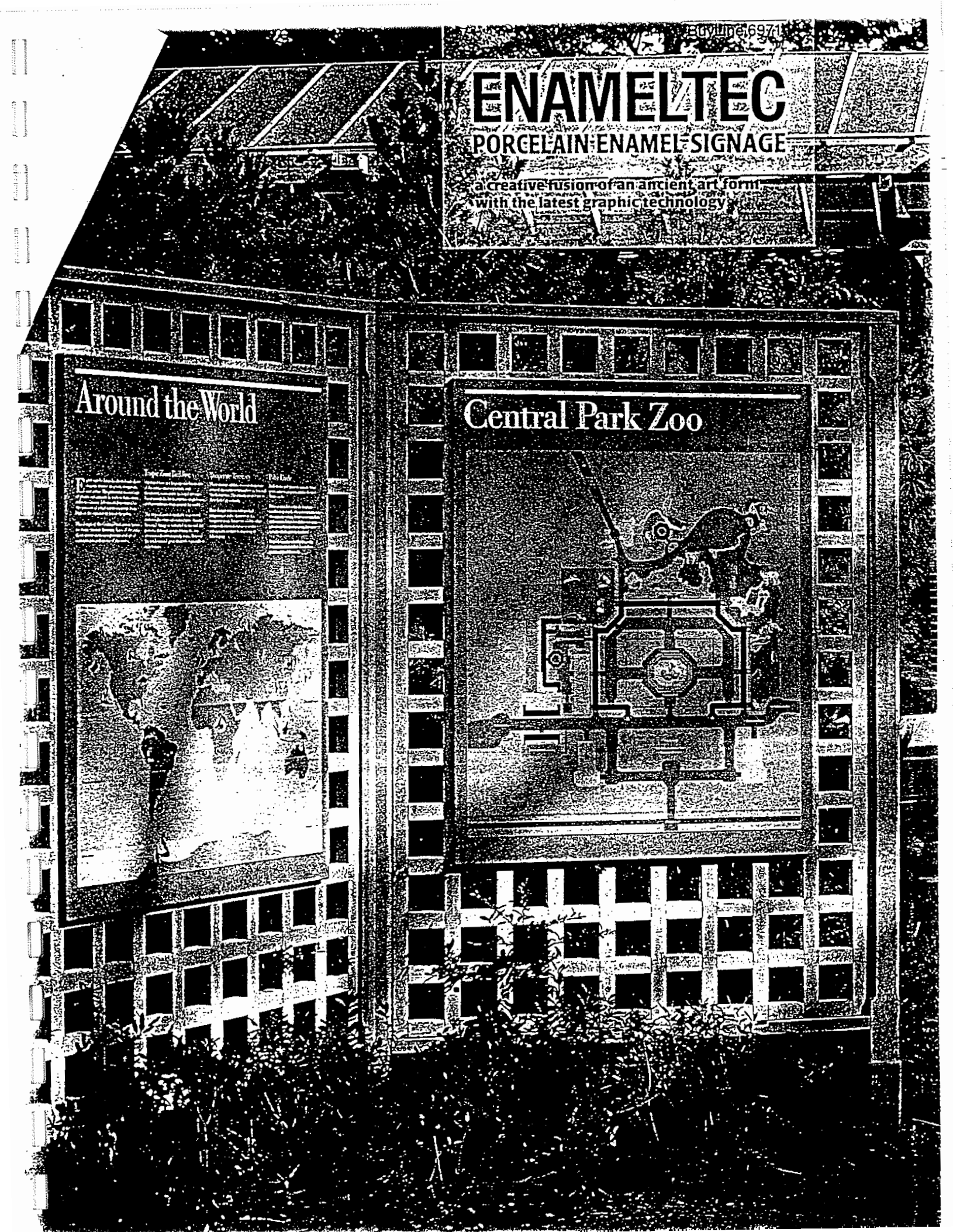
   c) the degree to which the project addresses a documented need and addresses an environmental problem or improves a neighbourhood's environment, and

   d) the quality of the project's planning, its budget representation and its innovative response to the problem.

6. Based on this analysis of the applications, the Advisory Committee will make its recommendation to Council regarding the list of proposed awards of matching grants. The total of these awards will not exceed the total budgeted to the Neighbourhood Matching Fund that year.

APPENDIX S

Examples of Interpretive Signage


ENAMELTEC
PORCELAIN ENAMEL SIGNAGE
a creative fusion of an ancient art form
with the latest graphic technology
Around the World
Central Park Zoo

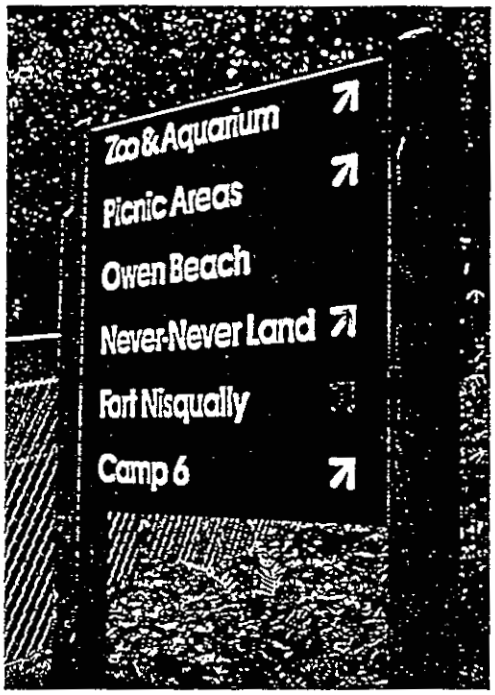
Enameltec is exclusively dedicated to custom fabrication of environmental and architectural signs in porcelain enamel.

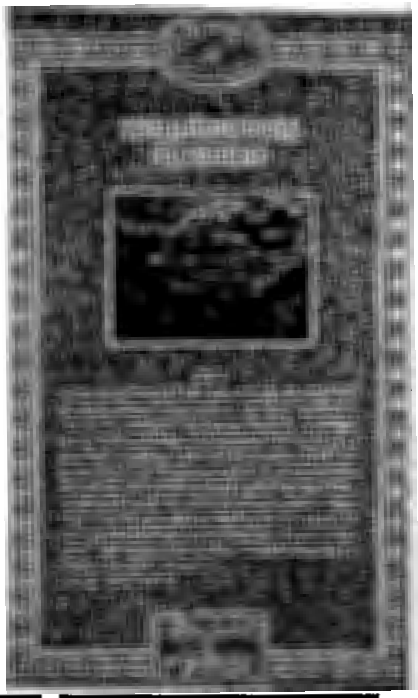
What is porcelain enamel?

Porcelain enamel combines the lasting beauty and easy maintenance of glass with the strength and durability of steel. Special glass, called *frit*, is mixed with pigments (colours), then permanently fused to sheet steel at temperatures of 1100° to 1500° fahrenheit. The molten glass and red hot steel are inseparably bonded, forming a smooth, rock-hard finish, which is virtually vandal proof, won't scratch, rust, fade or peel.

Incredibly durable – history proves it!

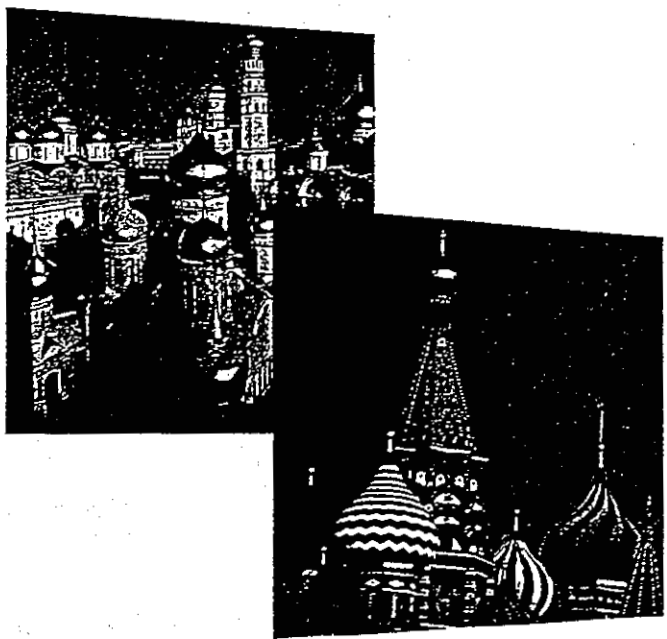
The exact origin of porcelain enamel is lost to time, but it is thought to have begun with the ancient Egyptians, and has been handed down through the ages. Artisans used porcelain enamel to fabricate some of Cleopatra's jewellery. Impressed with its beauty and durability, the Celts used porcelain enamel to create elaborately decorated shields. The technique is similar to cloisonne, used by Leonardo da Vinci and Faberge. Today, Enameltec has resurrected the ancient craft, using the traditional processes in combination with advanced new graphic techniques to produce outstanding effects.





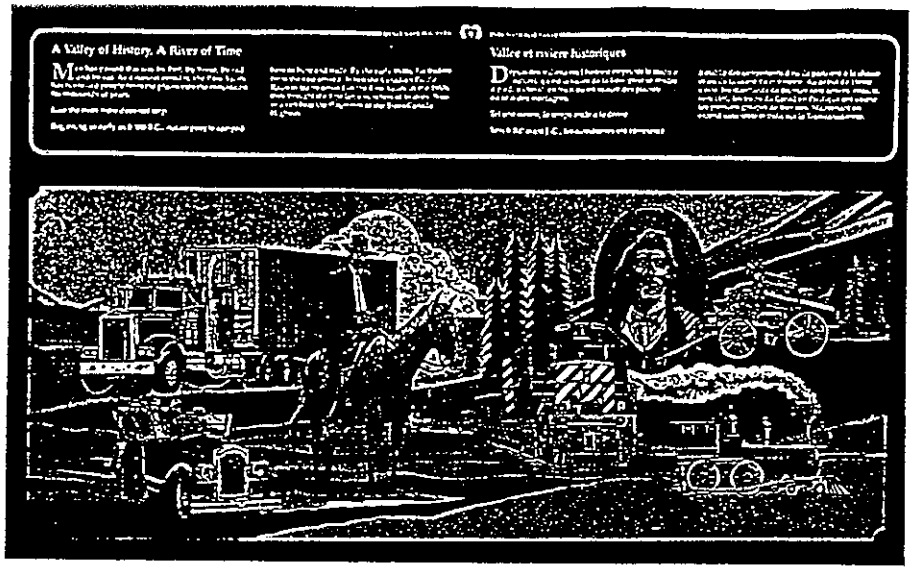


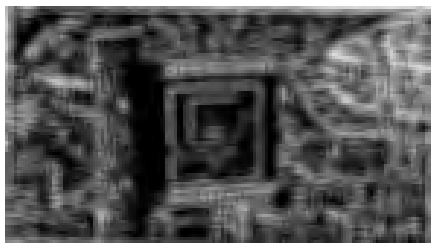
Orientation and interpretive signage, clean, bright and built to endure the elements.



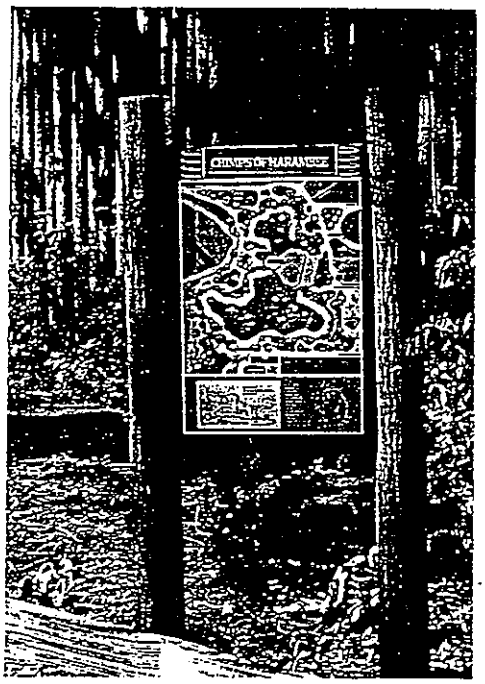


Enameltec panels grace the walls of many walkways, museums, restaurants and parks.









Enameltec signs are complementary to their surroundings, and remain bright and colourful in any climate.

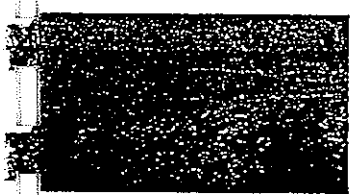
Enameltec

Picture it—bold, beautiful colours and incredible images, rendered in a medium that's as flexible as the artist's canvas, yet as durable as steel. Enameltec signs will be as fresh and vivid as today, for a long time to come.

Enameltec signs won't stain, discolour or scratch. Over 2,000 colours are available as well as customized colours to your specifications. Two and four colour process graphics and multi-colour interpretive graphics can be achieved through photographic and screen printing processes. As a result of extensive research Enameltec has developed a photo process to make the porcelain panel photographically sensitive. Using darkroom techniques, black and white images are contact printed with a negative, so very fine detail—as fine as 200 dots per inch (DPI)—can capture all the subtle shading and resolution.

Signs are weatherproof, easy to install and maintain. Graffiti is no problem—spray paint or markers wipe off with a household cleaner.

For striking, memorable signage that is cost-effective and durable, the choice is Enameltec.

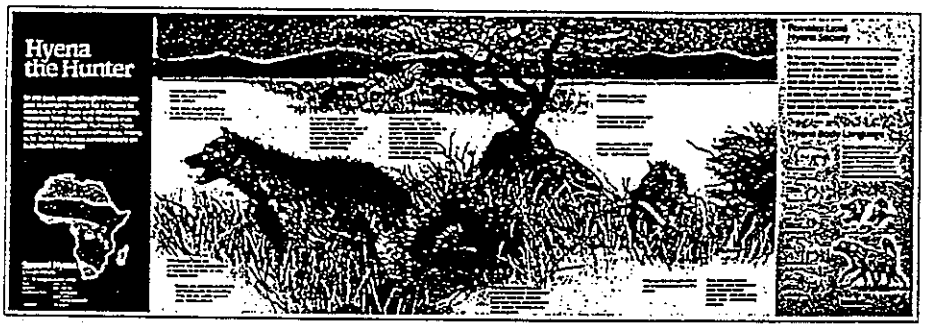








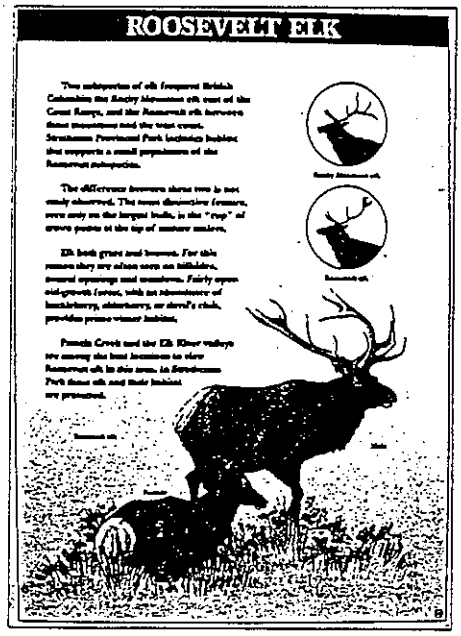




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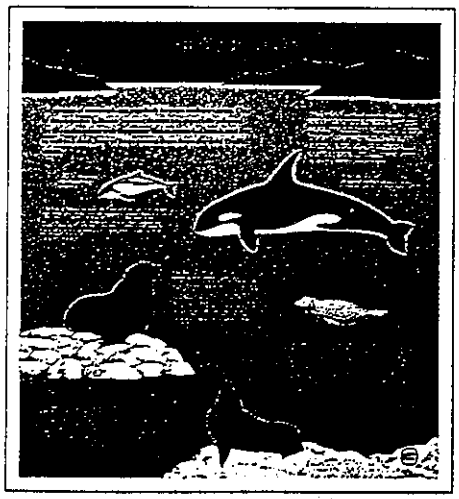
*Area Code change to (905) after October 4, 1993.

Interpretive zoo graphics are a prime example of Enameltec put to ideal uses by telling the story crisply and clearly.









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'Go look at the map' at the library corner

I had an interesting experience on a misty Friday evening last week on the Riverwalk, and it deserves notice.

I went to the fountain, and remembered that I wanted to see the new piece of artwork laid into the bricks near the Library. I crossed on the pedestrian walks and headed for the map-corner. A man with a stroller and I converged at the map simultaneously, and we both stared in wonder at the work. Within two minutes we had struck up a conversation, sharing where we lived and pointing out the clever details of the piece. Within 5 minutes, there were ten people gathered around, all chatting and sharing. In 10 minutes there must have been thirty of us all told, staring, chatting, pointing and adding whatever bits of Naperville lore we knew to familiarize some new Napervillians with their town.

We actually created quite a commotion there on the map corner, so much so that two seemingly disinterested teenagers with punk cuts and faded jeans jackets actually came over and asked "what all the excitement was about". (where is it written in stone that heavy metal is all they are interested in?) A library lady joined us with further explanations, the most important being that yes, we could in fact walk on it, and the group immediately charged onto the thing, touching it and getting down to look close at the details and feeling the relief work with their hands and feet.

As I walked away I remember thinking to myself how nice it was to be a part of this spontaneous occurance, and once again I marvelled at the power a piece of art has on people. Total strangers came together for a space in time and because they had the art in common, they touched one another for a few brief moments. This in a nutshell is the purpose of art. It is simple, direct, personal and powerful.

I won't soon forget my experience on that misty Friday evening, nor should any Napervillian miss the opportunity to go to the map-corner and touch a piece of what we are.

Chris Schulz
321 N. Center

Naperville Sun, 9/86

The art of G.W. LeFevre is owned by the following cities, institutions, and corporations:

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BOSTON SYMPHONY ORCHESTRA
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THE CITY OF BOSTON, MASS.
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STATE UNIVERSITY OF NEW YORK
THE TOWN OF BROOKLINE, MASS.
U.S. DEPARTMENT OF STATE
WARNER COMMUNICATIONS
TWA, SAN FRANCISCO AIRPORT



Manhole Cover: Hub Caps Project, Boston

city art maps are:

INTERACTIVE Pedestrians enjoy using the maps to figure out where they are or where they live. In the process, they discover the artist's many historical, cultural, humorous and geographical references.

HISTORICAL Each map is dotted with relief illustrations of local historical interest—some serious, some humorous. LeFevre's Naperville, Ill., map includes a small illustration of a 1946 train wreck that still evokes powerful memories for older townspeople. His work in the streets of Boston represents the Boston Tea Party with flow-through tea bags. The locally famous Molasses Explosion of 1919, when two million gallons of molasses broke loose, is also rendered.

ARTISTIC Art-loving passersby enjoy the fine, detailed renderings of other public artworks in an area, as well as architectural and cultural landmarks. LeFevre's Richmond map, for example, features the neo-classical sculptures of the city's Capitol Square and the facade of the state capitol.

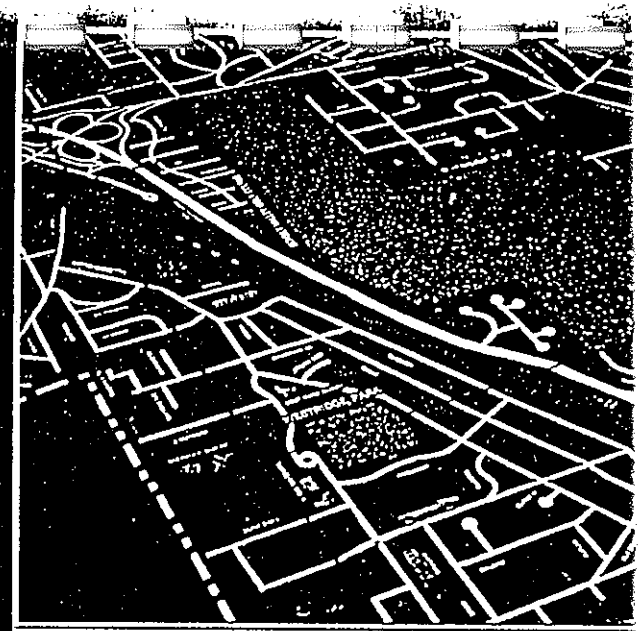
LOCAL Local color, myth and humor are brought to life in many of the relief details. In Boston, the infamous Boston driver is represented as a gorilla behind the wheel. The Waukesha, Wisc., map (now being crafted), includes the nickname "Mad-City," which many area residents use to describe their liberal, big city neighbor, Madison.

MULTICULTURAL Diverse historical and cultural events are literally "put on the map." On the Waukesha map, a local Underground Railroad station is noted in relief, as are various Native American sites.

MULTIPLE USE Unlike other public artworks, the maps are embedded. Because City Art Maps can be walked upon, the space they occupy can continue to serve many public uses, from book fairs and concerts to political rallies and arts festivals.

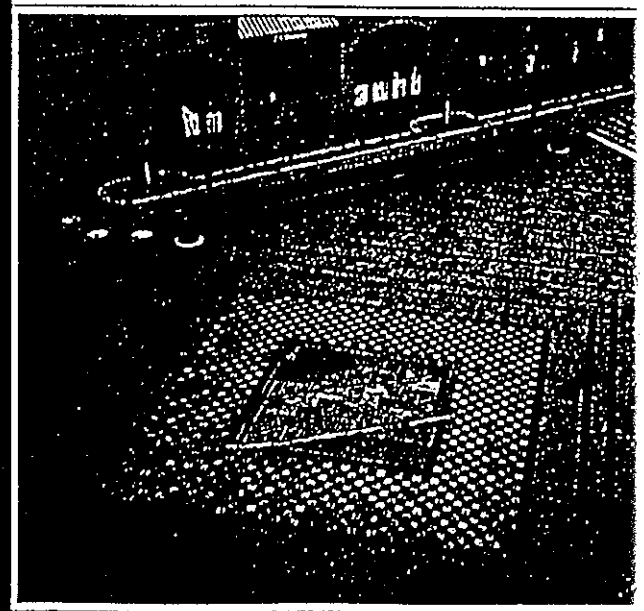
LOW MAINTENANCE Bronze is a low-maintenance material. The silicon bronze used in the maps wears well and the heavy pedestrian traffic drawn to the maps helps keep the details highlighted and polished.

ADAPTABLE The maps can be adapted to various kinds of sites. Besides being set in city parks and plazas, they can also bring their information and appeal to campuses, lobbies, boardrooms and exterior walls and walkways.



city art maps

in bronze
by G. W. LeFevre



city art maps make a public art choice that appeals to the whole community. Pedestrians of all ages enjoy walking on and around the maps, figuring out where they are and where they live, while discovering the many surprise details that bring the maps to life.

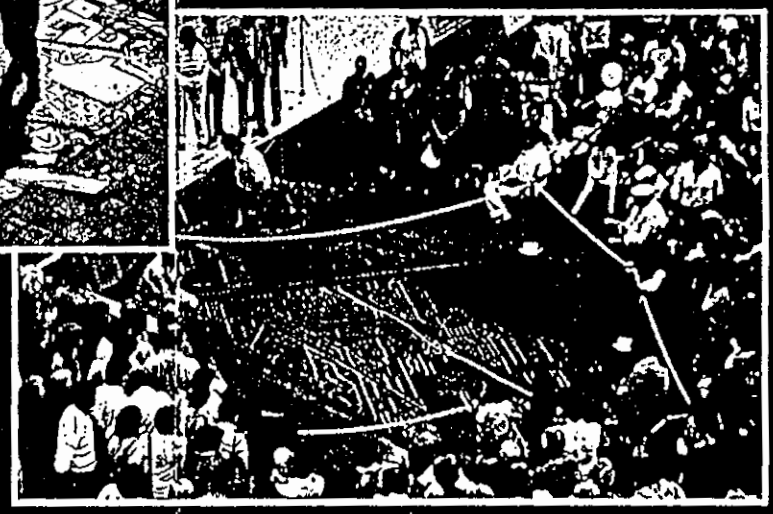
The history of an area, its cultural and architectural landmarks, its ethnic heritage, even its popular myths and local humor are all "put on the map"—rendered with hundreds of hand-carved details, then cast in bronze.

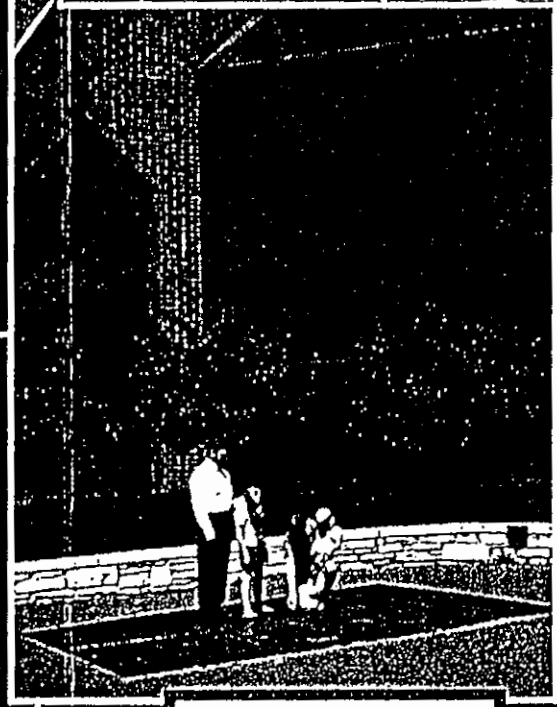


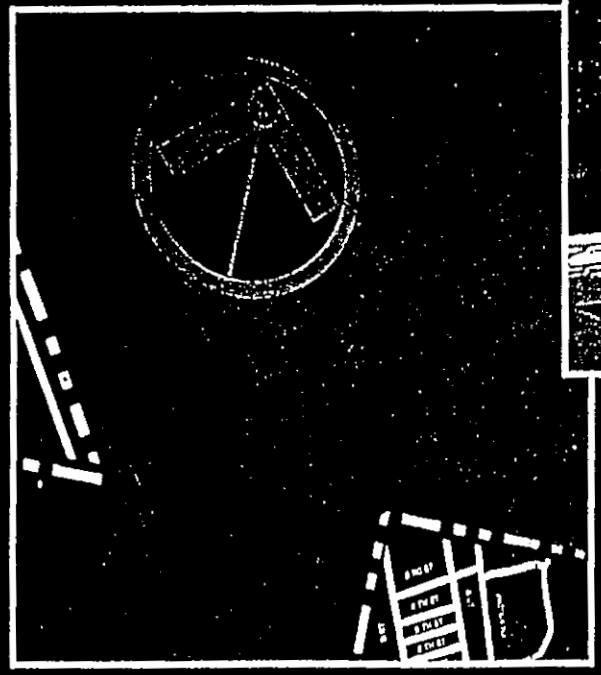
Brickwork: Hastings Pavement, Freeport, NY

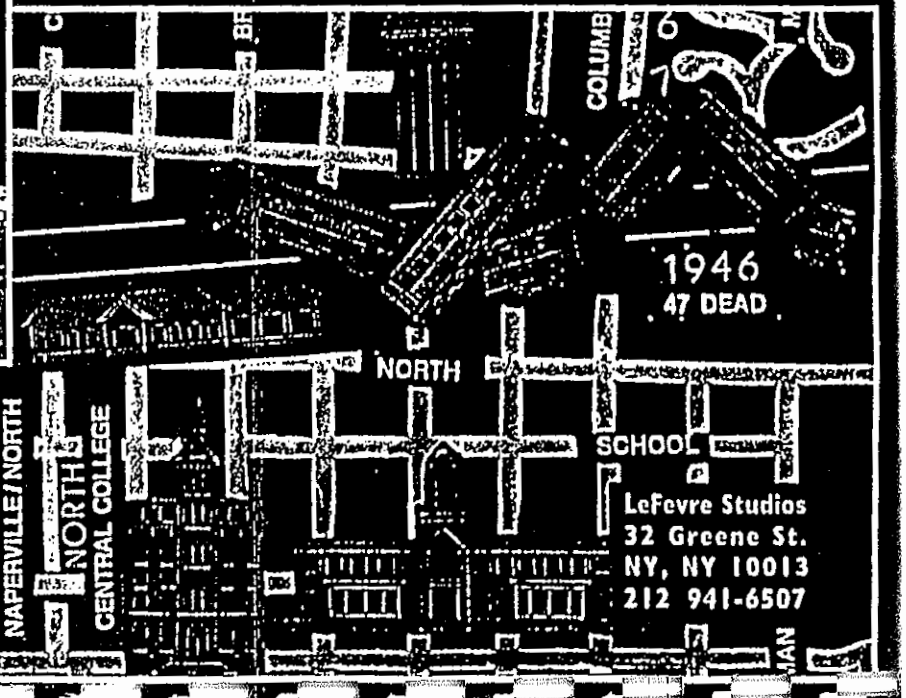
city art maps

in bronze by G. W. LeFevre









CITY ART MAPS ARE:

- HISTORICAL
- MULTICULTURAL
- INTERACTIVE
- LOW-MAINTENANCE
- SITE-SPECIFIC
- WORKS OF ART

APPENDIX T

Tree Keeper's Program

May, 1993

Dear Franklin Community School TREEKEEPERS:

Thank you for taking on and caring for Rotary Heritage Forest #5

Here is some information on the forest that may be of help to you with your research and understanding. Some of the Information you may want to put in your journal.

* Approximately 7000 trees are planted in the ROTARY HERITAGE FOREST.

* 72 classes from 39 schools in Vancouver and Burnaby participated in tree planting.

* The six areas chosen for the Rotary Heritage Forest were made available for tree planting by the B.C. Ministry of Transportation and Highways. The trees as they grow, will help screen the busy traffic along the Trans Canada Highway and connecting on-off ramps and streets from the houses along the route. The trees will take in some of the pollution produced by cars and trucks and give back oxygen for all of you to breathe.

* Money to pay for the buses, the shovels and protector tubes, the hats for the Rotary Volunteer Foresters and the teachers, the Tree Planter Certificates, the Video everyone watched in class and on the bus and some of the trees like the Bigleaf and Vine Maples along with the tea bags of Gromax fertilizer came from the: The Environmental Partners Fund
  A Green Gold Grant
  Kerrisdale Lumber Company
  Rotary Club of Vancouver South
  Tree Plan Canada
  Royal Bank of Canada
  Rotary Club of Vancouver East
  Rotary club of Vancouver Quadra

* Most of the trees for the Rotary Heritage Forest were donated by:
  MacMillan Bloedel Limited
  Forest Trust- New Growth Nurseries
  Ministry of Forests, Surrey Nursey

* Many other Companies and individuals made donations and helped with the Project. Cannor Nurseries Ltd., and Reid Collins Nurseries Ltd.,(trees) Grayline Vancouver,(buses), Colortec Screenprinting Ltd, (banners for the bus), Bushpro Supplies Inc., (shovels), Kerrisdale Equipment Ltd, (tools), Gromax,(packets of fertilizer). Envirotectural Services Ltd, (site storage), Gordon K. Grodzki, Photographer, (class pictures), Gary Kasmar Professional Videos, (How to plant video), SNC FENCO,FENCO LAVALIN (1991) Corp.,(site access and safety), Catherine Berris and Associates Inc., (designated forest planting areas), Tads Sporting Goods, (hats), Way Out West Video Productions-BCIT Broadcast Centre, (Video of Rotary Heritage Forest Story), Mellor-Ligget/Bolt-Liggett Insurance, (Van & Trailer), Zippy Print, (tree labels & certificates),and the B.C. Ministry of Transport and Highways,(Signs, Safety vests and aftercare and maintenance of the Rotary Heritage forest.

* Red Alder, Vine Maple and Bigleaf Maple will grow from 6 to 9 meters,(20-30 feet),in height in 15 years. Because they grow quickly these deciduous trees will provide shade for the slower-to-start conifers, Western Red Cedar,

Douglas Fir, Silver Fir and Western Hemlocks. The Yellow Cedar is the slowest growing of the evergreen conifers. When the Red cedars and firs get going they outstrip the Alders and the Maples in rate of growth and size. The Douglas Fir, The Yellow Cedar and the Western Red Cedar can live for over a 1000 years or 12 to 16 man lifetimes and reach heights of 40 meters, (150 feet). The oldest tree in Canada is a Yellow Cedar that was 1700 years old when it was cut down five years ago on a mountain top on the Sechelt Peninsula.

You might look in your library or ask your teacher for a book by Gerrald Straley, titled: *The Trees Of Vancouver,* or another book by Hosie R.C., *Native Trees of Canada.* They will tell you all about the trees you have in your care in the the Rotary Heritage Forest #5 and their correct botanical/scientific names along with many other trees you can see along the streets in the city. All of these trees together go to make Vancouver's Urban Forest so the Rotary Heritage Forest is also part of it.

Thank you for your help in taking care of your portion of the Rotary Heritage Forest - we hope you will always be interested in the trees around you.

Sincerely,

Donna, Clive & Cec'
Vancouver South Rotary Club
Rotary Heritage Forest
7950 Granville Street
Vancouver, V6P 4Z2
Fax #261-6905

July 12, 1991

Nicki-Lee, Editor
Kla How Ya,
Rotary Club of Vancouver South.

Dear Nicki:'

Since I will be unable to report officially in person as I had hoped to do on the first year go around for the Vancouver South Rotary sponsored Treekeeper Program for the two Grade five classes at Sexsmith Community Elementary School, Ontario Street and 59th Avenue, perhaps you can include something about it in the Klahowya so that the VSRotary members will be informed of this continuing program.

The Sexsmith Community School Treekeeper Program began last fall when each of the students in the two grade 5 classes where given a card with the name of a tree on it, both botanical and common names. These corresponded to trees on the Sexsmith School grounds along Ontario Street and Fifty ninth Avenue around the Rotary Playground,in the southeast corner of the adjoining Langara Golf Course and in Winona Park to the west of the school along Fifty ninth.

At the graduation day ceremonies in the Gym at Sexsmith the morning of June 26th in my full Scot's kilt and regalia representing Archibald Menzies, Surgeon -Botanist I had the honour of presenting books, to the three boys and three girls who were judged by their teacher to have kept the most interesting/creative/neatest/beautiful Journals. These 6 were Jimmy Weng, Nicole Vliegenthart, Lisa Wolff, Carey Yada, Holden Hoy and Dennis Sam. Each received a copy of *Native Trees of Canada* inscribed with their names along with congratulations from the Vancouver South Rotary Club.

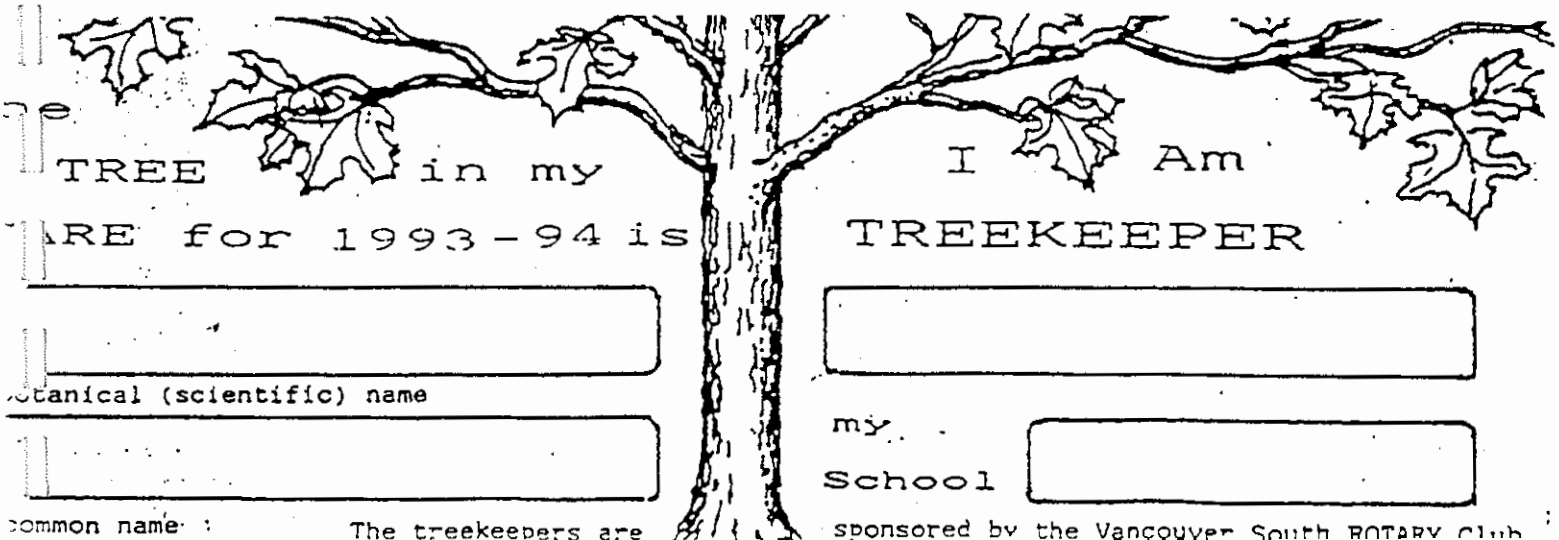
Come September I look forward to the rather sad and touching but also exiting ceremony when last term's Treekeepers will hand over the trees they have had in their keeping over the past year to a new group of Sexsmith Grade 5 Treekeepers.

For this handover of trees we will be presenting a colour-it-yourself Treename/Treekeeper name card and a hard cover Journal before the walkabout to handover ceremonies.

Next Year's prizes will be Gerald Straley's new book *Trees of Vancouver.*

Yours in Rotary Service,

Clive L. Justice, Rotary Club of Vancouver South





Sexsmith community school, at 59th and Ontario, has embarked upon a Tree Keepers program, involving 64 fourth and fifth grade students. Each child will watch over a tree for a year. Jim Harrison photo

64 kids adopt Ontario St. trees

By SEAN MAGEE

Sixty-four lucky trees near Ontario Street are prospering under the watchful eyes of newly-appointed guardians.

Sexsmith community school, at 59th and Ontario, has embarked upon a Tree Keepers program, involving 64 fourth and fifth grade students. The brainchild of retired landscape architect Clive Justice, the program is designed to teach children the importance of trees in an urban environment by making them responsible for the well-being of a particular tree for an entire year.

"I was involved in a similar project some years ago in Haney that was designed to reduce the level of vandalism of trees," Justice said. "We found that the adoption program not only provided tremendous opportunities for the kids to apply their curriculum studies to the real world, it also teaches them how trees contribute to the urban environment."

At the beginning of October, Justice took the students on a tour of the Sexsmith school grounds and neighbouring Winona Park. He assigned each student a specific 10-year-old with an ownership certificate describing the scientific and common name of the adopted tree.

For the rest of the school year, the young horticulturalists are obliged to visit their tree once a week, recording its growth and development in a journal. The school's teachers have also agreed to incorporate the tree program within the students' regular subject areas.

"Part of the philosophy of community education is to take the curriculum to the community; to relate learning to the real world and give the kids a sense of community ownership," said community school co-ordinator Pierre Welbedagt. "The kids will perform certain height and measurement calculations on their trees as a math component, while language and history studies will be part of the journal they keep.

corporating the trees will be designed to give the students direct insight into the importance of trees in a big city."

Justice and Welbedagt hope this pilot project may soon become part of the community school curriculum. In addition to presenting a valuable learning opportunity, they believe the project will ensure the education of a generation sympathetic to the need for trees in an urban setting.

Operating a Kerrisdale business for 35 years, Justice has long been committed to the preservation of trees in Vancouver. It was he who, over a two-year period, administered the compilation of Vancouver's heritage tree inventory by two landscape architect students.

Now semi-retired, Justice has finally found the time to implement the education program he has long dreamt

August 3, 1993

TREEKEEPERS

Treekeepers is an awareness-education-conservation-protection program for ten and eleven year old elementary school children centered around existing trees in their local community.
The treekeeper program is initiated, fitted into and carried on as part of the Grade 4/5 curriculum.

Sometime in the fall, September/October each girl and boy in the class will be formally "given", with due ceremony, an existing tree that is found on the school grounds, in the adjoining or nearby park or on nearby streets. The formal giving over ceremony should be headed by someone in authority, both important and respected in the community.

The tree selected for each student will be identified, with both scientific and common name on an identity card given out to the student at the time of the ceremony. They also recieve a... I am a Treekeeper, My tree is... ID card. This will occur during a tree awarenesss walkabout led by the Urban Forester, in this case the writer, prior to the formal giving over ceremony assembly on the school grounds.

Basic to the Treekeeper program is the journal kept by each Treekeeper over the one year each has the tree in his or her keeping. In the second year of the program each student who has had the tree in care for the past year gives it with due ceremony to a new Grade 4/5 Treekeeper for the next year's care and keeping. The VIP giving over ceremony should be repeated at the start of each school year.

The journals become the Treekeepers record, memento, souvenir and yearbook of the time they had the trees in their care. The journal must have recorded in it some basics regarding the tree:

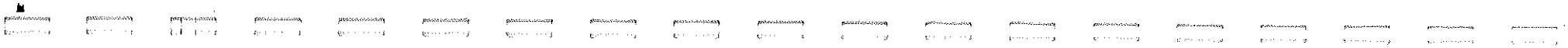
* Scientific, (botanical), name and common names,
* The calculation of trunk diameter, height and spread,
* Biographical data (geographic origins, discoverer or originator etc),
* The tree's seasonal changes, climate responses etc,
* Biological-environmental data and comparisons etc.

Most importantly, the journal should also record and display each Treekeepers creative and artistic, talents and responses as related to the tree in their care.
The Treekeepers' journals should also record the values of their tree in particular and trees in general to our urban habitat and to themselves and their families in providing a more healthful, beautiful and spiritual environment in which to live.
Much of what the each Treekeeper's journal includes will reflect how each of the Teachers fit the Treekeeper program into the grade 4/5 curriculum.

Important also, will be the formation of a Treekeeper support group. Beside finding sources that will provide the ID Cards & the Journals, the support group's resources and resourcefulness will be planning and undertaking activities such as guided field trips of urban trees in such places as Sunset Nurseries, Queen Elizabeth Park, VanDusen Gardens or the Urban Forest in the school neighbourhood or in Stanley Park.

The school's Treekeeper support group could initiate and participate in establishing and monitoring a School Grove of Vancouver's Centennial Tree, the White Wonder Dogwood or the giving a series of prizes for the best of several catagories of Treekeeper journals or Urban Tree awareness projects.

The Vancouver South Rotary Club will be pleased to provide the initial impetus and resources to get a Treekeeper Program going in your school. Contact: Rotarian Clive L. Justice, Landscape Architect & Urban Forester, Telephone & Fax No. 327-1851.
Yours in Rotary Service:



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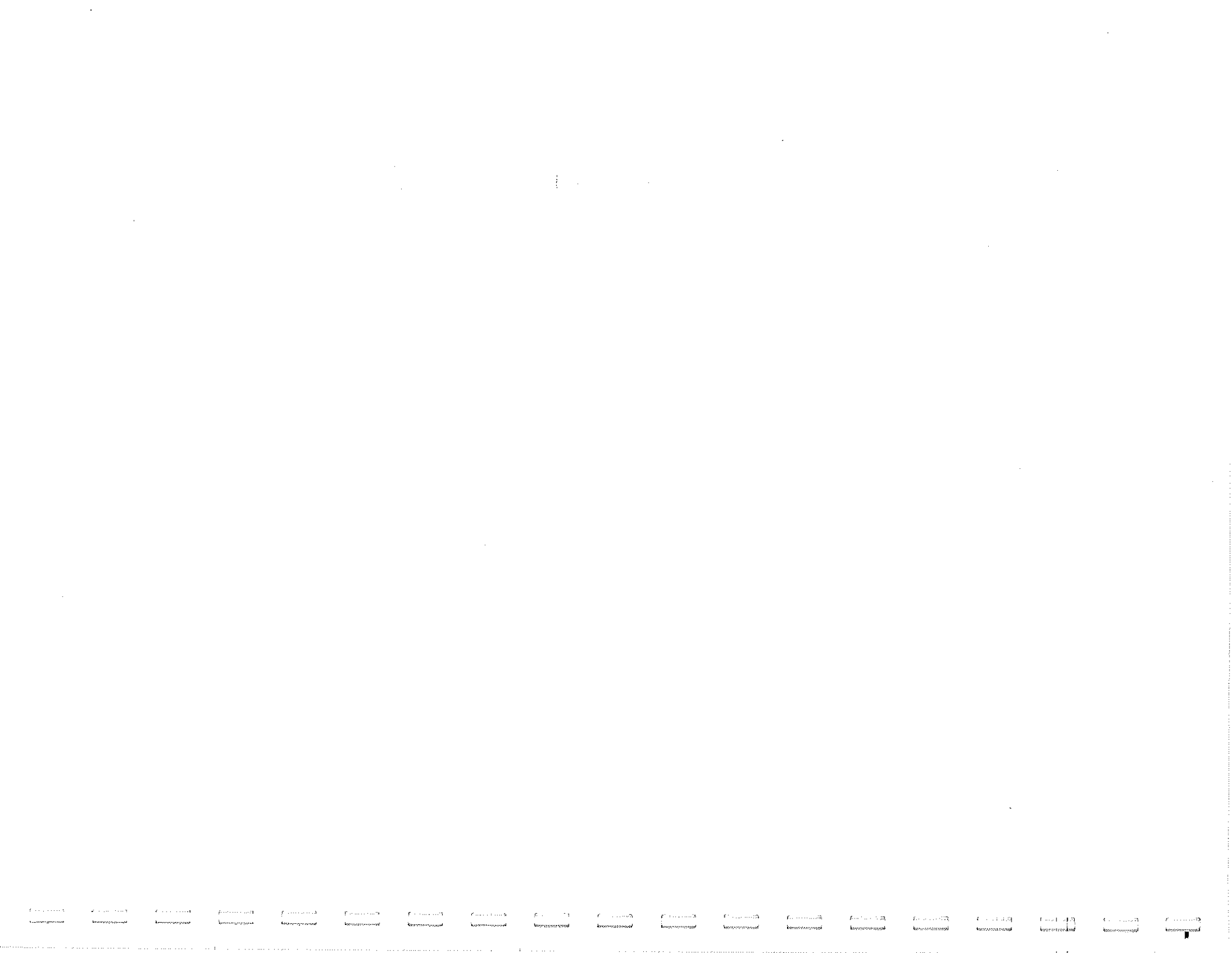
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Submitted by Councillor Glen Murray
July 10, 1992



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