QUEENSBOROUGH RESIDENTIAL HERITAGE INVENTORY



JULY 2010

prepared for:

CITY OF NEW WESTMINSTER

prepared by:

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I. Context Statement

The neighbourhood of Queensborough is situated on the eastern tip of Lulu Island in the City of New Westminster; it is a relatively geographically unique area, with the building stock being constructed on a moist, flat, alluvial floodplain.

Queensborough, since the first bridge connecting it to New Westminster was built in 1891, has had a rich history important to the development of the Lower Mainland. Shipyards began operating on the north shore of Lulu Island around 1908, and several machine works were operating by the time the B.C. Electric Railway Co. completed its rail bridge in 1911. Residential development first began in the Queensborough area around the beginning of the twentieth century, after the influx of industry. Contractors built some of the residences in the neighbourhood, but many were designed and erected by the owners themselves, who would later add to and enlarge the houses as more resources became available.

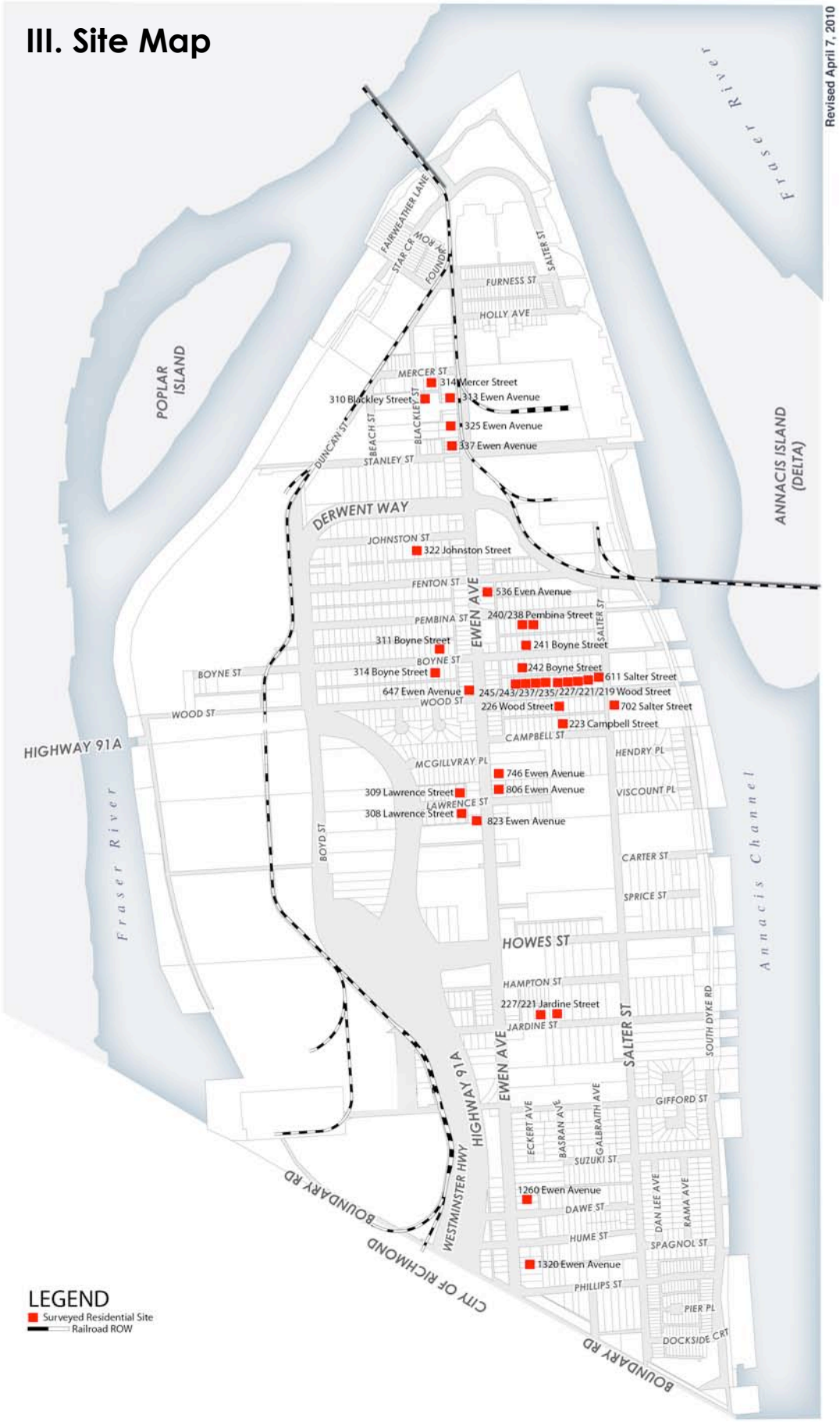
The industrial development also resulted in the migration and immigration of people to the Queensborough area, creating a culturally diverse community. Due to the arrival of people seeking employment at local sawmills, canneries, shipyards, and farms, Queensborough was home to an Aboriginal and Indo-Canadian population and, by the 1930s, was populated by people from Italy, China, Slovakia, Scandinavia, Portugal, and Japan. This Japanese community is still represented in some of the residential heritage buildings in the Queensborough neighbourhood.

Today, some of this built residential heritage remains, although many of the buildings have been significantly altered over time. Much of the housings stock however, still stands as testament to the area's marine and manufacturing centred past and the contribution the early industrial workers made to the area. These are listed below.

II. Methodology

The initial windshield survey was conducted in January 2010. Sites were selected on the basis of their residential historic nature and an estimated age of at least eighty-five years. In all, thirty-four sites were surveyed; two sites had been previously documented by the City of New Westminster, and were included on the previous New Westminster Heritage Inventory, conducted in 1986. Preliminary historical research was then conducted on these sites using a combination of fire insurance maps, city directories, building permits, water connection records, and secondary reading.

III. Site Map


Revised April 7, 2010
Fraser River
POPLAR ISLAND
ANNACIS ISLAND (DELTA)
Annacis Channel
Fraser River
FAIRWEATHER LANE
STAR CR
ROW
FOUND
SALTER ST
FURNESS ST
HOLLY AVE
MERCER ST
314 Mercer Street
310 Blackley Street
313 Ewen Avenue
BLACKLEY ST
325 Ewen Avenue
337 Ewen Avenue
BEACH ST
DUNCAN ST
STANLEY ST
DERWENT WAY
JOHNSTON ST
322 Johnston Street
FENTON ST
536 Ewen Avenue
EWEN AVE
PEMBINA ST
240/238 Pembina Street
SALTER ST
311 Boyne Street
241 Boyne Street
BOYNE ST
242 Boyne Street
314 Boyne Street
611 Salter Street
647 Ewen Avenue
245/243/237/235/227/221/219 Wood Street
WOOD ST
226 Wood Street
702 Salter Street
223 Campbell Street
CAMPBELL ST
HENDRY PL
HIGHWAY 91A
MCGILLVRAY PL
746 Ewen Avenue
806 Ewen Avenue
VISCOUNT PL
309 Lawrence Street
LAWRENCE ST
308 Lawrence Street
823 Ewen Avenue
BOYD ST
CARTER ST
SPRICE ST
HOWES ST
HAMPTON ST
227/221 Jardine Street
JARDINE ST
SOUTH DYKE RD
GIFFORD ST
ECKERT AVE
BASRAN AVE
GALBRAITH AVE
SUZUKI ST
1260 Ewen Avenue
DAWE ST
DAN LEE AVE
RAMA AVE
HUME ST
SPAGNOL ST
1320 Ewen Avenue
PHILLIPS ST
PIER PL
DOCKSIDE CRT
WESTMINSTER HWY
CITY OF RICHMOND
BOUNDARY RD
BOUNDARY RD
LEGEND
Surveyed Residential Site
Railroad ROW

IV. Survey of Sites

Nder Singh Residence, 310 Blackley Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Nder Singh Residence
1.2 Current Name of Building: 310 Blackley Street
1.3 Street Address: 310 Blackley Street
1.4 Legal Description: Lot 6, District Lot 757, New West District Group 1, Plan 3692, Group 1

2.0 Historical Significance
2.1 Construction Date: 1915, permit date: March 29, 1915
2.2 Cost: $100.00
2.3 Original Owner: Nder Singh
2.4 Architect: unknown
2.5 Associated People or Events of Historic Interest: Water was connected to the property on April 28, 1915

3.0 Architecture & Structure
3.1 Number of Storeys: one
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco and wood
3.4 Fenestration: some of the windows have been replaced
3.5 Roof Type: cross-gabled
3.6 Interior Features: unknown
3.7 Design Description: simple bungalow
3.8 Condition/Integrity: Appears to be in good condition but has been altered

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood; adjacent to industrial lands

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Fujiki Residence, 314 Boyne Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Fujiki Residence
1.2 Current Name of Building: Fujiki Residence, 314 Boyne Street
1.3 Street Address: 314 Boyne Street
1.4 Legal Description: Lot 66, Block 27, District Lot 757, New West District Group1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1920, permit date: September 9, 1920
2.2 Cost: $750
2.3 Original Owner: Furino Fujiki/Furjeko
2.4 Builder: Yumara
2.5 Associated People or Events of Historic Interest: Water was connected to the property between October 28, 1920 and November 19, 1920. Furino Fujiki/Furjeko represents the increasing Japanese population of B.C. in the 1920s and the diversity of the Queensborough area of New Westminster, in particular. The Building Permit describes the house as a five-room dwelling, finished in wood.

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: vinyl and wood
3.4 Fenestration: the original windows have been replaced with vinyl windows
3.5 Roof Type: front-gabled roof with a projected front-gabled entranceway and wooden

brackets
3.6 Interior Features: unknown
3.7 Design Description: vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been significantly altered; the siding has been replaced with vinyl, the windows have all been replaced with vinyl windows, and the form of the house has been changed

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Singh Residence, 311 Boyne Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Singh Residence
1.2 Current Name of Building: Singh Residence, 311 Boyne Street
1.3 Street Address: 311 Boyne Street
1.4 Legal Description: Lot 60, Block 27, District Lot 757, New West District Group1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1925
2.2 Cost: $200
2.3 Original Owner: Jewan Singh
2.4 Architect/Builder: Unknown
2.5 Associated People or Events of Historic Interest: Water was connected to the property on March 16, 1925.

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: vinyl and wood
3.4 Fenestration: the original windows have been replaced with aluminum windows
3.5 Roof Type: front-gabled roof with exposed rafter tails
3.6 Interior Features: unknown
3.7 Design Description: bungalow, the house has been raised, like many Queensborough houses, due to the typical high water table in the area

3.8 Condition/Integrity: The house has been significantly altered and is in poor condition. The siding has been replaced with vinyl, and the windows have all been replaced with aluminum windows

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Forrest Residence, 242 Boyne Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Forrest Residence
1.2 Current Name of Building: Forrest Residence, 242 Boyne Street
1.3 Street Address: 242 Boyne Street
1.4 Legal Description: Lot 52, Block 23, District Lot 757, New West District Group1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1911, permit date: November 15, 1911
2.2 Cost: $700
2.3 Original Owner: Samuel Forrest
2.4 Architect/Builder: Samuel Forrest
2.5 Associated People or Events of Historic Interest: Water was connected to the property on March 29, 1912

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood
3.4 Fenestration: some of the original windows have been replaced, though the house does retain many of its original wood frame windows
3.5 Roof Type: pyramidal hipped roof with pyramidal hipped roof dormer
3.6 Interior Features: unknown
3.7 Design Description: vernacular with Arts & Crafts elements
3.8 Condition/Integrity: The house appears to be in fair condition, some of the windows have been replaced

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Gibbs Residence, 241 Boyne Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Gibbs Residence
1.2 Current Name of Building: Gibbs Residence, 241 Boyne Street
1.3 Street Address: 241 Boyne Street
1.4 Legal Description: Lot 44, Block 23, District Lot 757, New West District Group1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1911, permit date: December 8, 1911
2.2 Cost: $500
2.3 Original Owner: John Gibbs
2.4 Architect/Builder: John Gibbs
2.5 Associated People or Events of Historic Interest: Water was connected to the property on April 3, 1912. The Building Permit record describes the house as a one-storey dwelling with two rooms

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco
3.4 Fenestration: the original windows have been replaced with vinyl windows
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown

3.7 Design Description: vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been significantly altered and is in poor condition. The siding has been replaced with stucco, the form of the porch has been altered, the windows have all been replaced with vinyl windows

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Gatenbury Residence, 223 Campbell Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Gatenbury Residence
1.2 Current Name of Building: Gatenbury Residence, 223 Campbell Street
1.3 Street Address: 223 Campbell Street
1.4 Legal Description: Lot A, District Lot 757, New West District Group1, Plan 2620 (U58423), East Half Block 22

2.0 Historical Significance
2.1 Construction Date: 1925, permit date: March 19, 1925
2.2 Cost: $200
2.3 Original Owner: E. Gatenbury
2.4 Architect/Builder: unknown
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco
3.4 Fenestration: the original windows have been replaced with vinyl windows
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown
3.7 Design Description: bungalow, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been significantly altered and is in poor condition. The siding has been replaced with stucco, the form of the porch has been altered, the windows have been replaced with vinyl windows, and many additions have been added to the form of the house

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Ostrekoff Residence, 1320 Ewen Avenue



January 2010

1.0 Identification
1.1 Historic Name of Building: Ostrekoff Residence
1.2 Current Name of Building: Ostrekoff Residence, 1320 Ewen Avenue
1.3 Street Address: 1320 Ewen Avenue
1.4 Legal Description: Lot 1, Block 17A, District Lot 757, New West District Group1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1925, permit date: May 26, 1925
2.2 Cost: $1,000
2.3 Original Owner: George Ostrekoff
2.4 Architect/Builder: unknown
2.5 Associated People or Events of Historic Interest: Water was connected to the house on June 2, 1925.

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood siding
3.4 Fenestration: the original windows remain
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown
3.7 Design Description: Arts & Crafts style house, the house has been raised, like many houses in Queensborough, due to the typical high water table in the area

3.8 Condition/Integrity: The house remains true to its original design. The house features wood drop siding with a full-width front porch with second-storey balcony above. The house retains its original windows. Its structural integrity appears to be poor due to the 'lean' that is visible in the photo above.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Dobney Residence, 1260 Ewen Avenue



January 2010

1.0 Identification
1.1 Historic Name of Building: Dobney Residence
1.2 Current Name of Building: Dobney Residence, 1260 Ewen Avenue
1.3 Street Address: 1260 Ewen Avenue
1.4 Legal Description: Lot 8, Block 17A, New West District Group1, Plan 2620, District Lot 757/758

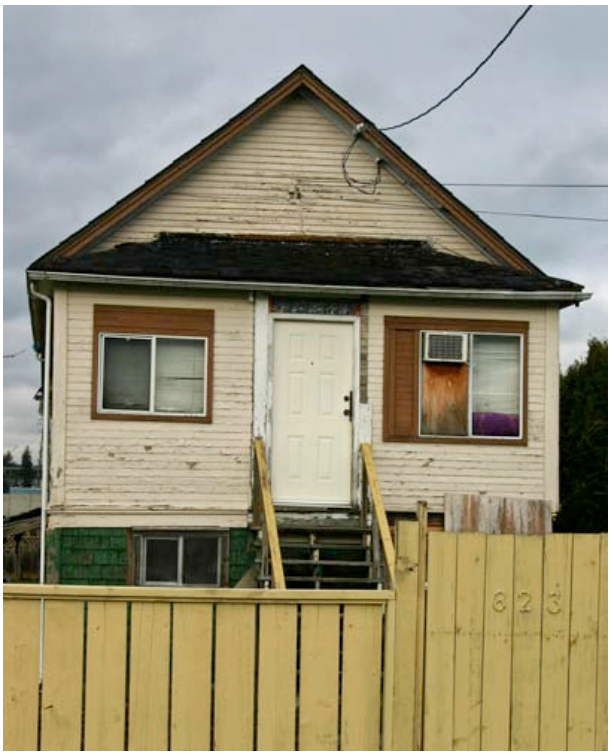
2.0 Historical Significance
2.1 Construction Date: 1911
2.2 Cost: unknown
2.3 Original Owner: Henry Dobney
2.4 Architect/Builder: unknown
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: vinyl siding
3.4 Fenestration: some of the original windows remain
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown
3.7 Design Description: two-storey dwelling, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been altered and the siding has been replaced with vinyl siding. However, it does appear to have retained some of its original windows.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Koo Residence, 823 Ewen Avenue



January 2010

1.0 Identification
1.1 Historic Name of Building: Koo Residence
1.2 Current Name of Building: Koo Residence, 823 Ewen Avenue
1.3 Street Address: 823 Ewen Avenue
1.4 Legal Description: Lot 1, District Lot 757, New West District Group1, Plan 2620, Block 29 E ½ , Group 1

2.0 Historical Significance
2.1 Construction Date: 1922, permit date: October 16, 1922
2.2 Cost: $800
2.3 Original Owner: Doek Koo
2.4 Architect/Builder: Doek Koo
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood drop siding with wood shingles at the foundation level
3.4 Fenestration: the original windows have been replaced with aluminum windows
3.5 Roof Type: front-gabled roof with hipped roof porch
3.6 Interior Features: unknown

3.7 Design Description: Vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been significantly altered. The windows have been replaced with aluminum windows, and the front porch and front entryway have been significantly modified.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

806 Ewen Avenue



January 2010

1.0 Identification
1.1 Historic Name of Building: 806 Ewen Avenue
1.2 Current Name of Building: 806 Ewen Avenue
1.3 Street Address: 806 Ewen Avenue
1.4 Legal Description: Lot 2, District Lot 757, New West District Group 1, Plan 2620, Group 1, of the N ½ of the E ½

2.0 Historical Significance
2.1 Construction Date: circa 1921
2.2 Cost: unknown
2.3 Original Owner: unknown, though in 1929 a permit to erect a barn and hay shed was granted to Mrs. P. Soberg
2.4 Architect/Builder: unknown
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood siding and wood shingles
3.4 Fenestration: the house retains of its original windows
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown

3.7 Design Description: vernacular with Arts & Crafts elements and full-width front porch, the house has not been raised like many in the Queensborough area
3.8 Condition/Integrity: The house remains true to its original design. The house features wood drop siding at the main level and wood single cladding in the upper-storey and gable end, it also features with a full-width front porch with hipped roof. The house retains many of its original windows.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Shynkowich Residence, 746 Ewen Avenue


January 2010

1.0 Identification
1.1 Historic Name of Building: Shynkowich Residence
1.2 Current Name of Building: Shynkowich Residence, 746 Ewen Avenue
1.3 Street Address: 746 Ewen Avenue
1.4 Legal Description: District Lot 757, New West District Group 1, Plan 9745 Parcel B, Westerly Half Block 22, Plan2620

2.0 Historical Significance
2.1 Construction Date: 1923, permit date: October 8, 1923
2.2 Cost: $100
2.3 Original Owner: O. Shynkowich
2.4 Architect/Builder: unknown
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco
3.4 Fenestration: most of the original windows have been replaced
3.5 Roof Type: side-gabled roof with shed roof dormer and front-gabled roof porch
3.6 Interior Features: unknown
3.7 Design Description: Vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area

3.8 Condition/Integrity: The house has been significantly altered. Most of the windows have been replaced and the house has been clad in stucco.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Slovak Home, 647 Ewen Avenue



January 2010

1.0 Identification
1.1 Historic Name of Building: Slovak Home
1.2 Current Name of Building: Slovak Home/ 647 Ewen Avenue
1.3 Street Address: 647 Ewen Avenue
1.4 Legal Description: Lot 1&2, Block 27, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1939
2.2 Cost: unknown
2.3 Original Owner: Royal City National Slovak Society
2.4 Architect/Builder: Royal City National Slovak Society
2.5 Associated People or Events of Historic Interest: "Built in 1939 by the Royal City National Slovak Society, the Slovak Rest Home was subsequently converted to a Daycare Centre in 1973. The structure features a gabled roof with a false stepped gable façade. The front entrance is accentuated by an ogee pediment which indicates a secondary influence from the Colonial Revival style. The building has a single gable dormer, intersecting side gable, and stucco siding" (New Westminster Heritage Inventory, 1986). This building is included on the 1986 Heritage Inventory.

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame structure
3.3 Cladding: stucco
3.4 Fenestration: the building retains its original windows

3.5 Roof Type: front-gabled roof with boomtown facade
3.6 Interior Features: unknown
3.7 Design Description: Edwardian/Colonial Revival style
3.8 Condition/Integrity: The building appears to be in fair condition and has survived with few exterior alterations.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Heritage Inventory, 1989
5.3 Photographs: Current photograph taken in January 2010

Tsuchida Residence, 536 Ewen Avenue



January 2010

1.0 Identification
1.1 Historic Name of Building: Tsuchida Residence
1.2 Current Name of Building: Tsuchida Residence, 536 Ewen Avenue
1.3 Street Address: 536 Ewen Avenue
1.4 Legal Description: Lot 5, District Lot 757, New West District Group 1, Plan 2562, Group 1

2.0 Historical Significance
2.1 Construction Date: 1922, permit date: November 11, 1922
2.2 Cost: $650
2.3 Original Owner: S. Tsuchida
2.4 Architect/Builder: S. Tsuchida
2.5 Associated People or Events of Historic Interest: Water was connected to the property on December 13, 1922 by S. Tsuchida. The house is representative of the early presence of a Japanese community in the Queensborough neighbourhood.

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wooden drop siding and wood shingles
3.4 Fenestration: the windows are original
3.5 Roof Type: cross-gabled roof
3.6 Interior Features: unknown
3.7 Design Description: Arts & Crafts style house, the house has been raised, like many Queensborough houses, due to the typical high water table in the area

3.8 Condition/Integrity: The house retains the majority of its historical integrity. It features original drop wooden siding and wood shingles in the gable end, as well as its original windows. It has not been significantly modified by changes or additions.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Nishijaki Residence, 337 Ewen Avenue



January 2010



"Once in the Royal City", Jack D. Scott, 1985

1.0 Identification
1.1 Historic Name of Building: Nishijaki Residence
1.2 Current Name of Building: Nishijaki Residence, 337 Ewen Avenue
1.3 Street Address: 337 Ewen Avenue
1.4 Legal Description: New West District Group 1, Plan 2620 PCL B of Lot 1 of PCL C of Lot 2 of Lot 25 Block A, District Lot 757

2.0 Historical Significance
2.1 Construction Date: 1911, permit date: June 6, 1911
2.2 Cost: $1,000
2.3 Original Owner: Baba Nishijaki/Nishyika
2.4 Architect/Builder: Baba Nishijaki/Nishyika
2.5 Associated People or Events of Historic Interest: This building was constructed as a rooming house in 1911, presumably to house Japanese workers who arrived in the Queensborough area in search of employment, prior to the arrival of their families. Water was connected to the property on December 13, 1922

3.0 Architecture & Structure
3.1 Number of Storeys: two and one-half
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood siding
3.4 Fenestration: the windows are original
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown
3.7 Design Description: Edwardian-era structure
3.8 Condition/Integrity: The rooming house retains the majority of its historical integrity. It features original wooden siding, as well as its original windows. It has not been significantly modified by changes or additions.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, "Once in the Royal City", Jack D. Scott, 1985
5.3 Photographs: Current photograph taken in January 2010, archival photograph: "Once in the Royal City", Jack D. Scott, 1985


"Japanese Boarding House", Hellen C. Pullem, 1975

Mosdell Residence, 325 Ewen Avenue



January 2010

1.0 Identification
1.1 Historic Name of Building: Mosdell Residence
1.2 Current Name of Building: Mosdell Residence, 325 Ewen Avenue
1.3 Street Address: 325 Ewen Avenue
1.4 Legal Description: Lot 4, District Lot 757, New West District Group 1, Plan 15310, Group 1

2.0 Historical Significance
2.1 Construction Date: 1911, permit date: May 16, 1911
2.2 Cost: $1,500
2.3 Original Owner: Noah Mosdell (1870-1956)
2.4 Architect/Builder: Noah Mosdell
2.5 Associated People or Events of Historic Interest: This grand two-storey house was constructed in 1911 for original owner and shipbuilder, Noah Mosdell. It remains the best example of an Edwardian-era residence in the Queensborough area. The house features a pyramidal roof with a hipped-roof wrap-around verandah, exposed rafter tails, original wood drop siding, corner boards, tapered wood columns, and original double-hung wood windows. Once in very poor condition, the Mosdell Residence has been completely restored and in 2007 the renovation was awarded the Royal City Builders award for Exterior Heritage Renovation. The house exists today as an intact example of a grand early 1900s residence in Queensborough.

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood siding
3.4 Fenestration: the windows are original
3.5 Roof Type: pyramidal roof

3.6 Interior Features: unknown
3.7 Design Description: Edwardian-era residence
3.8 Condition/Integrity: The house features a pyramidal roof with a hipped-roof wrap-around verandah, exposed rafter tails, original wood drop siding, corner boards, tapered wood columns, and original double-hung wood windows. The house is an unaltered and intact example of a grand early 1900s residence in Queensborough.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922; British Columbia Archives, Vital Event Registration, Death: Noah Spracklin Mosdell, Reg. Number: 1956-09-006709 B13228
5.3 Photographs: Current photograph taken in January 2010

313 Ewen Avenue



January 2010

1.0 Identification
1.1 Historic Name of Building: 313 Ewen Avenue
1.2 Current Name of Building: 313 Ewen Avenue
1.3 Street Address: 313 Ewen Avenue
1.4 Legal Description: Lot 1, District Lot 757, Dew West District Group 1, Plan 3692, Group 1

2.0 Historical Significance
2.1 Construction Date: 1925, permit date: April 2, 1925
2.2 Cost: $500
2.3 Original Owner: unknown
2.4 Architect/Builder: unknown
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: two and one-half
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood siding
3.4 Fenestration: the windows are original
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown
3.7 Design Description: wood-frame house

3.8 Condition/Integrity: The house retains the majority of its historical integrity. It features original wooden siding, as well as its original windows. It has not been significantly modified by changes or additions.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Dowling Residence, 227 Jardine Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Dowling Residence
1.2 Current Name of Building: Dowling Residence, 227 Jardine Street
1.3 Street Address: 227 Jardine Street
1.4 Legal Description: Lot C, District Lot 757, New West District Group 1, Plan 10867, Group 1, Except Plan 35756

2.0 Historical Significance
2.1 Construction Date: 1922, permit date: May 3, 1922; concrete foundation was added in 1945
2.2 Cost: $1,000
2.3 Original Owner: Harry Dowling
2.4 Architect/Builder: Harry Dowling
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood shingle siding
3.4 Fenestration: the windows are original
3.5 Roof Type: pyramidal hipped roof
3.6 Interior Features: unknown
3.7 Design Description: Vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house retains the majority of its historical integrity. It features original wooden shingle siding, as well as its original windows. It has not been significantly modified by changes or additions.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Gwennap Residence, 221 Jardine Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Gwennap Residence
1.2 Current Name of Building: Gwennap Residence, 221 Jardine Street
1.3 Street Address: 221 Jardine Street
1.4 Legal Description: District Lot 757, New West District Group 1, Plan 10288 Parcel A, W ½ Block 19 Except: Southerly 23 feet (reference plan 1219), Plan 2620

2.0 Historical Significance
2.1 Construction Date: 1919
2.2 Cost: $300
2.3 Original Owner: John Gwennap
2.4 Architect/Builder: John Gwennap
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: one and one-half
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood siding
3.4 Fenestration: most of the windows have been replaced
3.5 Roof Type: front-gabled roof with large shed-roof dormer on side façade
3.6 Interior Features: unknown
3.7 Design Description: bungalow, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house retains little of its historical integrity. It has been significantly altered, the majority of the original front porch has been removed, additions have been added, and the windows have been replaced.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

322 Johnston Street



January 2010

1.0 Identification
1.1 Historic Name of Building: 322 Johnston Street
1.2 Current Name of Building: 322 Johnston Street
1.3 Street Address: 322 Johnston Street
1.4 Legal Description: Lot 4, District Lot 757, New West District Group 1, Plan 2620 Block E ½ of 29, Group 1

2.0 Historical Significance
2.1 Construction Date: 1912, permit date: October 21, 1911
2.2 Cost: $1,800
2.3 Original Owner: unknown
2.4 Architect/Builder: Smith & Whittaker were the developers of the house
2.5 Associated People or Events of Historic Interest: This building was constructed by the developers Smith & Whittaker, who also developed several other houses in the City of New Westminster in the early part of the twentieth century, including 601 First Street, New Westminster.

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wooden drop siding with corner boards
3.4 Fenestration: the windows are original
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown
3.7 Design Description: Edwardian-era structure

3.8 Condition/Integrity: The house retains the majority of its historical integrity. It features original wooden drop siding, as well as its original windows. It has not been significantly modified by changes or additions.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Ellis Residence, 309 Lawrence Street



January 2010, house and close-up of stained glass window

1.0 Identification
1.1 Historic Name of Building: Ellis Residence
1.2 Current Name of Building: Ellis Residence, 309 Lawrence Street
1.3 Street Address: 309 Lawrence Street
1.4 Legal Description: Lot 40, District Lot 757, New West District Group 1, Plan 2620 Block E ½ of 29, Group 1

2.0 Historical Significance
2.1 Construction Date: 1922, permit date: January 16, 1922
2.2 Cost: $1,000
2.3 Original Owner: A. Ellis
2.4 Architect/Builder: A. Ellis
2.5 Associated People or Events of Historic Interest: Water was connected to the property on March 10, 1922; the permit was taken out by a Mrs. A. Ellis. The house also features an original stained glass window on the east façade.

3.0 Architecture & Structure
3.1 Number of Storeys: one
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood shingle siding with wooden drop siding at the foundation level
3.4 Fenestration: some of the windows are original including the stained glass window
3.5 Roof Type: pyramidal hipped roof with side-gabled roof addition and front-gabled porch
3.6 Interior Features: unknown
3.7 Design Description: Vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been significantly altered. It does however, retain its original siding, some original windows, and one unique stained glass window. Additions have been added to its form.

4.0 Context
4.1 Siting: residential lot

4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Garrett Residence, 308 Lawrence



January 2010

1.0 Identification
1.1 Historic Name of Building: Garrett Residence
1.2 Current Name of Building: Garrett Residence, 308 Lawrence Street
1.3 Street Address: 308 Lawrence Street
1.4 Legal Description: Lot 5, District Lot 757, New West District Group 1, Plan 2620, Easterly Half Block 29

2.0 Historical Significance
2.1 Construction Date: 1922, permit date: August 15, 1922
2.2 Cost: $200
2.3 Original Owner: Stephen Garrett
2.4 Architect/Builder: Stephen Garrett
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: one
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood shingle siding with wooden drop siding on the front façade and at the foundation level
3.4 Fenestration: many of the original windows have been replaced, though some do remain
3.5 Roof Type: side-gabled roof with front-gabled roof over front entranceway
3.6 Interior Features: unknown
3.7 Design Description: vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been significantly altered. It retains some of its original siding and some original windows. Additions have been added to its form. It appears to be in poor structural/aesthetic condition.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Yukanaga Residence, 314 Mercer Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Yukanaga Residence
1.2 Current Name of Building: Yukanaga Residence, 314 Mercer Street
1.3 Street Address: 314 Mercer Street
1.4 Legal Description: Block A, District Lot 757, New West District Group 1, Plan 2620, Lot 3 N ½ of 29, Group 1

2.0 Historical Significance
2.1 Construction Date: 1912, permit date: Jun 26, 1912
2.2 Cost: $1,000
2.3 Original Owner: K. Yukanaga
2.4 Architect/Builder: K. Yukanaga
2.5 Associated People or Events of Historic Interest: Water was connected to the property on July 25, 1912. This residence is associated with the early development of a Japanese community in the Queensborough neighbourhood.

3.0 Architecture & Structure
3.1 Number of Storeys: one
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wooden drop siding with corner boards
3.4 Fenestration: retains its original windows
3.5 Roof Type: front-gabled roof with flared eaves, and front-gabled roof over front entranceway (the front-entranceway roof has either fallen off or been removed)
3.6 Interior Features: unknown
3.7 Design Description: Vernacular bungalow

3.8 Condition/Integrity: The house retains the majority of its historical integrity; it features original wooden drop siding, corner boards, and original windows. The house appears to be abandoned and in poor structural condition.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Mosdale Residence, 240 Pembina Street


January 2010

1.0 Identification
1.1 Historic Name of Building: Mosdale Residence
1.2 Current Name of Building: Mosdale Residence, 240 Pembina Street
1.3 Street Address: 240 Pembina Street
1.4 Legal Description: Lot 19, Block 23, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1911, permit date: October 16, 1911
2.2 Cost: $300
2.3 Original Owner: Edward Mosdale
2.4 Architect/Builder: Edward Mosdale
2.5 Associated People or Events of Historic Interest: Water was connected to the property on December 14, 1911

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco with brick or brick veneer at the foundation level
3.4 Fenestration: the windows have been replaced with aluminum windows
3.5 Roof Type: pyramidal hipped-roof with hipped-roof, full-width, front porch
3.6 Interior Features: unknown
3.7 Design Description: Vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area

3.8 Condition/Integrity: The house has been significantly altered; the siding has been replaced along with the windows. It appears to be in poor structural condition.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Henrickson Residence, 238 Pembina Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Henrickson Residence
1.2 Current Name of Building: Henrickson Residence, 238 Pembina Street
1.3 Street Address: 238 Pembina Street
1.4 Legal Description: Lot 20, Block 23, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1911, permit date: December 8, 1911
2.2 Cost: $600
2.3 Original Owner: Henry Henrickson
2.4 Architect/Builder: Henry Henrickson
2.5 Associated People or Events of Historic Interest: Water was connected to the property on April 3, 1912

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: vinyl siding
3.4 Fenestration: the windows have been replaced with aluminum windows
3.5 Roof Type: pyramidal hipped-roof with pyramidal hipped-roof enclosed front porch vestibule
3.6 Interior Features: unknown
3.7 Design Description: vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been significantly altered; the siding has been replaced along with the windows.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

McKay Residence, 702 Salter Street



January 2010

1.0 Identification
1.1 Historic Name of Building: McKay Residence
1.2 Current Name of Building: McKay Residence, 702 Salter Street
1.3 Street Address: 702 Salter Street
1.4 Legal Description: Block 11, District Lot 757, New West District Group 1, Plan 8625, Parcel B, Plan 2620

2.0 Historical Significance
2.1 Construction Date: 1912, permit date: April 6, 1912. The 16x25 storehouse was added to the property on August 11, 1914 by James McKay
2.2 Cost: $1,000.00
2.3 Original Owner: James McKay
2.4 Architect/Builder: James McKay
2.5 Associated People or Events of Historic Interest: This house exists on a large acreage. The majority of the property is occupied by a large poplar tree farm.

3.0 Architecture & Structure
3.1 Number of Storeys: one and one-half
3.2 Structural Material: nailed wood frame house
3.3 Cladding: asbestos shingle siding
3.4 Fenestration: the house retains the majority of its original windows
3.5 Roof Type: front-gabled roof with projecting front-gabled enclosed porch
3.6 Interior Features: unknown
3.7 Design Description: vernacular bungalow, the house has been raised, like many Queensborough houses, due to the typical high water table in the area

3.8 Condition/Integrity: The house retains the majority of its historic integrity; it features many original windows, and has not been significantly altered or modified. The siding was replaced at one time.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

611 Salter Street



January 2010

1.0 Identification
1.1 Historic Name of Building: 611 Salter Street
1.2 Current Name of Building: 611 Salter Street
1.3 Street Address: 611 Salter Street
1.4 Legal Description: Lot 125, District Lot 757, New West District Group 1, Plan 64135, Group 1

2.0 Historical Significance
2.1 Construction Date: 1911
2.2 Cost: unknown
2.3 Original Owner: unknown
2.4 Architect/Builder: unknown
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: one and one-half
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco
3.4 Fenestration: the house retains some of its original windows
3.5 Roof Type: front-gabled roof with returned eaves and front-gabled enclosed porch
3.6 Interior Features: unknown
3.7 Design Description: Edwardian-era house, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been significantly altered; the siding has been replaced with stucco, and many of the original windows have been replaced with aluminum windows.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Smith Residence, 245 Wood Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Smith Residence
1.2 Current Name of Building: Smith Residence 245 Wood Street
1.3 Street Address: 245 Wood Street
1.4 Legal Description: Lot 80, Block 23, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1912, permit date: February 14, 1912
2.2 Cost: $1,200
2.3 Original Owner: Peter Smith
2.4 Architect/Builder: Peter Smith
2.5 Associated People or Events of Historic Interest: Water was connected to the property on February 20, 1912

3.0 Architecture & Structure
3.1 Number of Storeys: one and one-half storey
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco
3.4 Fenestration: most of the windows have been replaced
3.5 Roof Type: side-gabled roof with front-gabled projected front entranceway
3.6 Interior Features: unknown
3.7 Design Description: Vernacular with Arts & Crafts elements featuring wooden brackets, the house has been raised, like many Queensborough houses, due to the typical high water table in the area

3.8 Condition/Integrity: The house retains little of its historical integrity. It has been significantly altered, additions have been added, the siding has been replaced with stucco cladding, and the windows have been replaced.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Lead Residence, 243 Wood Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Lead Residence
1.2 Current Name of Building: Lead Residence, 243 Wood Street
1.3 Street Address: 243 Wood Street
1.4 Legal Description: Lot 79, Block 23, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1911, permit date: May 16, 1911
2.2 Cost: $1,000
2.3 Original Owner: William Lead
2.4 Architect/Builder: William Lead
2.5 Associated People or Events of Historic Interest: Described in the building permit as a six roomed house finished in wood. Water was connected to the property on July 21, 1913; the permit was issued to a Peter J. Hanson, who owned the house next door at 237 Wood Street.

3.0 Architecture & Structure
3.1 Number of Storeys: one and one-half storeys
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco and wood shingle siding
3.4 Fenestration: the windows have been replaced with vinyl windows
3.5 Roof Type: front-gabled roof with large shed-roof dormer on side façade and hipped-roof full-width front porch
3.6 Interior Features: unknown

3.7 Design Description: vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The rooming house retains little of its historical integrity. It has been significantly altered, additions have been added, the siding has been replaced, and the windows have been replaced.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Hansen Residence, 237 Wood Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Hansen Residence
1.2 Current Name of Building: Hansen Residence, 237 Wood Street
1.3 Street Address: 237 Wood Street
1.4 Legal Description: Lot 78, Block 23, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1913, permit date: July 19, 1913
2.2 Cost: $1,000
2.3 Original Owner: Peter J. Hansen
2.4 Architect/Builder: Nelson Olmud
2.5 Associated People or Events of Historic Interest: The house is described as a four-roomed cottage in the Building Permit record.

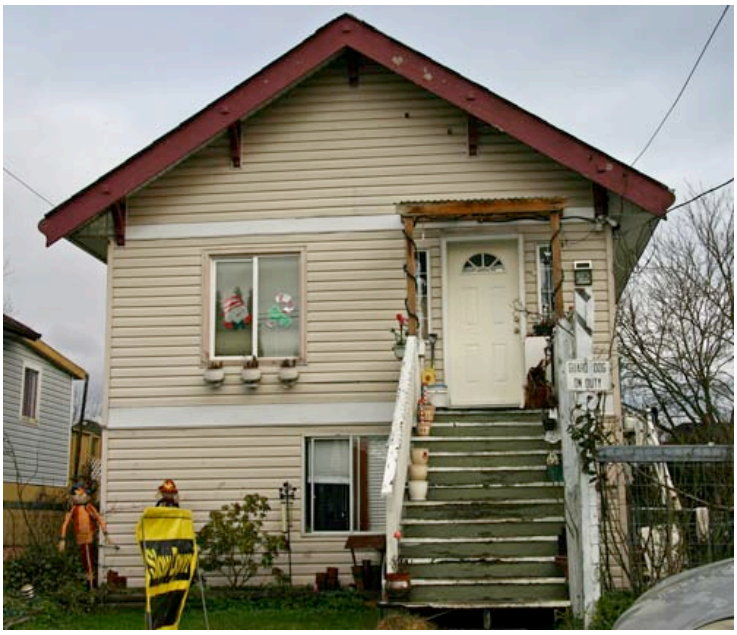
3.0 Architecture & Structure
3.1 Number of Storeys: one and one-half storey
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco
3.4 Fenestration: the windows have been replaced
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown
3.7 Design Description: vernacular with Arts & Crafts elements featuring wooden brackets, the house has been raised, like many Queensborough houses, due to the typical high water table in the area

3.8 Condition/Integrity: The house retains little of its historical integrity. It has been significantly altered, additions have been added, the siding has been replaced with stucco cladding, and the windows have been replaced.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Hanson Residence, 235 Wood Street


January 2010

1.0 Identification
1.1 Historic Name of Building: Hanson Residence
1.2 Current Name of Building: Hanson Residence, 235 Wood Street
1.3 Street Address: 235 Wood Street
1.4 Legal Description: Lot 77, Block 23, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1912, permit date: May 27, 1912
2.2 Cost: $750
2.3 Original Owner: Martin Hanson
2.4 Architect/Builder: Martin Hanson
2.5 Associated People or Events of Historic Interest: The house is described as a four-roomed cottage in the Building Permit record. Water was connected to the property on September 10, 1912 by Mr. Andrew Hartwick/Hartwickson who lived in the house next door (227 Wood Street)

3.0 Architecture & Structure
3.1 Number of Storeys: one and one-half storey
3.2 Structural Material: nailed wood frame house
3.3 Cladding: vinyl siding
3.4 Fenestration: the windows have been replaced
3.5 Roof Type: front-gabled roof
3.6 Interior Features: unknown
3.7 Design Description: Vernacular with Arts & Crafts elements featuring wooden brackets, the house has been raised, like many Queensborough houses, due to the typical high water table in the area

3.8 Condition/Integrity: The house retains little of its historical integrity. It has been significantly altered, additions have been added, the siding has been replaced with vinyl cladding, and the windows have been replaced.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Hartwick Residence, 227 Wood Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Hartwick Residence
1.2 Current Name of Building: Hartwick Residence, 227 Wood Street
1.3 Street Address: 227 Wood Street
1.4 Legal Description: Lot 73, Block 23, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1911, permit date: June 14, 1911
2.2 Cost: $400
2.3 Original Owner: Andrew Hartwick
2.4 Architect/Builder: Andrew Hartwick
2.5 Associated People or Events of Historic Interest: The house is described as a four-roomed cottage in the Building Permit record. Water was connected to the property on August 16, 1911 by a Mr. A. Hartwick/Hartwickson.

3.0 Architecture & Structure
3.1 Number of Storeys: one and one-half storey
3.2 Structural Material: nailed wood frame house
3.3 Cladding: wood drop siding and wood singles with vinyl siding at the foundation level
3.4 Fenestration: some of the windows have been replaced, however, the windows of the front façade remain original
3.5 Roof Type: pyramidal-hipped roof with pyramidal turret dormer. The roof of the house has been dramatically and significantly altered; the form and scale of the roof have been altered significantly.

3.6 Interior Features: unknown
3.7 Design Description: vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house retains little of its historical integrity. It has been significantly altered and additions have been added to the house. The most significant change to the house has been the modification of the roof.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Lalonde Residence, 226 Wood Street


January 2010

1.0 Identification
1.1 Historic Name of Building: Lalonde Residence
1.2 Current Name of Building: Lalonde Residence, 226 Wood Street
1.3 Street Address: 226 Wood Street
1.4 Legal Description: Lot 32, District Lot 757, New West District Group 1, Plan 2620, Block 22 E ½, Group 1

2.0 Historical Significance
2.1 Construction Date: circa 1911
2.2 Cost: unknown
2.3 Original Owner: A. Lalonde
2.4 Architect/Builder: A. Lalonde
2.5 Associated People or Events of Historic Interest: unknown

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: stucco
3.4 Fenestration: the original windows have been replaced with vinyl
3.5 Roof Type: side-gabled roof with front-gabled roof over front entranceway featuring wooden brackets
3.6 Interior Features: unknown
3.7 Design Description: Vernacular with Arts & Crafts elements, the house has been raised, like many Queensborough houses, due to the typical high water table in the area
3.8 Condition/Integrity: The house has been significantly altered. The siding and windows have been replaced. An addition was made to the house in 1939 and the foundation was added in 1954. An unsympathetic front porch was added to the main level of the house in 2004.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922
5.3 Photographs: Current photograph taken in January 2010

Hutchinson Residence, 221 Wood Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Hutchinson Residence
1.2 Current Name of Building: Hutchinson Residence, 221 Wood Street
1.3 Street Address: 221 Wood Street
1.4 Legal Description: Lot 70, Block 23, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1913, permit date: January 20, 1913
2.2 Cost: $600
2.3 Original Owner: James Hutchinson
2.4 Architect/Builder: James Hutchinson
2.5 Associated People or Events of Historic Interest: Water was connected to the property on March 24, 1917 by Mr. James Hutchinson.

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: vinyl siding
3.4 Fenestration: the windows have all been replaced
3.5 Roof Type: cross-gabled roof with enclosed front porch vestibule with shed roof
3.6 Interior Features: unknown
3.7 Design Description: two-storey residence, which has been raised like many of the Queensborough houses due to the typical high water table in the area

3.8 Condition/Integrity: The house has been significantly altered; the windows and siding have been replaced and an unsympathetic front porch (half enclosed, half open) was added to the main floor of the residence.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

Pearce Residence, 219 Wood Street



January 2010

1.0 Identification
1.1 Historic Name of Building: Pearce Residence
1.2 Current Name of Building: Pearce Residence, 219 Wood Street
1.3 Street Address: 219 Wood Street
1.4 Legal Description: Lot 69, Block 23, District Lot 757, New West District Group 1, Plan 2620, Group 1

2.0 Historical Significance
2.1 Construction Date: 1911-1912
2.2 Cost: unknown
2.3 Original Owner: C. Pearce
2.4 Architect/Builder: C. Pearce
2.5 Associated People or Events of Historic Interest: Water was connected to the property on February 28, 1912 by C. Pearce.

3.0 Architecture & Structure
3.1 Number of Storeys: two
3.2 Structural Material: nailed wood frame house
3.3 Cladding: vinyl siding
3.4 Fenestration: the windows have been replaced
3.5 Roof Type: cross-gabled roof with exposed rafter tails
3.6 Interior Features: unknown
3.7 Design Description: Vernacular with Arts & Crafts elements with projecting front window with hipped roof; the house has been raised, like many Queensborough houses, due to the typical high water table in the area

3.8 Condition/Integrity: The house appears to be in fair structural condition, however, due to many unsympathetic alterations including the replacement of the windows and the replacement of the siding, the house has not retained its historical integrity.

4.0 Context
4.1 Siting: residential lot
4.2 Context: residential neighbourhood

5.0 Research Information
5.1 Source Research: New Westminster Archives
5.2 References: New Westminster Building Permits 1911-1922, New Westminster Archives Building File – Water Connection Records
5.3 Photographs: Current photograph taken in January 2010

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- Colin Stevens, Manager of the Museum and Archives
- Barry Dykes, Archivist

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Appendix A: Inventory Table

Site	Date of Construction	Information	Integrity (high or low)	Alterations	Siding	Windows
310 Blackley Street	1915	Nder Singh connected the water to this property on April 28, 1915. It is presumed that he was the original owner of the house, as well as several others.	Low	Yes	Re-sided	Some new windows
314 Boyne Street	1920	Originally owned by Fujino/Furino M. Fujiki and built by Yumara, the house located at 314 Boyne Street was a five-room dwelling with wood finish. Fujiki had the water connected to this property between October 28, 1920 and November 19, 1920.	Low	Yes	Re-sided	Windows have been replaced
311 Boyne Street	1925	Presumed owner Jewan Singh connected the water to this property on March 16, 1925.	Low	Yes	Re-sided	Windows have been replaced
242 Boyne Street	1911 (info from Julie said 1912)	The house was owned and built by Samuel Forrest, who applied for the building permit on November 15, 1911. The house was constructed for $700 and was described as a four-room frame dwelling. Samuel Forrest had water connected to his property on March 29, 1912.	Low	Yes, a dormer was added and the building is in general poor condition	Siding is original	Windows have been replaced
241 Boyne Street	1911 (Info from Julie said 1912)	The house was owned and built by John Gibbs for $500. The house was described as one-storey with two rooms. Water was connected to the property on April 3, 1912 by John Gibbs.	Low	Yes	Re-sided in stucco	Windows have been replaced
223 Campbell Street	1925	E. Gatenbury was the original owner of the house.	Low	Yes, alterations have been made to the architectural details of the house	Siding has been replaced with stucco	Windows have been replaced
1320 Ewen Avenue	1925	Water was connected to this property on June 2, 1925 by George Osterkoff, who was most likely the owner at the time.	High	Yes, an addition has been made to the rear of the building	Siding is original	Many original windows remain, some new windows
1260 Ewen Avenue	1911	Henry Dobney was the original owner of the house.	Low	Yes, the form of the building has been altered	Siding has been replaced	Windows have been replaced
823 Ewen Avenue	1922	Original owner in the building permit records is listed as Doek Koo. The house was built in 1922 for $800 and was described as an 18x26 frame garage with 3 rooms.	Low	Yes, alterations have been made to the architectural details		Windows and window openings have been altered
806 Ewen Avenue	1921		High	Minor alterations	Siding is original	Some original windows
746 Ewen Avenue	1923	O. Shynkowich is listed as the original owner/developer of the house.	Low	Yes, alterations have been made to some architectural details	Siding has been altered	Windows have been altered

Slovak Home/Hall, 647 Ewen Avenue	1939	Built in 1939 by the Royal City National Slovak Society, the Slovak Rest Home was subsequently converted to a Daycare Centre in 1973. The structure features a gabled roof with a false stepped gable façade. The front entrance is accentuated by an ogee pediment, which indicates a secondary influence from the Colonial Revival style. The building has a single gable dormer, intersecting side gable, and stucco siding.	High			
536 Ewen Avenue	1922	The house was owned and built by S. Tsuchida in 1922 for $650. It was described as an 18x32 frame dwelling.	High			
337 Ewen Avenue	1911	Baba Nishijaki was the original owner of this rooming house. Water was connected to the house on December 13, 1922.	High	No, any alterations would be very minor	Original siding	Original windows
325 Ewen Avenue	1911	Noah Mosdell is listed as the original owner of the house.	High	No	Original siding	Original windows
313 Ewen Avenue	1915 (Planning Report listed date as 1925)	On April 28, 1915 the water was connected to this property by Nder Singh, who was presumably the owner of the house.	Low	Yes, in generally poor condition	Re-sided	Some of the windows are original
227 Jardine Street	1922	Original owner was Harry Dowling.	Low	Yes, alterations to architectural details, the steps, balustrades, and columns have been altered	The siding is original	Some of the windows are original
221 Jardine Street	1919	The house was owned and built by John Gwennap for $300.	Low	Yes, the form of the building and the architectural details have been altered	Re-sided	Windows have been replaced
322 Johnston Street	1912	Smith and Whittaker are listed as the developers of the property.	High	The front façade of the house has not been altered save for paint	Siding is original	Windows are original, multi-light
309 Lawrence Street	1922	The house was owned and built by A. Ellis in 1922 for $1000. The house was described as a 5 room bungalow in the New Westminster Building Permits. Mrs. A. Ellis had the water connected to this property on March 10, 1922.	Low	Yes, alterations have been made to the form and roofline of the building and to architectural details	Siding is original	The house has one exceptional stained glass window on one side façade
308 Lawrence Street	1922	Stephen Garrett is listed as the original owner of the property.	Low	Yes, alterations to form and architectural details	Re-sided	Windows have been replaced
314 Mercer Street	1912	The house was owned and built in 1912 by K. Yukanaga for the cost of $1000, Yukanaga added a woodshed to the property in 1912	Low	Yes, the building is generally in very poor and is	Original siding	Original windows

		for $100. The house is described as a five roomed Huidoo House. The water was connected to this property on July 25, 1912.		currently vacant. The front-gabled roof of the front entranceway has fallen off or was removed		
240 Pembina Street	1911	The house was originally owned by Edward Mosdell. The building permit was issued on October 16, 1911 for $300. The house is described as one-storey with four rooms. Water was connected to the property on December 14, 1911 by Bertha Mosdell.	Low	Yes	Re-sided in stucco	Windows have been replaced
238 Pembina Street	1912	The house was owned and built by Henrick Henrickson in 1911 for $600. It is described as one-storey with four rooms. Water was connected to the property on April 3, 1912 by Henrick Henrickson.	Low	Yes	Re-sided	Windows have been replaced
702 Salter Street	1912	James McKay is presumably the original owner of the house.	High	Yes	Siding has been changed	Some windows have been replaced, though some original windows remain
611 Salter Street	1911		Low	Yes	Re-sided	Windows replaced
245 Wood Street	1912	The house was originally owned by Peter Smith and was built by Nelson Olmud in 1912 for $1200. The house is described as one-storey and basement with four rooms. Peter Smith had water connected to his property on February 20, 1912.	Low	Yes, alterations have been made to architectural details	Siding has been replaced with stucco	Windows have been replaced
243 Wood Street	1911	The house was owned, designed and built by William Lead in 1911 for $1000. It was described as a six roomed house finished in wood. Water was connected to the house on August 16, 1911 by William Lead.	Low	Yes, alterations have been made to architectural details and to the roofline	Siding has been replaced with stucco	Windows have been replaced
237 Wood Street	1913	The house was originally owned by Peter J. Hansen and designed and built by Nelson Olmud in 1913 for $1000. It was described as a four-roomed cottage.	Low	Yes, alterations have been made to architectural details of the house	Siding has been replaced with stucco	Windows have been replaced
235 Wood Street	1912	The house was owned, designed, and built by Martin Hanson in 1912 for $750. It was described as a four-roomed cottage. Water was connected on September 10, 1912 by Hartwickson.	Low	Yes, alterations have been made to architectural details of the house	Siding has been replaced with vinyl	Windows have been replaced
227 Wood Street	1911	The house was owned, designed, and built by Andrew Hartwick (Hartwickson) in 1911 for $400. It was described as a four-roomed cottage. Water was connected to the property on August 16, 1911 by A. Hartwickson.	Low	Yes, alterations have been made to architectural details and the roofline itself has been altered as well, the ground level of the house has	Siding has been replaced	Windows have been replaced

227 Wood Street	1911	The house was owned, designed, and built by Andrew Hartwick (Hartwickson) in 1911 for $400. It was described as a four-roomed cottage. Water was connected to the property on August 16, 1911 by A. Hartwickson.	Low	Yes, alterations have been made to architectural details and the roofline itself has been altered as well, the ground level of the house has been altered	Siding has been replaced	Windows have been replaced
226 Wood Street	1912	The original owner of the house is listed as A. Lalonde.	Low	Yes, alterations have been made to architectural	Siding has been replaced with stucco	Windows have been replaced

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