NEW WESTMINSTER
HERITAGE RESOURCE INVENTORY
Volume 3

SAPPERTON, VICTORY HEIGHTS, QUEENSBOROUGH, CONNAUGHT HEIGHTS, WEST END, KELVIN, GLENBROOKE

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Heritage Advisory Committee
City of New Westminster
August 15, 1986

A Project Co-Sponsored by
The City of New Westminster
and The B. C. Heritage Trust

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SUMMARY

The purpose of the New Westminster heritage resource inventory is to identify elements which are important to our community because of their architectural, historic, or aesthetic value. These elements help to illuminate our past and enrich the quality of life in our City.

Volume 1 of the heritage resource inventory was completed in 1984 and surveyed the Downtown area of New Westminster.

Volume 2 of the heritage resource inventory studied the predominantly residential neighbourhoods of Queen's Park, Uptown, and Brow-of-the-Hill and was completed in 1986. A supplement to Volume 2 categorized the Albert Crescent area and was finished in the summer of 1985.

This report, Volume 3, covers the remaining areas of the City and concludes the inventory phase of the City's Heritage Programme. Notations are presented for over 180 buildings in the neighbourhoods of Sapperton, Victory Heights, Brunette Creek, Queensborough, Connaught Heights, West End, Kelvin, and Glenbrooke.

The 1986 heritage resource inventory was conducted in a systematic manner and each building was researched, and recorded according to the criteria of architecture, history, and integrity in the same manner as the earlier volumes of the inventory, in order to maintain some consistency in the survey.

The report also includes information on parks, street name origins, landmarks, and historic sites.

The buildings stated as having heritage potential are those chosen by the writers. It is recognized that many buildings and structures may have been overlooked in this short and brief exercise.

INTRODUCTION

The purpose of the New Westminster heritage resource inventory is to gather and record information in a consistent manner to determine the extent of heritage resources in the City of New Westminster.

During the summer of 1984, with financial assistance from the British Columbia Heritage Trust, the Heritage Advisory Committee of New Westminster sponsored a project to inventory the heritage resources in the City's downtown area. The resulting report, entitled *New Westminster Heritage Resource Inventory: Volume 1---Downtown, E. Sleath, August, 1984*, identified heritage resources or elements in the Downtown which are important to the community because of their architectural, historic, or aesthetic value. These elements help to illuminate the past and enrich the quality of life in the community; they include elements in both the natural setting and built environment.

In the spring of 1985, the City received a Planning and Inventory grant from the B.C. Heritage Trust to extend the heritage resource inventory into the predominantly residential neighbourhoods north of the Downtown. *Queen's Park, Uptown, Brow of the Hill, Volume 2, E. Sleath, May 1986* was then completed.

At the same time a further grant was received under the 1985 Student Employment Programme to carry out an inventory of the Albert Crescent area. This was a small residential section in the eastern part of the Downtown, extending below Queen's Avenue to Armstrong Street, and from McBride Boulevard to Sixth Street. This work resulted in the report *New Westminster Heritage Resource Inventory: Albert Crescent, A Supplement to Volume 2, C. Enns, August 1985.*

Volume 3, the current report, was jointly funded by the British Columbia Heritage Trust under the1986 Student Employment Program, and the City of New Westminster through the Heritage Advisory Committee. This report includes the neighbourhoods of Sapperton, Victory Heights, Queensborough, Connaught Heights, West End, Kelvin, and Glenbrooke. These areas are outlined in Figure 1, and are grouped together and shown as Heritage Inventory Areas III, IV, V, and VI for ease of compilation and illustration.

The boundaries for the neighbourhoods within each Heritage Inventory area were identified in 1970 by the New Westminster Planning Department, and were defined for

ease of presentation, as well as statistical and planning purposes. Many pioneer residents of New Westminster have a different concept of their neighbourhoods, which differ substantially from those outlined in Figure 1. For example, Victory Heights, Upper Massey Heights, and Lower Massey Heights were established through historical development and community acceptance. Since the boundaries of those "neighbourhoods" are different from those illustrated, some buildings may now appear in a different neighbourhood.

With the completion of Volume 3 of the New Westminster Heritage Inventory, over 800 buildings have been categorized in the three volumes of the Resource Inventory. This work concludes the inventory phase of the New Westminster Heritage Inventory programme.

THE HERITAGE INVENTORY

The New Westminster Heritage Resource Inventory commenced with the Downtown, Volume 1, August 1984. Over the next two years, two more reports were completed; Volume 2, covering Queen's Park, Uptown and the Brow-of-the-Hill and a Supplement to Volume 2 on the Albert Crescent area.

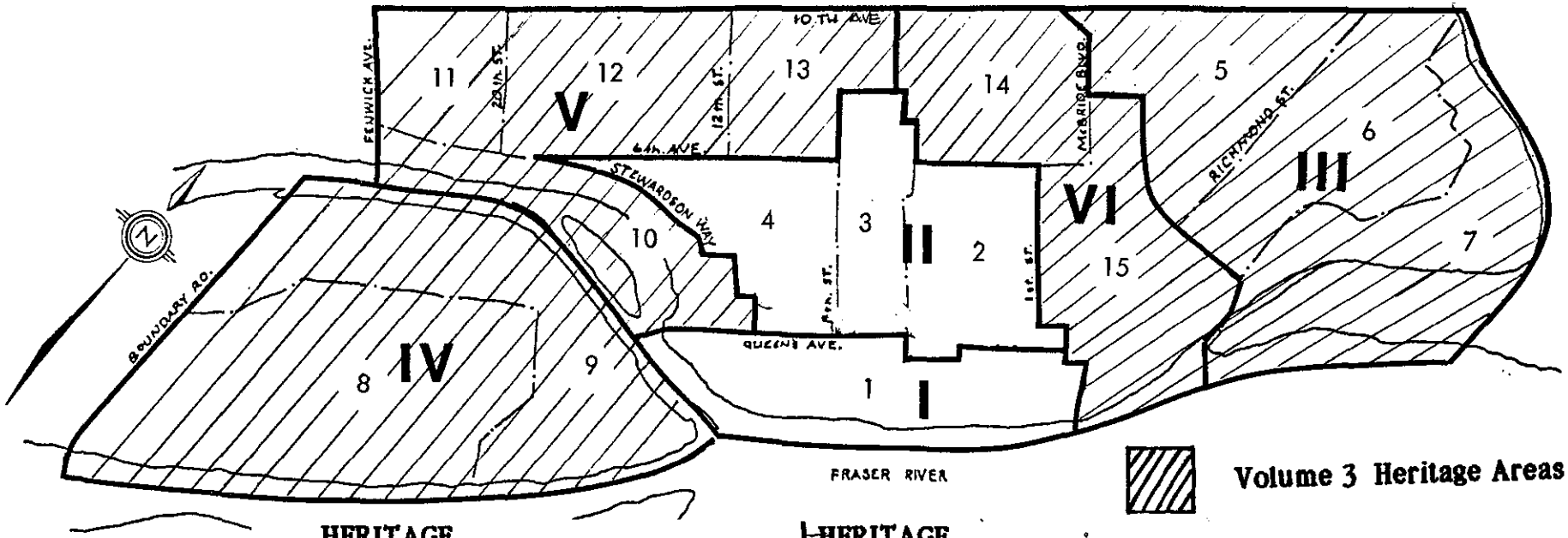
This report, Volume 3 of the New Westminster Heritage Resource Inventory, deals with the remaining four heritage inventory areas as shown in Figure 1. Within each area, a variety of elements can be identified which contribute to its character and reveal its history. Naturally, in compact urban residential areas, the main heritage element is found in the houses themselves, but the parks, streetscape, street names, institutional sites, and landmarks and historic sites are also part of the heritage of New Westminster.

The inventory of buildings with heritage significance was conducted in a systematic manner to ensure a high degree of consistency and objectivity. It began with a survey of existing documents, particularly *The Living City: A Study of Buildings and Sites of Historic Interest and Heritage Potential in New Westminster* and a visual survey of the areas to determine the extent of heritage resources. Next, a comprehensive survey was undertaken to record architectural and historical information pertinent to any heritage significance. The information was then recorded on a building inventory sheet, which was organized into three categories of criteria,

Architecture---age, architect, builder, style, construction, design;
History---person, event, context, original use;
Integrity---site, alterations, condition.

Of the hundreds of buildings surveyed in the four heritage inventory areas, over 180 were categorized as having heritage potential. The complete heritage resource inventory (Volumes 1 - 3 and Supplement) may be viewed at the New Westminster Planning Department, Irving House and Museum, the City Library, New Westminster Secondary School and other selected public facilities.

Figure 1: Heritage Inventory Areas



HERITAGE INVENTORY AREAS	NEIGHBOURHOODS	HERITAGE INVENTORY AREAS	NEIGHBOURHOODS
I	Downtown (1)	IV	Queensborough (8) North Arm South (9)
II	Queen's Park (2) Uptown (3) Brow of the Hill (4)	V	North Arm North (10) Connaught Heights (11) West End (12) Kelvin (13)
III	Victory Heights (5) Sapperton (6) Brunette Creek (7)	VI	Glenbrooke North (14) Glenbrooke South (15)

SAPPERTON - VICTORY HEIGHTS

New Westminster Heritage Inventory, Heritage Area III includes the neighbourhoods of Sapperton and Victory Heights.

The name "Sapperton" is derived from the "Sappers", a colloquial name for the Royal Engineers who were stationed at New Westminster from 1859 to 1863. The former B. C. Penitentiary was the site of the Royal Engineers' base camp. Handpicked by Sir Edward Lytton, Secretary of State for the Colonies, the Royal Engineers were sent to British Columbia to establish law and order in the new colony.

The Royal Engineers helped to build and establish the new capital at New Westminster. New Westminster was the capital of the Crown colony of B. C. from 1860 to 1866, and of the united colony of B. C. and Vancouver Island from 1866 to 1868. The first session of the new legislative council for B. C. took place on the Penitentiary grounds on January 24, 1864.

The construction of the St. Mary The Virgin Anglican Church in 1865 marked the beginning of a permanent community. Thereafter, Sapperton's growth and development continued with the activities of the sawmills, tramline, brewery, hospital, railway and fisheries. The working class origin of the area has been retained to the present day.

The penitentiary, built in 1878, separated Sapperton from the rest of New Westminster. Sapperton was officially included as part of New Westminster in 1889. Sapperton experienced booms in construction during the 1890's and the 1900's, thus many of the potential heritage buildings indentified are of that period.

Today, Sapperton remains predominately a district of single family dwellings, although there is an apartment area north of Columbia Street East, as well as a shopping area on Columbia Street East. As may be expected from the area's historical development, the neighbourhood is rich in heritage resources. Recent development pressures, and area revitalization plans have however, been sensitive to the preservation and enhancement of the neighbourhood's buildings of heritage importance.

Victory Heights is a neighbourhood located to the west of Sapperton, with Richmond Street, extending from Cumberland Street to Tenth Avenue, as the boundary. The Victory Heights

neighbourhood has two distinctive developmental areas and histories. The area between Eighth Avenue East, Sixth Avenue East, Cumberland Street and Columbia Street East was the first to be developed, because of its proximity with Sapperton. A large number of the heritage resources identified in Victory Heights can be found in this part of the neighbourhood.

In contrast, the area west of Sixth Avenue East and Eight Avenue East was developed in response to housing demands made after World War II, and contains some of the city's latest dwellings. The name 'Victory Heights' was identified with the war and the many returning veterans.

Today, a walk through Victory Heights reveals a clear juxtaposition of achitectural styles, building material and housing quality between the newer and older sections of this unique neighbourhood.

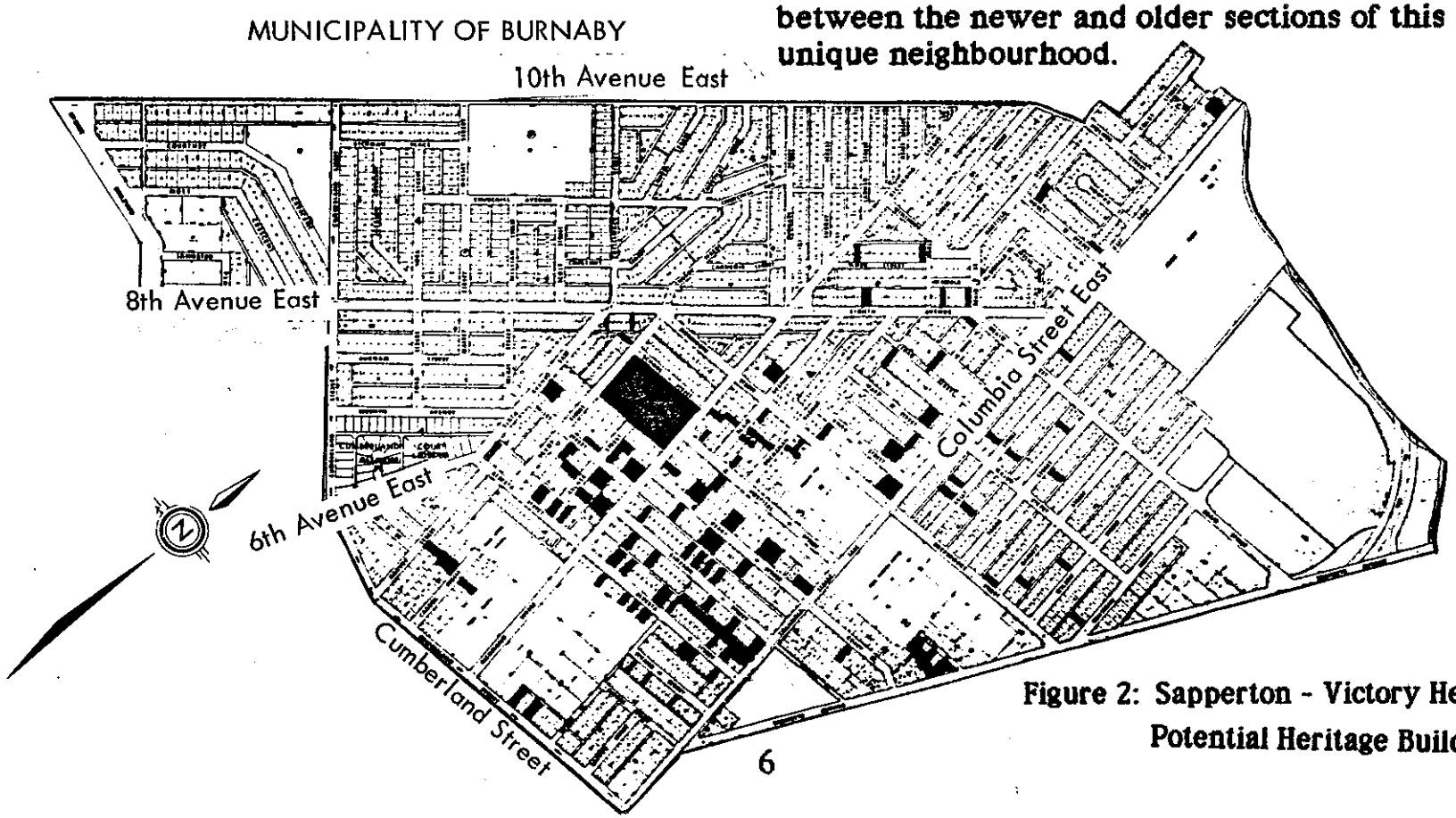


Figure 2: Sapperton - Victory Heights, Potential Heritage Buildings

344 Alberta Street
circa 1912
Shingle Style -- Late Victorian Period

Built around 1912, or earlier, this house shows a typical Shingle style design. It has an A-frame shape with prominent wing-like shed dormers projecting from both sides of the roof. Decorative features include the diamond-shape window on the gable, and front windows with stain glass headers. Gordon Dalrymple, a carpenter, lived in the house in 1913.



347 Alberta Street
circa 1909
Pioneer Tent Style -- Late Victorian Period

Built around 1909, the irregular roofline, bay windows, and use of patterned shingles of this house suggest Victorian influences in its design. The front gable facade, and full wrap porch are reminiscent of the Pioneer Tent style.

