

R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To: Community Heritage Commission Date: September 2, 2020

From: Kathleen Stevens File: HER00752
Heritage Planning Analyst

Subject: 404 Second Street (Queen's Park Meat Market): Heritage Revitalization Agreement

PROJECT SUMMARY

An application for a Heritage Revitalization Agreement (HRA) has been received for 404 Second Street, the Queen's Park Meat Market, which was built in 1926 and contains both a small-scale commercial unit and a rental residential suite. The proposed project would add floor space to the existing one storey building through a side, rear, and basement addition. In exchange for the development, the 1926 heritage building would be restored and legally protected through a Heritage Designation Bylaw.

PURPOSE OF REVIEW

The Community Heritage Commission is being asked to review the application and provide feedback in relation to the following elements:

- The heritage value of the 1926 building;
- The prepared Statement of Significance;
- The appropriateness and level of the planned heritage conservation work;
- The appropriateness and authenticity of re-creating the historic roof sign; and
- The appropriateness of the additions.

The Community Heritage Commission is also being asked to provide a recommendation to Council on this application.

GUIDING POLICY AND REGULATIONS

Interim Development Application Review Process

In April 2020, Council directed staff to implement an Interim Development Application Review Process (Interim Process) in response to the COVID-19 Pandemic. The Interim Process is intended to support continued public engagement on development projects, while also meeting physical distancing requirements. Under this process, development applications with a heritage component will be brought forward to the Commission virtually for comment and endorsement. However, the focus of the review will be on the Statement of Significance (SoS), Heritage Conservation Plan (HCP), and heritage-related elements of the project, as will be outlined in staff reports moving forward.

Official Community Plan (OCP) Land Use Designation

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding rezonings and other development applications. In the OCP, this property is designated for Residential Detached and Semi Detached (RD). This designation envisions a mix of low density residential uses, primarily in the form of single detached dwellings with secondary suites, duplexes, and accessory dwelling units (e.g. laneway house, carriage house) with complementary uses including small scale local commercial uses. The proposed application is consistent with this policy.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset on the site is appropriately incorporated into a development. Through this type of agreement, the OCP land use designation indicates the development may be eligible for regulatory incentives such as an increase in density, reduced parking, or smaller setbacks, as appropriate.

Heritage Revitalization Agreements

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations may be considered (as noted above). An HRA is not precedent setting, as each one is unique to a specific site.

Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage conservation projects within the city.

These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

Heritage Designation Bylaws

A heritage property which is the subject of an HRA is also protected by a Heritage Designation Bylaw. A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate, the Director of Development Services) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines.

Queen's Park Heritage Conservation Area

The site is located within the Queen's Park Heritage Conservation Area (HCA), though is not protected due to its non-conforming commercial use. As such, the site is not eligible for the HCA incentive program density bonus. Similarly, the application would not be evaluated against the area's design guidelines, which are meant for residential buildings, protected by the policy. Instead, the design is being evaluated against the Standards and Guidelines, as is consistent with other HRAs. However, the HRA and Designation Bylaw would offer a higher level of protection than the HCA which supports the policy's goals of neighbourhood character retention.

BACKGROUND INFORMATION

Site Characteristics and Context

The existing one storey building contains a non-conforming commercial use and a rental residential unit. The density is 0.35 FSR. The property is approximately 306 sq. m. (3,295 sq. sq. ft.), and is located in the Queen's Park neighbourhood, an area of single-detached dwellings. The site is at the corner of Second Street and Fourth Avenue. Both streets are considered local roads and form part of the greenway/bikeway network. A site context map and aerial image is provided in Appendix A.

Project Description

This HRA application is primarily to regularize and expand the non-conforming commercial use of the building. The application proposes to add floor space to the existing one storey building including a side addition, a rear addition, and a 153 sq. m. (1,648 sq. ft.) new basement. The side addition, which is the only element visible from

the street, would be approximately 30% of the building's size. The project's total floor space ratio (FSR) is proposed at 1.0, which is double the amount of density permitted in the property's current zone. The increase is reasonable for Council to consider as 50% of the floor area for the building would be below grade (in the basement) and therefore wouldn't impact the streetscape, and the above-grade (visible) density does not exceed the zoning maximum. The existing off-street parking configuration (two tandem spaces) is proposed to be retained, with continued access from the current driveway crossing on Fourth Avenue. The project's design drawings are provided in Appendix B.

Proposed Relaxations

Under the City's *Policy for the Use of Heritage Revitalization Agreements*, regulatory land use relaxations may be considered through an HRA. In this case, the site's zoning (for single-detached dwelling use) is not consistent with the site's existing building or its commercial use. The relaxations requested are for density, use, siting, parking configuration and signage. Use, parking configuration and two of the setback variances are existing, and are only proposed to be regularized through the process. The basement density, two other building setbacks (Fourth Ave and east side), and allowing commercial signage are more likely the relaxations to consider in light of the heritage value and restoration work proposed. A summary is provided in the table below and more detailed information is available in Appendix D:

Table 1: Summary of Proposed Relaxations

Characteristic Relaxation	Proposed
Use	Small-scale commercial use (existing)
Density	100% larger
Site Coverage	15% larger
South Setback to Fourth Ave (front)	88% reduction
North Setback (rear)	8% reduction (existing)
West Setback (side)	13% reduction
East Setback to Second St (side)	33% reduction (existing)
Parking	Two tandem parking spaces (existing)
Signage	Allow commercial signage in a residential zoning district and a re-created historic roof sign

ITEMS FOR DISCUSSION

Heritage Value

A Statement of Significance (SOS) has been prepared for the Queen's Park Meat Market and is available in Appendix C. The SOS indicates that the building was completed in 1926 and is considered to have historic, social, cultural, and aesthetic value. The

property's historic value was suggested from its association with the 1920s New Westminster building boom, and as one of Queen's Park's last surviving and functioning corner stores. The property is also noted to have social and cultural significance evidenced by its continuous commercial use, and its pattern of long-term ownership and management by local New Westminster families. Lastly, the building could be said to hold aesthetic value as a vernacular, mid-century Moderne corner store. Photographs of the building are available in Appendix C (pages 8-9).

Is the heritage value of the 1926 building sufficient to warrant long term legal protection and heritage status?

Does the Statement of Significance provide an accurate representation of the heritage values of the building?

Heritage Conservation Work

The application proposes that the building undergo rehabilitation, preservation and restoration work. Details are available in the Heritage Conservation Plan which is included in full in this report as Appendix C. A summary is provided below:

- Preservation of existing textured stucco cladding.
Note: restoration to or re-creation of the original bottle-dash stucco is not proposed at this time;
- Preservation of the roofline and roofline coping detail;
- Preservation of two wooden front and one wooden side doors and all hardware;
- Preservation of a brick chimney stack above the roofline;
- Restoration of all existing wood windows on the front façade;
- Rehabilitation of the aluminum strip canopies (at commercial and residential entrances);
- Rehabilitation of wooden door and window trim at front facade;
- Rehabilitation of existing commercial goose-neck lighting;
- and
- Repainting to a 1950s colour scheme: grey body with black trim. The awnings would be red and white stripe.

Is the conservation work proposed appropriate and are the actions sufficiently comprehensive?

Re-Created Historic Sign

Based on archival evidence discovered during the drafting of the SOS, this building once had a roof sign (included on page 18 in Appendix C). Roof signs are currently a prohibited signage type for businesses in New Westminster. It is proposed as part of this

application that, in addition to being permitted contemporary commercial business signage (as regulated through the City's Sign Bylaw), the current business should also be permitted to advertise with a roof sign. The sign would be re-created in the shape and approximate dimensions of the historic sign, as determined from a 1938 photograph, included on page 18 of the Conservation Plan.

Is there heritage value in the historic roof sign and would it be appropriate to re-create the sign in addition to allowing for contemporary business signage?

New Building Elements

Four interventions are proposed to facilitate the renovation of the 1926 commercial building (detailed in the design drawings/Appendix B):

1. The building would be lifted, and a new concrete foundation poured to allow for a full-height basement;
2. A single storey 31 sq. m. (332 sq. ft.) addition would be added to the side of the building along Fourth Avenue. It would be setback from the historic Second Street elevation by approximately 3 m. (10 ft.). The addition is proposed to be clad in horizontal plank fibre-cementitious siding and is proposed to conform with traditional storefront design, but would include taller and metal window assemblies. Both the different siding type and taller window pattern are intended to distinguish it visually as a contemporary addition to the historic building.
3. A single storey 17 sq. m. (191 sq. ft.) addition would be added to the rear of the building (clad in stucco), where no character defining elements have been identified;
4. A window well and two new wood basement windows would be added on the north elevation.

Are the new elements to be introduced to the building appropriate to the building's design and respectful to its heritage elements?

FEEDBACK FROM THE COMMISSION

Under the Interim Development Review Process, the Community Heritage Commission is being asked to provide a recommendation on the project to Council, based on its heritage merits, and provide feedback in relation to the following elements of the proposal:

- The heritage value of the 1926 building (photos in Appendix C, pages 8-9);
- The prepared Statement of Significance; (Appendix C)

- The appropriateness and level of the planned heritage conservation work (as detailed in the Heritage Conservation Plan, Appendix C);
- The appropriateness and authenticity of re-creating the historic roof sign (Appendix C, page 18);
- The appropriateness of the interventions (new elements) proposed as part of the renovation, given the heritage value and conservation work also proposed (design plans in Appendix B).

The following options are available for consideration by the Commission:

- 1) That the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 404 Second Street and its inclusion on the City's Heritage Register; or
- 2) That the Community Heritage Commission recommend that Council does not support the Heritage Revitalization Agreement for 404 Second Street or its inclusion on the City's Heritage Register; or
- 3) The Community Heritage Commission could also provide an alternative recommendation, stemming from elements identified in their discussion.

APPENDICES

Appendix A: Site Context Map

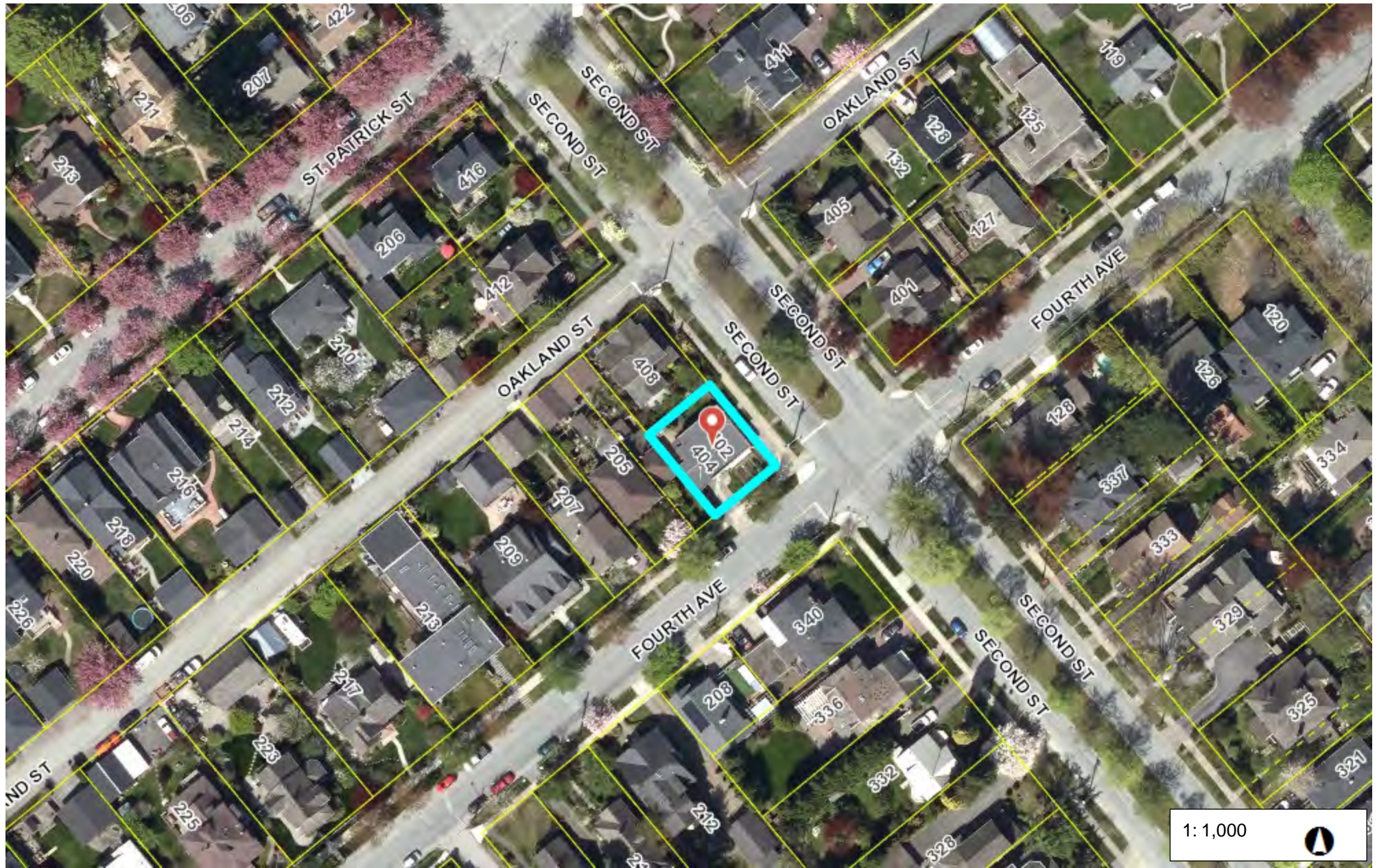
Appendix B: Proposed Design Plans

Appendix C: Heritage Conservation Plan including Statement of Significance

Appendix D: Proposed Relaxation Information

Appendix A

Site Context Map



1: 1,000



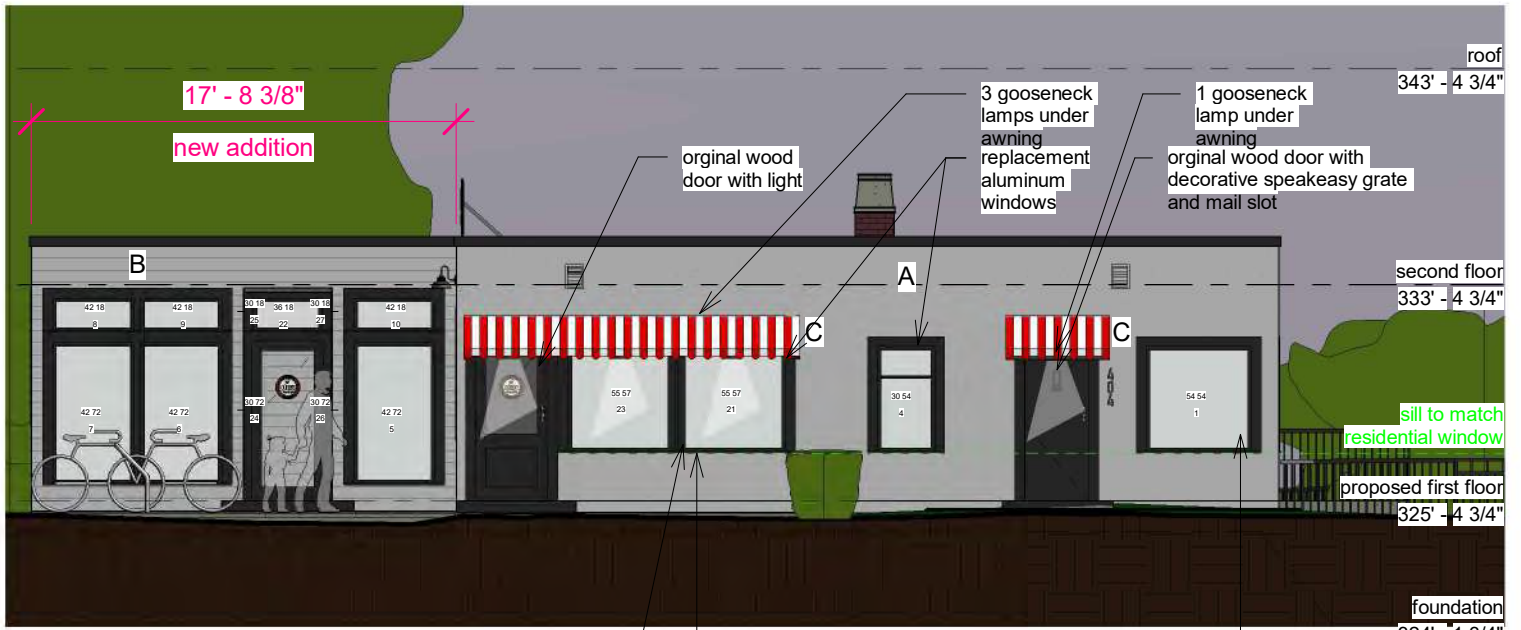
0.1 0 0.03 0.1 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Appendix B:
Proposed Design Plans



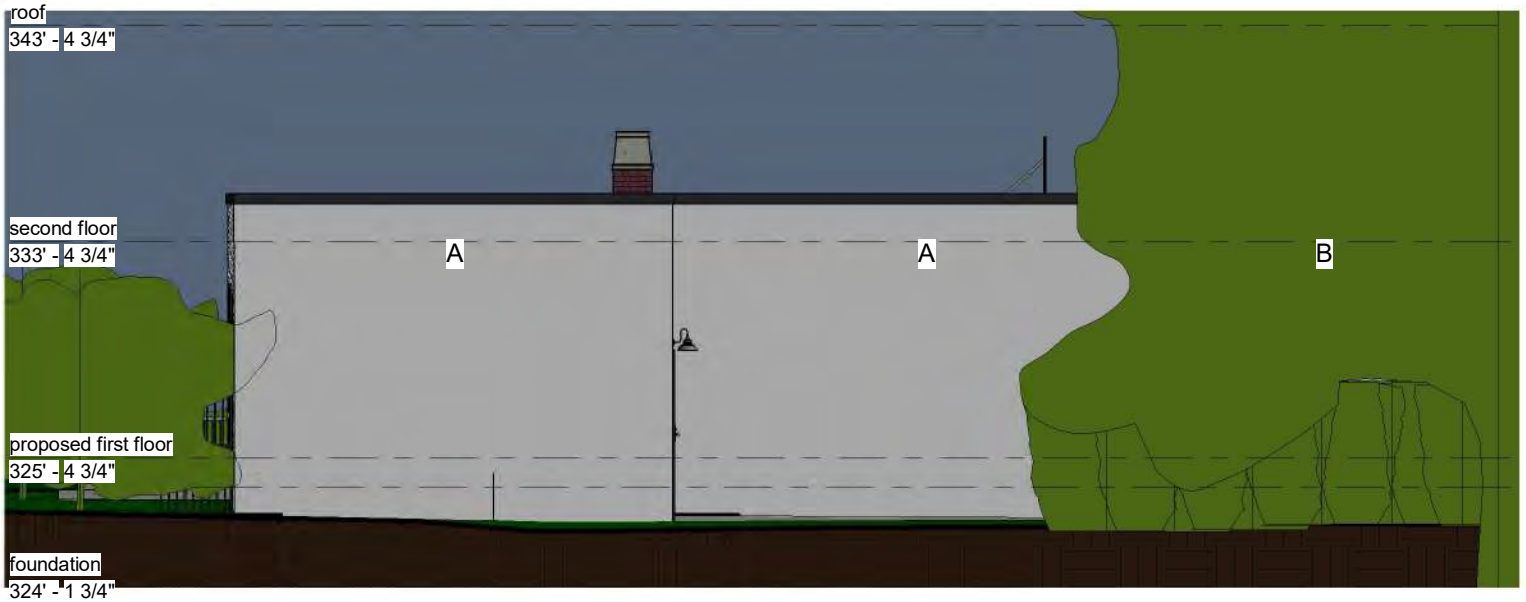


North Elevation

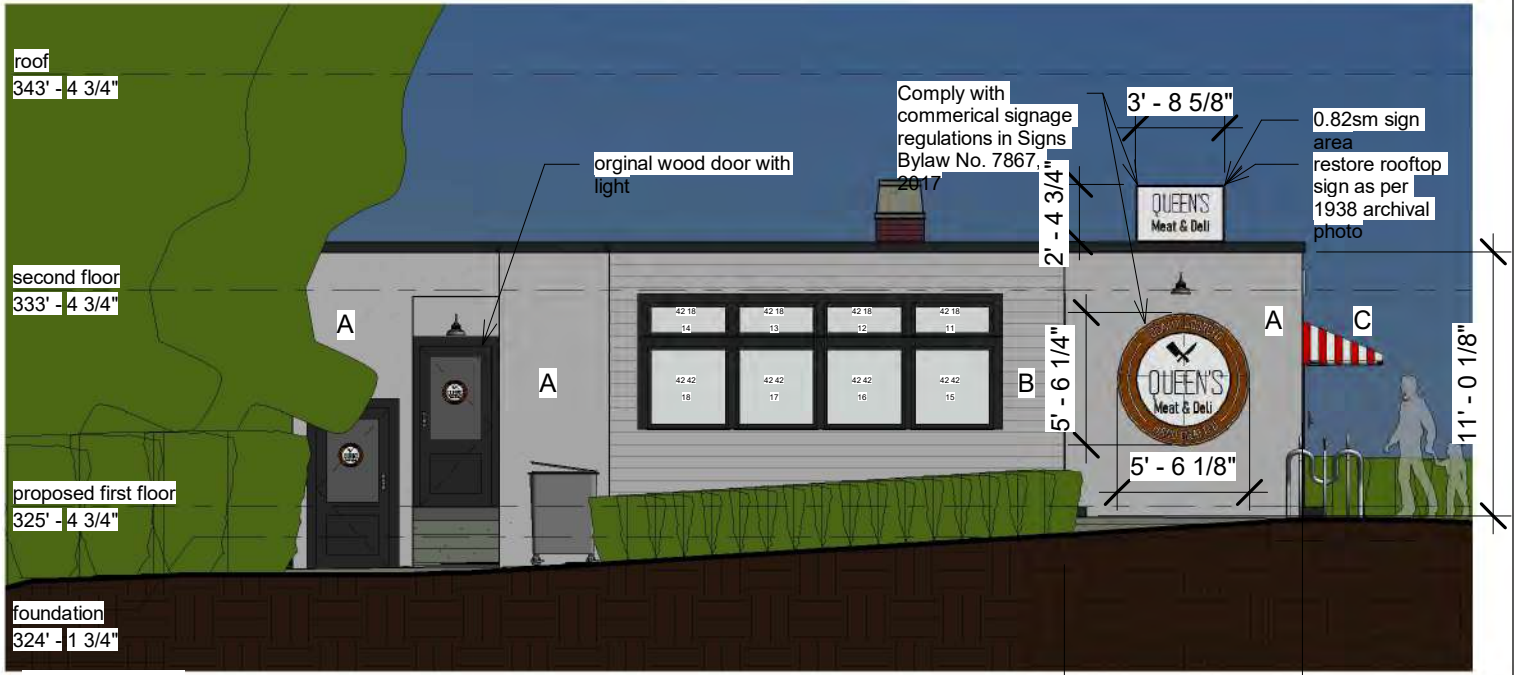
original wood sash windows as per HCP

adjust commercial window sill to align with residential window height

original fixed corner wood windows



South Elevation



East Elevation



West Elevation

West Elevation				Building Face Area (SqM)	47
Quantity	Window Width	Window Height	Window Area (SqM)	Window Area (SqM)	
1	54	54	2916	1.88126656	
1	44	32	1408	0.90838528	
2	48	24	2304	1.48644864	
Total Window Area (SqM)				4.2761	Percentage Openings (Windows/Building Face) 9.10%
Limiting Distance (m)				3.7	Maximum Allowable Percentage 26.00%



Appendix C

Heritage Conservation Plan including Statement of Significance

Heritage Conservation Plan

Queen's Park Meat Market - 1926

402 - 404 Second Street, Queen's Park - New Westminster, BC



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: March 2020

Contents

Statement of Significance.....3

Research Findings.....6

Current Photographs.....8

Historical Context.....14

Archival Photographs and resources18

Conservation Objectives.....26

Condition Assessment.....27

Recommended Conservation Treatments.....30

Proposed Changes.....37

Maintenance Plan.....38

Research Resources.....41

Statement of Significance



Description of Historic Place

The Queen's Park Meat Market is a one-storey, wood-framed store building on the west corner of Second Street and Fourth Avenue in the Queen's Park neighbourhood of New Westminster. Facing Second Street, the square-shaped building houses a commercial space and living quarters, each with their own designated entry.

Heritage Values of Historic Place

Built in 1926, the Queen's Park Meat Market has historical value for its association to the 1920s New Westminster building boom, a development wave which also left its mark in the subject neighbourhood, Queen's Park. The historic place also has social and cultural value evident in its continuous commercial use since 1910, and its continuous use as a neighbourhood butcher shop since 1926.

The building and the business are highly valued as one of Queen's Parks last surviving and functioning neighbourhood stores, and as the last evidence of a small commercial strip of three small businesses that once stood along this portion of 2nd Street. Neighbourhood stores, an integral part of a neighbourhood's character, began to disappear in the 1950s with the introduction of modern supermarkets, shopping centres, and chain outlets in outlying shopping areas designed around cars and highways.

The building has social and cultural value for its association with the pioneer Mark family of England and their long-term commercial and residential ties to this and the adjacent lot. Harold Charles Mark (cashier and chief clerk for the CPR) was the original developer, building a store/stable here in 1896. His son Frederick J. Mark ran the Model Bakery from 1909 until the late 1950s out of an additional building they constructed at the northern edge of the subject lot (later known as the Mark Store). The Marks erected a third store building in 1910 on the corner site of the subject building. The 1896 Harold C. Mark House at 205 Fourth Avenue and the 1912 Frederick J. Mark House at 207 Fourth Avenue, both survive today next door to the Meat Market, adding further contextual heritage value to the historic place.

The building is aesthetically valued as a vernacular, mid-century neighbourhood store, as expressed by its simple commercial design, single-storey height, modest Mid-century Modern design features and living quarters.

The Queen's Park Meat Market has cultural and social value for its pattern of long-term ownership and management by local New Westminster families. The legacy of commitment and longevity of the business owners over the years is also expressed in the addition of living quarters to the building in 1951. Owners William and Catherine Whyte built and resided at the living quarters between 1951 and 1958, and long-term owners Eric and Mary Davies lived here for a decade (1962-1972). The other significant owners of the butcher shop were Thomas A. and Alice Carson (1933-1945), and Peter Corbeil (1999-2016).

Character Defining Elements

- Prominent corner location at Second Street and Fourth Avenue in the Queen's Park neighbourhood of New Westminster, with physical evidence of the store formerly being right at the corner.
- Continuous commercial use since 1910 at this location
- Continuous commercial use since 1926 as a meat market
- Existence of the business name Queen's Park Meat Market since 1926
- Residential use since 1951
- Proximity to the Fred J. Mark House at 207 Fourth Avenue, and the building built by the Mark family in 1896 on the site of the store building, moved to 205 Fourth Avenue in 1923.
- Vernacular commercial form, scale and massing as expressed by the shop's false front, square footprint, flat roof and single-storey height
- Facade facing Second Street
- Evidence of horizontal wood siding on the early commercial component of the building, now covered or replaced by stucco

- 1951 living quarters, as expressed by the Modern practical design of the northeastern end of the building with a typical mid-century corner windows
- Original wood doors, windows openings and wood trim with backband moulding typical of mid-century vernacular homes
- Dual entries on the facade-side of the building, complemented by distinct windows for commercial and residential use
- 1950s aluminum strip canopies above the facade doors
- Original wood cooler door on the interior of the store

Research Findings

Address: **402 - 404 Second Street** - Queen's Park Meat Market

Legal Description: LOT 9, SUBURBAN BLOCK 7, GROUP 1, EXCEPT PLAN 8050, EXCEPT: 1ST: WESTERLY 16 FT HAVING A FRONTAGE OF 16 FT ON OAKLAND ST & A FRONTAGE OF 16 FT ON 4TH AV & ADJOINING LT 8, OF LOTS 2, 3, 30 & 31.

Date of Construction: **1926** (14' x 22' butcher shop replaces the 1910 store built by Frederick J. Mark at this location)

Source: City of New Westminster historic permits database (CityViews) - December 11, 1925 Building Permit taken out by R. J. Robinson

Builder: **R. J. Robinson**

Source: above permit

Original Storeowner: **Charles Morris**

Source: Wrigley's BC directory for 1926

Architect: **none/unknown**

Known alterations:

1929: Enlarged into a 13'.6" x 30'.6" building

1938: Remodelled

1951: Relocated, remodelled and living quarters (404 Second St.) added

1952: 13' x 20' carport added

Sources: City of New Westminster historic permits database (CityViews) and Tax Assessment Field Cards

Proprietors of the Queen's Park Meat Market

1926: Charles Morris

1927-1928: James W. Galloway (was manager of City Meat Market previously)

1929: Vacant

1930-1932: Queen's Park Meat Market

1933-1945: Thomas A. and Alice Carson (previously merchants in Burnaby)

1946-1951: Ernest J. and Grace Aldersley

1952-1958: William and Catherine F. Whyte

1959-1961: Vacant

1962-1998: Eric G. and Mary Davies

1999-2016: Peter Corbeil

2016-current: Florin Mezo

Residents at 404 Second Street (living quarters)

1952-1958: William and Catherine F. Whyte

1962-1972: Eric G. and Mary Davies

1973-1976: Mike Cherniciak

1977-1982: Susan Mc Intyre

1984-1986: Marianne Iveren

1987-1997: No entries available

1998: Tom Hawkins

Current Photographs



Front view



Side view



Fourth Avenue
elevation



Fourth Avenue
elevation. Visible are
the original concrete
foundations of the
1926 store when it
was closer to the
corner.



Rear view





Left: the butcher shop's old cooler.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Left: the butcher shop's scale.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Left: the butcher shop's old cooler.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



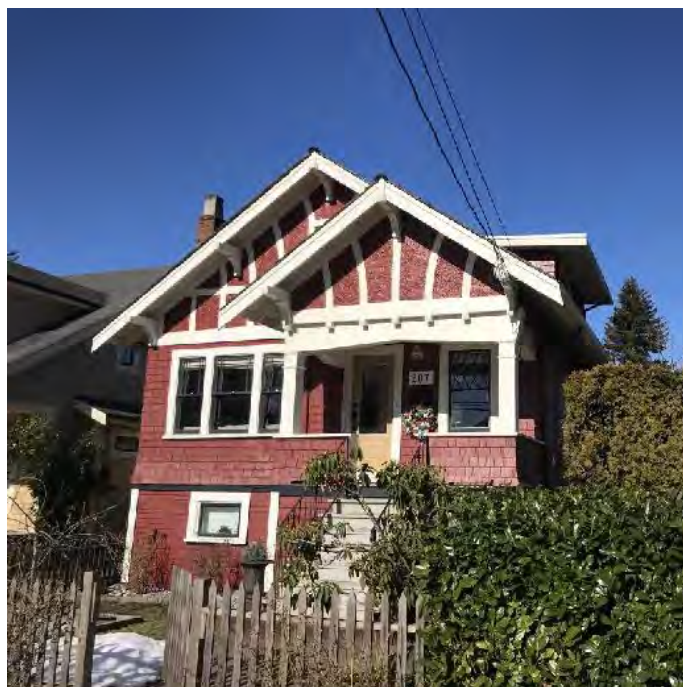
Left: Polar Hardware Co. door handle from the butcher shop's old cooler.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Top: context view with 205 and 207 Fourth Avenue west of the building. These two houses were built and owned by the Mark Family.

Bottom: 205 Fourth Avenue (left) and 207 Fourth Avenue (the Fred Mark House)



Historic context

Neighbourhood stores were very common in New Westminster neighbourhoods all the way until mid-century.



An example of an early neighbourhood store is the A. Curnew grocery store as inaugurated in 1919, once located at the corner of 5th Avenue and Sixth Street.

Source: NWPL # 2276

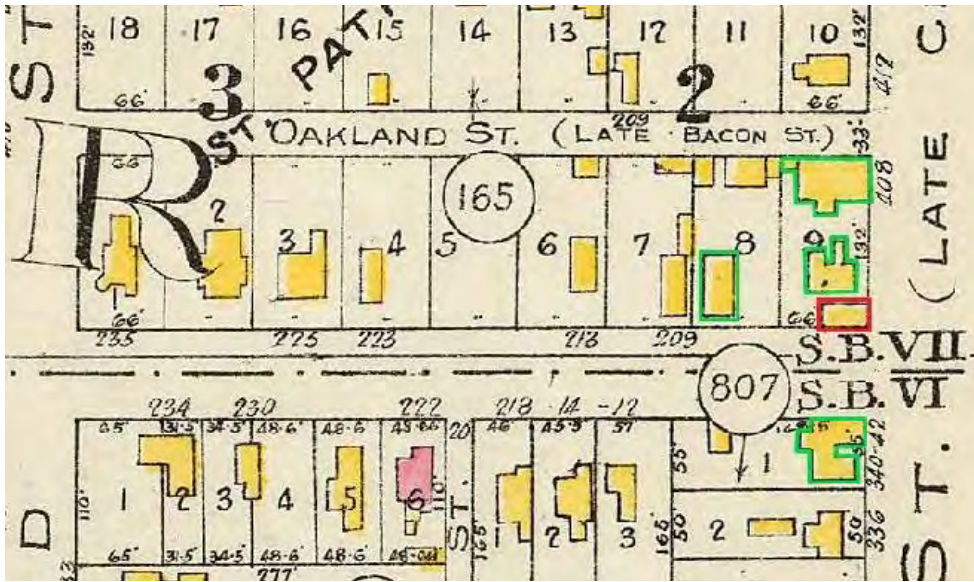
Specifically in Queen's Park, the 300 and 400 blocks of Second Street were the site of a small commercial strip developed in the late 1890s and early 1900s. A grocery store was built at 340 Second Street in 1892, which was for some time run by Thomas A. Carson, who also owned the Queen's Park Meat Market (1933-1945). The Mark family had built a store building on the subject site in 1896, but only started their own commercial activity in this area in 1908-1910 when son Frederick was old enough to run a business.

The Mark family (Harold Charles) owned lots 8 and 9 in this block, the latter on which the Queen's Park Meat Market is located. H. C. Mark (1861-1940) was the cashier and chief clerk for the Canadian Pacific Railway. The Mark family's own merchant activities are first mentioned in 1908, when Harold C. Mark opened a factory for the Mark Bakery (located on Sixth Street near the post office) on the corner of Second Street and Fourth Avenue. The factory was turned into a retail bakery location by 1910. In 1909, the Mark's Model Bakery is first mentioned, located at 408 Second Street, which would later become a grocery store called the Mark Store. The Mark family also built the 1912 Craftsman style house at 207 Fourth Avenue (The Frederick J. Mark House), and an 1896 building at 205 Fourth Avenue (relocated from lot 9 to lot 8 in 1923), converted from commercial use to residential use at the time of the move. Harold Charles Mark lived at 205 Fourth Avenue until his death in 1940.

In the interwar years, Queen's Park saw a significant wave of residential development. The realization of a butcher shop in 1926, replacing the factory/bakery at 402 Second Street, is proof of ongoing demand for a diversity of retail goods in the developing neighbourhood of Queen's Park. The addition

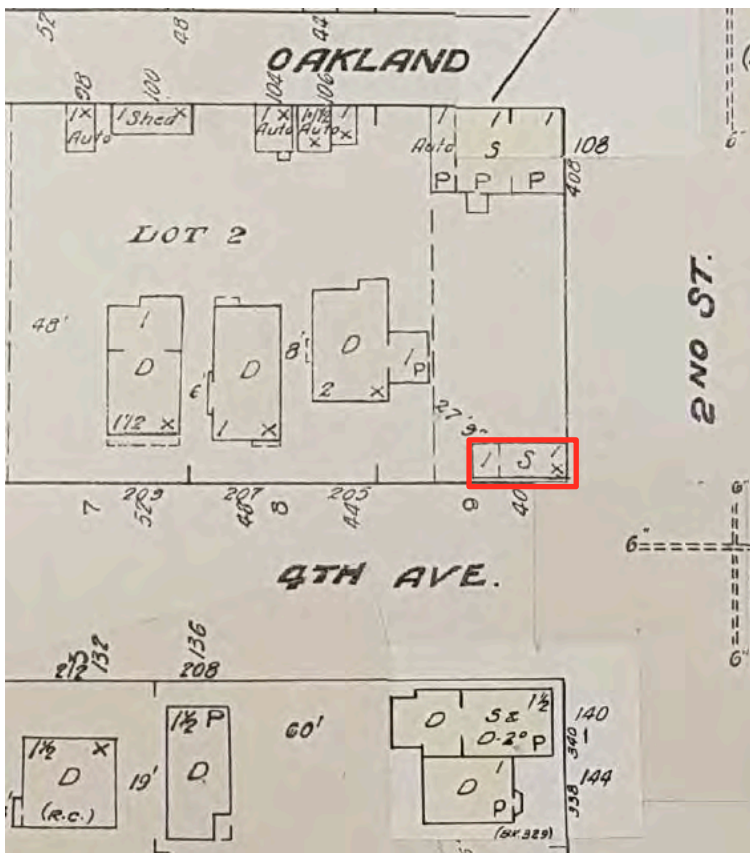
of living quarters in 1951 illustrates that store owners often lived on site, and the erection of a carport reflects the increased access to cars for working-class families.

Fire insurance maps



Left: partial view of plate 121 from Goad atlas for Vancouver (New Westminster vol III) - 1913.

source: Library and Archives of Canada



Above: The partial view of a 1913 fire insurance map for New Westminster, shows the bakery building at the corner of Second Street and Fourth Avenue, which was replaced by the Queen's Park Meat Market building in 1926 (red). It also shows the 1896 building and the Model Bakery (408 Second Street) on Lot 9, the Fred Mark House on Lot 8, and the store and house at 340-342 Second Street (green).

Left: The partial view of a 1931 fire insurance map for New Westminster shows the meat market store as a single storey wood structure right at the property lines (red) as well as evidence of the other mentioned stores above and below marked with the letter 'S', indicating the small commercial strip which was present here in the first several decades of the 20th century.

source: New Westminster Museum & Archives fire insurance map 1931-1947.

Aerial photograph of 1928

This partial view of a 1928 aerial photograph below shows the Queen's Park Meat Market at the exact location of the former bakery building (red). The aerial photograph also shows that by 1928, the 1896 building previously located at Lot 9, was relocated to its current site at the adjacent lot 8, now 205 Fourth Avenue.



Left: partial view of an aerial photograph of New Westminster - 1928.

source: RCAF / Library & Archives Canada

Aerial Photographs of 1950 and later

A comparison between an aerial photograph from July 1950 and one from later in the 1950s (exact date unknown), shows that the Queen's Park Meat Market was altered and relocated in the 1950s. The butcher shop was most likely relocated as part of the major alteration by the Whyte family involving the addition of living quarters in 1951. The aerial photograph of July 1950 shows the butcher shop at its original siting right at the corner property lines (red). The photograph from a later date shows the original location of the butcher shop vacant (although the concrete footings are still visible in the photograph, as well as on site today), and its current location further north (red).



Left: partial view of an aerial photograph of New Westminster - July 1950.

source: A12677_235
RCAF / Library & Archives
Canada



Left: partial view of an aerial photograph of New Westminster - 1950s.

source: IHP6936-093 New
Westminster Museum &
Archives

Archival Photographs



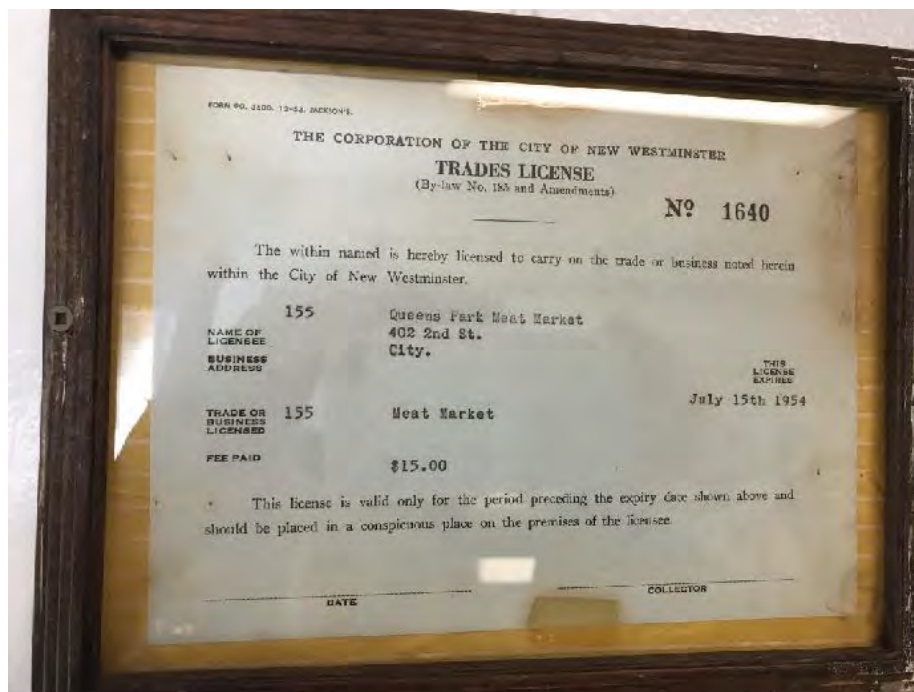
Left: a 1938 photograph of the Queen's Park Meat Market, then known as Carson's Meat Market. The picture shows the building at its original siding at the corner, facing Second Street.

The wood-clad building featured a light paint colour; a false fronted facade; a shingled gable roof; a small chimney; and a Carson's Meat Market sign.



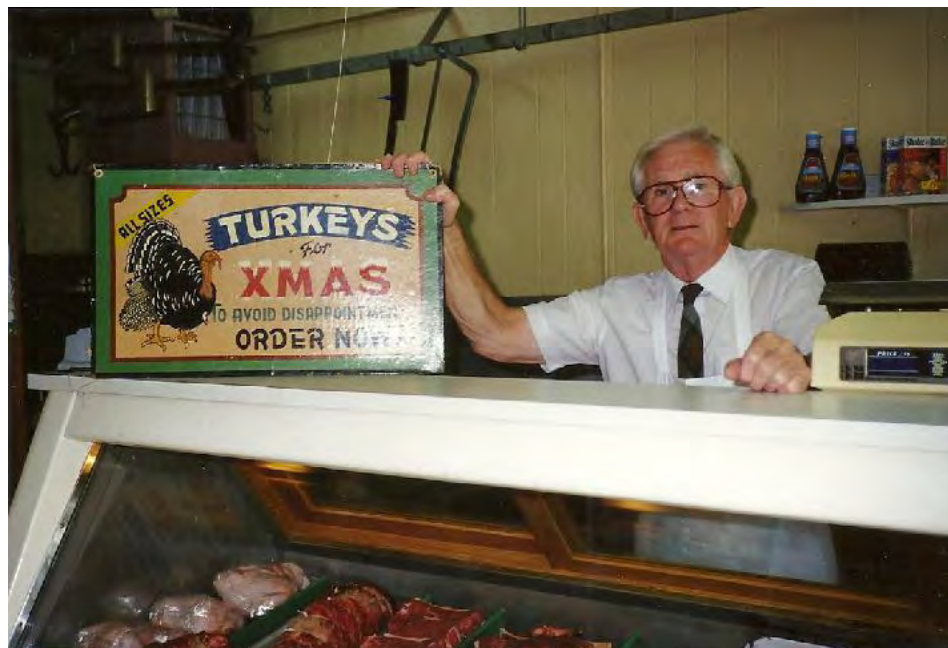
Left: close-up of the Carson's Meat Market sign from the 1938 photograph.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Left: the Queen's Park Meat Market trades license from 1954.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Left: Eric Davies at the Queen's Park Meat Market.

Source: Davies Family private collection.



Left: The Queen's Park Meat Market in earlier days.

Source: Davies Family private collection.



Left: Eric Davies at work at the Queen's Park Meat Market.

Source: Davies Family private collection.



Left: The Queen's Park Meat Market's product display.

Source: Davies Family private collection.



Left: Advertisement for H. C. Mark & Sons Bakery. The factory was located at the corner of Fourth Avenue and Second Street.

Source: New Westminster Daily News, January 4, 1908

Masked Bandits Hold Up Grocer

NEW WESTMINSTER, March 16.—Armed with a gun and wearing silk stocking masks, two young bandits are reported to have held up Carson's Grocery, Second Street and Fourth Avenue, on Saturday night, escaping with \$25 from the till.

The men fled in an auto said to have been driven by a third.

The car used by the bandits was reported stolen and later recovered in Vancouver.

Police believe the bandits are the ones who held up the Model Grocery here the previous Saturday.

Left: News article about two bandits who held up Carson's grocery store at Second Street and Fourth Avenue (340 Second Street).

Source: Vancouver Sun, March 16, 1936

POLICE SEEK BANDIT TRIO

BURNABY, Nov. 16.—Three bandits who held up and robbed New Westminster and Burnaby stores in the dense fog, Saturday night, are sought by police today.

Two men held by Burnaby detachment, Provincial Police, in connection with the holdups, were released when the victims failed to identify them.

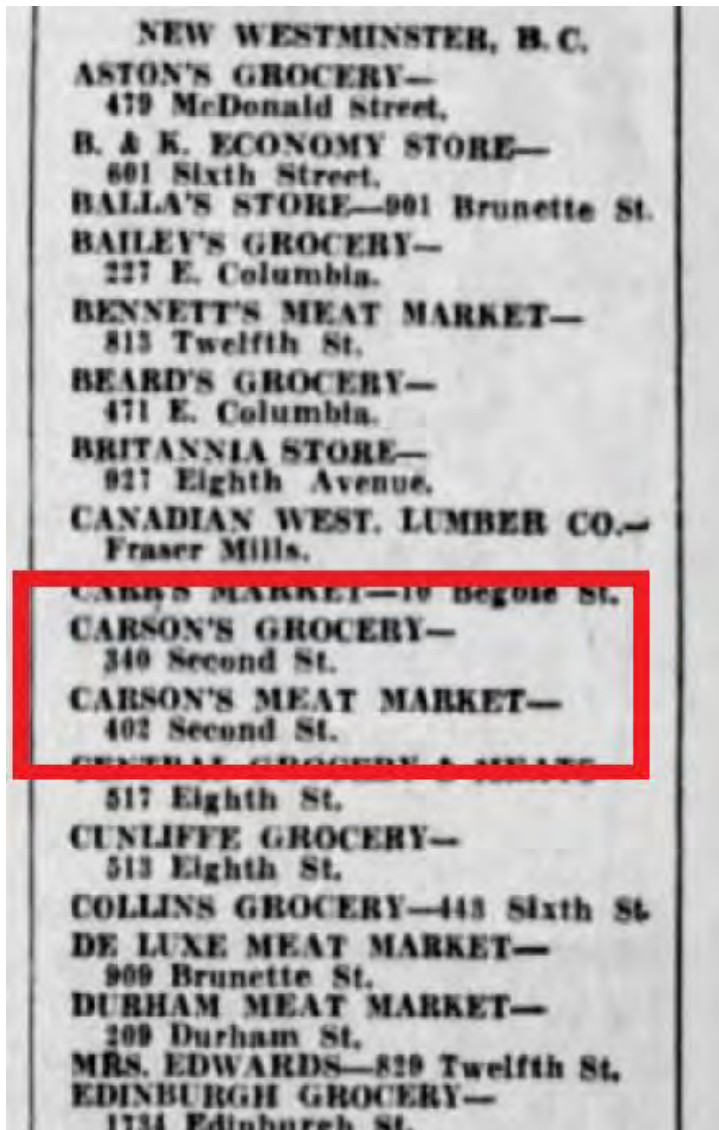
Shortly before 8 p.m., three young men entered T. A. Carson's grocery store, Second Street and Fourth Avenue, New Westminster, and escaped with \$40 from the till.

They were masked with white handkerchiefs.

One of the trio covered Carson, his daughter, Kathleen, and a boy customer with a gun, and the second rifled the till while the third guarded the door.

Left: Later in 1936, Carson was robbed again, and this time by three bandits.

Source: Vancouver Sun, November 16, 1936



Left: A selection of New Westminster companies, including T.A. Carson's grocery store at 340 Second Street, and his Meat Market at 402 Second Street.

Source: The Province, May 18, 1939

Quality of meat topped only by service

Family butcher cuts ties after four decades

ROD NUTT
SUN BUSINESS REPORTER

After operating the Queens Park Meat Market in New Westminster for almost 40 years, Eric and Mary Davies are saying goodbye to their neighborhood butcher's shop.

"Nothing has changed, apart from the meat counter and the electronic scale, since I bought it in 1961," Eric says.

Nothing will change, vow new owners Peter and Cathy Corbeil.

Although most local butcher's shops disappeared amid the onslaught of supermarket chains, Queens Park Meat Market thrived under the Davies credo: The highest quality products and second-to-none service.

"I still hang a side of beef for 14 to 21 days," says Eric, "and we treat our customers as friends."

Pat Cox and husband Brian have been buying meat and dairy produce from Queens Park for 30 years.

"When I moved into the area, my neighbour told me to buy meat from Mr. Davies," says Pat. "The quality was excellent so I've been buying there ever since."

Cox is in distinguished company.

Actor Raymond Burr always



BILL KEAY/Vancouver Sun

FOND FAREWELL: Eric Davies gets a hug from his wife Mary, as the couple retires from 38 years of working in New Westminster's Queen Park Meat Market.

asked for steak from Queens Park when he stayed with friends on visits to his birthplace.

Mt. Everest conqueror Sir Edmund Hillary has eaten meat from Eric's shop.

The biggest surprise came when Eric received a call from New York placing an order for steaks.

"I thought someone was playing a practical joke on me," Eric says.

It was no joke, however. Al Edworthy, who was raised in

the Queens Park neighborhood but now works in the financial district of New York, wanted the steaks for a boat he had chartered to entertain clients.

Eric, 69, has been in the meat business since the age of 14; he and Mary left Wrexham in North Wales for Canada in 1956.

For the first six months in this country, Eric managed the meat department at a Safeway store in Winnipeg.

Unfortunately, those six

months coincided with winter so the couple headed to the West Coast, where Eric managed the meat department of an IGA store for four years.

In 1961, Eric bought Queens Park Meat Market.

"I cried at the time," Mary said. "We used every last penny."

However, it was money well spent. The quality of the meat and service attracted customers, usually former Queens

SEE QUEEN'S PARK, C3

News article about long-term owners Eric and Mary Davies selling their butcher shop to Peter Corbeil (1/2).

QUEEN'S PARK (from CI)

Customer of five years buys shop

Park residents who from families who patronized Queens Park Meat Market, from as far away as Langley, Chilliwack, West Vancouver, Britannia Beach, Whistler and Galiano Island.

For those customers in the well-heeled neighborhood surrounding the store located at 402 2nd St., an old-fashioned daily delivery service is available, courtesy of 15-year old Darren Brown and his bicycle.

New owner Peter Corbeil says he started shopping at Queens Park five years ago.

"I was a meat cutter with a major chain but I wasn't satisfied with the product from my own store, so I started shopping at Eric's shop," Peter says.

"I struck a relationship with Eric and I discussed buying the shop on several occasions," he adds. "It wasn't until last summer that Eric realized he want-

ed to retire.

"We struck a bargain and the rest is history."

Peter, 34, says Queens Park Meat Market is one of the few surviving old-line butcher's shops.

"Buying habits changed and chain stores were generally cheaper and offered the convenience of one-stop shopping," he says, but he sees the trend swinging back to the small shop.

"I've been here a month working with Eric and we've gained at least one new customer a day," Peter says. "Our prices aren't any higher and we offer the best quality."

Although Queens Park Meat Market is tiny — it would be crowded with half a dozen customers at any one time — Peter says there aren't many products offered by the chains that can't be had in his shop.

"We don't have a massive display but we keep a full line of products in the cooler in the back of the shop," he says.

There is one difference from the chains.

"We don't offer specials," Peter says. "We keep the same price every day."

Eric has a couple of more days to work before retiring and Brian Cox, husband of long-time customer Pat, hands him a bottle of Harvey's Bristol Cream, one of many farewell presents the butcher has received from his customers.

Eric will now have more time to putter on his boat and improve his golf game and, together with Mary, is planning a trip to North Wales in the spring.

Long-time customer Barbara Erikson may have said it best of the sentiment of the occasion: "Every time I leave here, I feel better than when I came in."

Business suits.

News article about long-term owners Eric and Mary Davies selling their butcher shop to Peter Corbeil (2/2).

Source: Vancouver Sun, January 4, 1999

Conservation Objectives

The Queen's Park Meat Market will be conserved in its current location. It will retain its dual commercial/residential use, but will be expanded (**rehabilitated**) through additions, to make the business portion larger and more sustainable with better planned and laid out store and production areas. Its exterior will be **Preserved** as per its general 1951 design, when a major alteration and relocation took place, giving the historic place its current character. Rooflines and general foot print will be **preserved**.

The main conservation objective for the historic exterior is **Preservation**.

The main conservation objective for the interior and the property is **Rehabilitation**.

The below conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition):

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

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

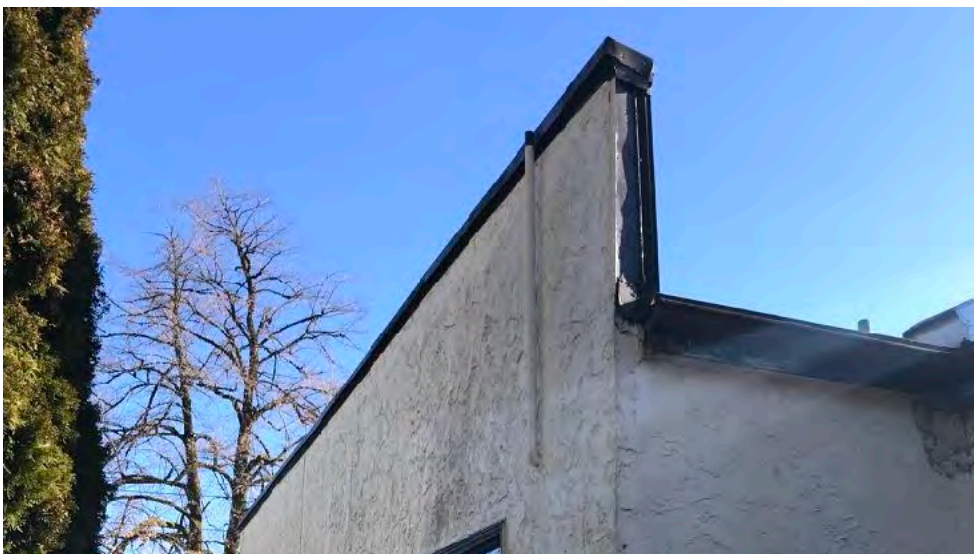
Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

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

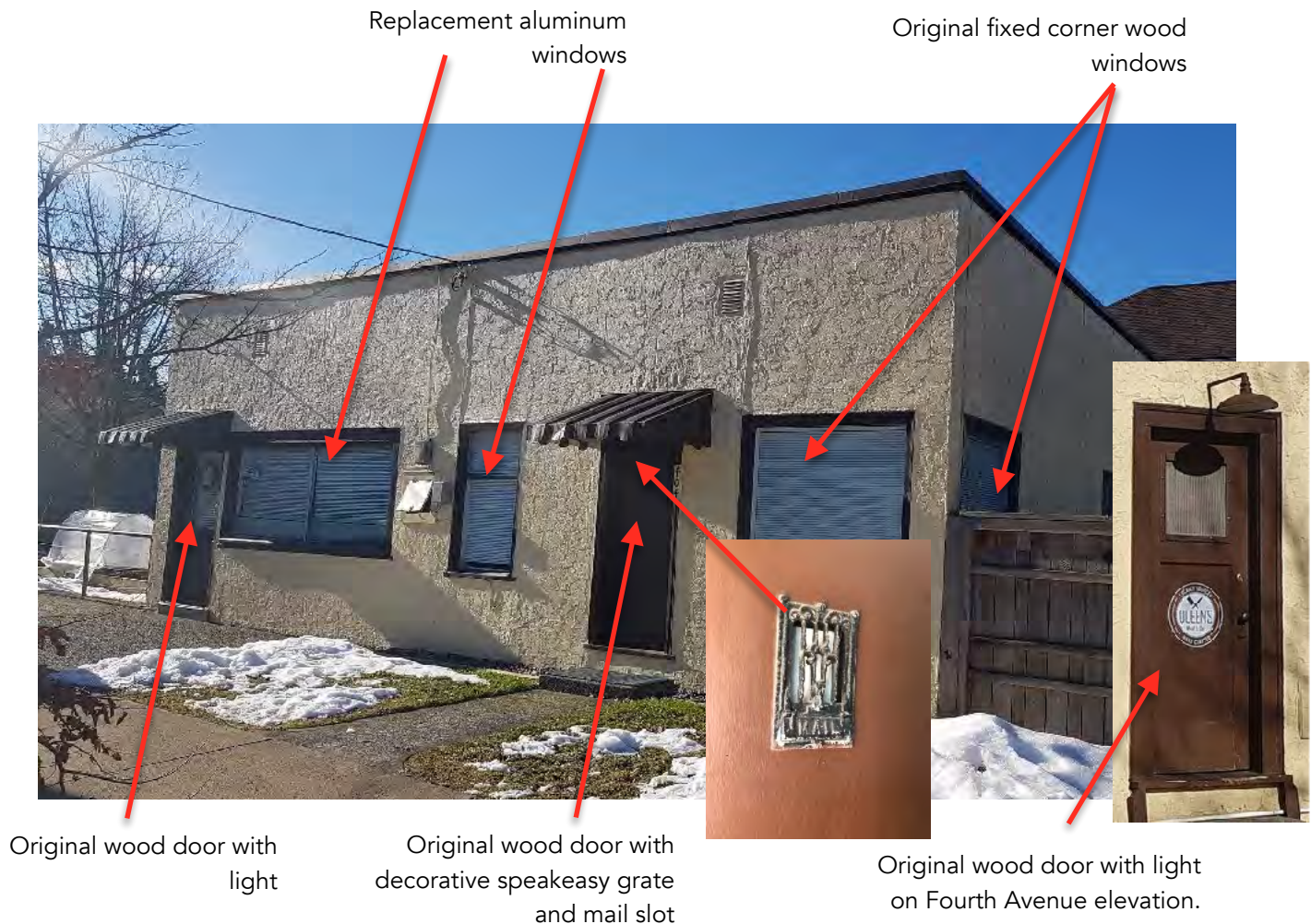


Roof and roofline coping - The building's flat roof was not accessed or viewed as part of the condition assessment. The roof was redone approximately 10 years ago (2010) and is in functional condition.

The roofline is clad in a wood fascia, capped by a metal coping. The metal coping appears to be in good condition but the paint on the wood fascia is peeling in places. A closer examination of the joints in the metal coping should be taken on upon construction commencement as well as that of the wood fascia.



Doors and windows - The 1951 renovation involved the introduction of Modern wood windows and doors, typical of mid-century aesthetics. The fixed corner windows in the apartment area are the only surviving wood windows from 1951, the rest have been replaced with aluminum windows over the decades. The wood windows appear to be in good condition while the aluminum ones appear worn. The wood trim features a backband moulding. The wood windows sills are projecting. Three original wood doors survive on the building, all in fair-good condition.



Aluminum strip canopies - The two 1951 aluminum strip canopies above the facade doors are in good condition.

Finishes - The painted finish on all wood elements (door and window trim, doors, windows, and roofline fascia) is all in fair condition - i.e. flaking, dry and in need of a thorough repainting. The original 1951 paint layers identified on the building are as follows:

Doors: pale yellow (matches Sherwin Williams Peace Yellow 2857)

Trim and window sash: Robin Egg blue (matches Sherwin William Burma Jade 2862)

Awnings: dark green and white (green matches California Paints Beatnick)

Stucco: Bottle Dash - grey with specs of green and brown glass

Recommended Conservation Procedures

Site - Rehabilitation

Site plan below shows existing building footprint in red and proposed in black.

The property will be rehabilitated for improved and sustainable use, involving an addition to the store (1), to be sited on the historic site of the store before it was relocated to its current in 1951; a basement level to the building (not visible on the site plan nor from the street as it will be underground and within the proposed footprint) providing new freezer, storage and prep areas for the meat market; a slight extension at the rear (2) where no Character Defining Elements were identified; and a new off-site parking pad for the residential component (3).

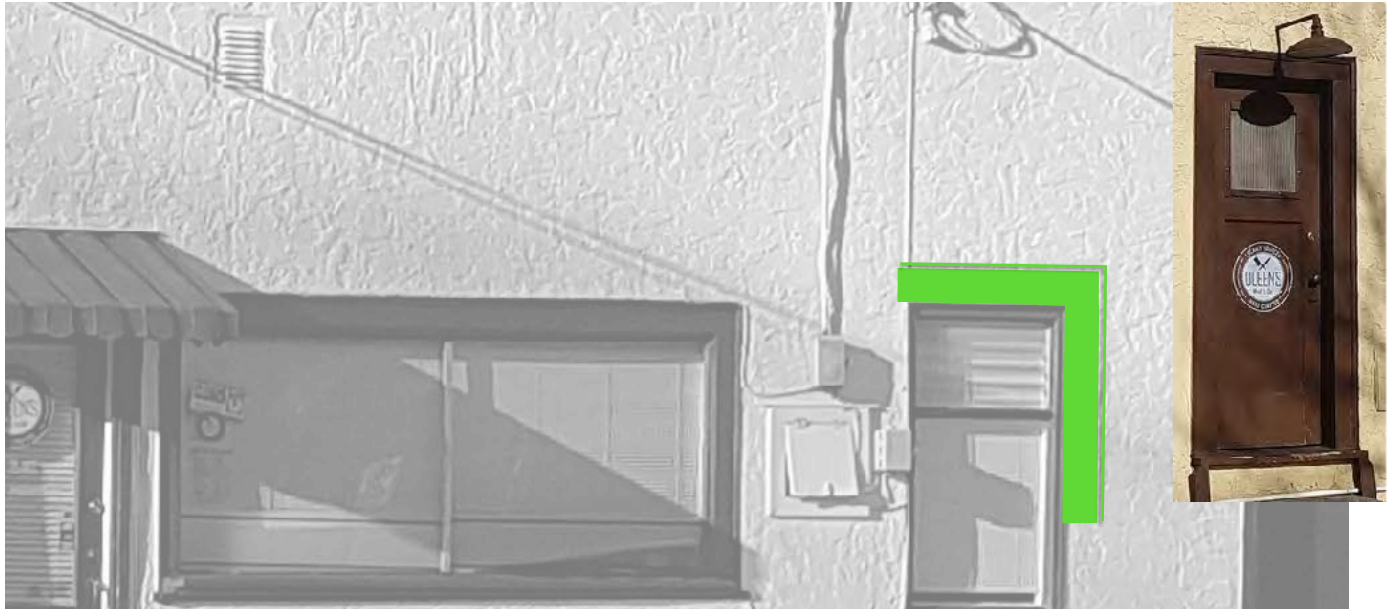


source for site plan: D3 Dimension, Drafting, Design

Site use - Preservation

Retain the dual commercial and residential use. The commercial use will not be limited to use as a butcher shop, but the following physical elements of the butcher shop will be preserved and protected to conserve the butcher shop legacy in the case of a change of commercial use:

- Red and white striped aluminum awnings - traditional butcher shop awning colours
- Historic wood cooler door on the interior

Store Building - Preservation and Restoration

Preserve or Restore the following original exterior elements on the store building:

Wood door and window trim - preservation and restoration

All door and windows are cased by a wood trim with backband moulding, although the application of a second layer of stucco has left the trim dimensions inconsistent. Restore door and window trim on all openings to 1 x 5.5/8 (including backband) as per surviving trim set at side door, currently located on the Fourth Avenue elevation.



Original trim dimension - close to 6" with backband, and 4.5" without)

Wood doors and hardware - preservation

Preserve in situ, both original doors and their hardware: the glazed store door (left) and the solid apartment door (right) with their original hardware, hinges and speakeasy grill.

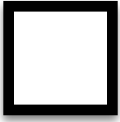
**Wood windows - preservation and restoration**

Adjust commercial window sill height to align with residential window height. Although the residential and commercial window sills will now align on this elevation, they are still perceived as distinct in scale and purpose. All sills should be wood and projecting as well as extending. Restore wood sashes where currently there are aluminum sashes as per the sash width on the wood corner windows.

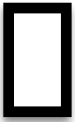


Wood Window schedule**North elevation:**

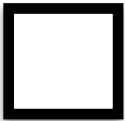
#1 (54" x 54") original fixed wood window - retain



#4 (30" x 54") new wood sash window, 1.5" sash width as per above



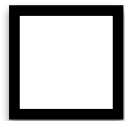
#21 (55" x 57") new wood sash window, 1.5" sash width as per above



#23 (55" x 57") new wood sash window, 1.5" sash width as per above

**West elevation:**

#2 (54" x 54") original fixed wood window - retain



#3 (44" x 32") new wood sash window, 1.5" sash width as per above



Awnings, signage and lighting - Rehabilitation and Restoration

Roof sign - restoration - Restore rooftop sign as per 1938 archival photo. Business name can be current or Queen's Park Meat Market. The construction of the sign should include a black metal frame attached to the roofline. The sign itself should also be of a durable material, such as aluminum, but removable in case of a business name change.

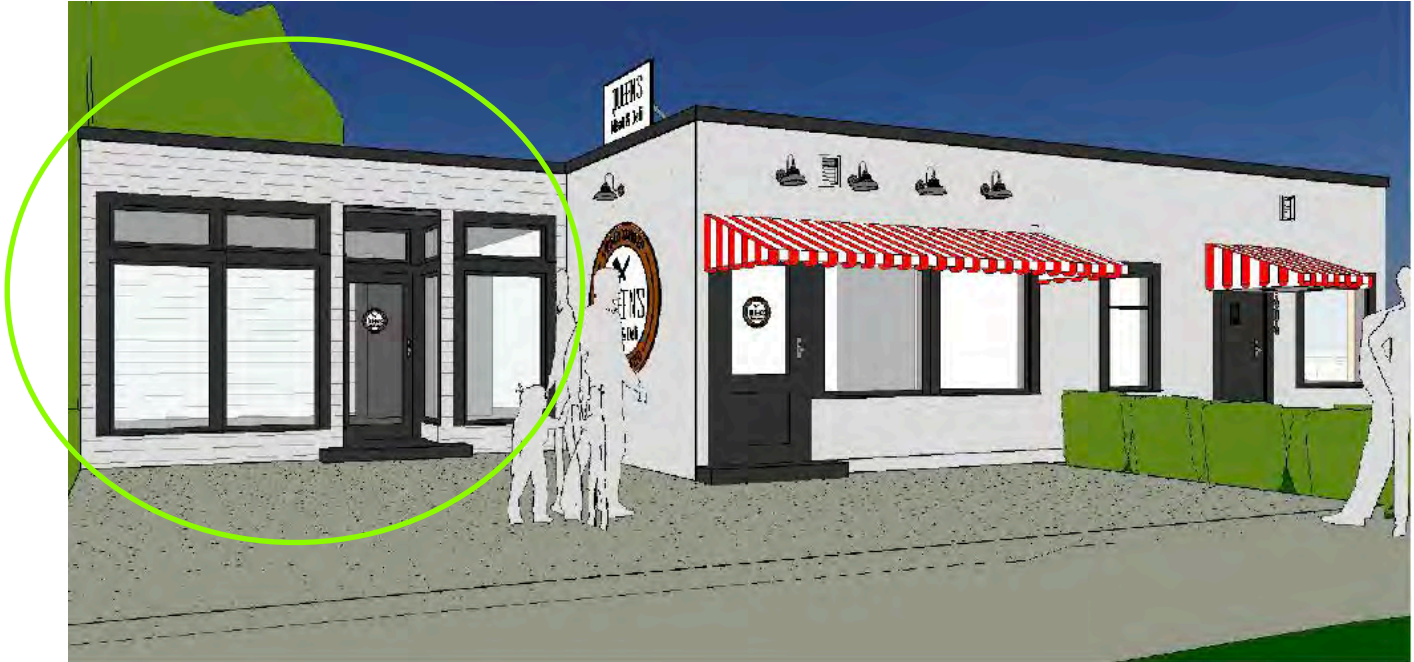
Aluminum strip canopies - preservation and rehabilitation. Extend commercial awning across commercial windows by custom-building a replica. Note, this is an original aluminum awning with vertical appliques. Preserve original awning above residential door. Repaint in contrasting red and white stripes, traditional for meat markets awnings.

Exterior commercial lighting - rehabilitation and restoration - Relocate original exterior lamp to visible portion of Fourth Avenue elevation (that won't be blocked by new store addition) as a feature, and use this lamp style as inspiration for any additional lighting needed on the facade.

Stucco cladding - preservation. If no previously unidentified evidence of moisture or damage arises upon commencement of construction, preserve stucco in-situ and patch up in similar texture along the foundation or where adjustments to the structure occur at the rear. If stucco cannot be preserved, reclad building with bottle-dash texture stucco, a finer, grainier and more homogeneous finish than the current textured stucco.

Internal brick chimney - preservation. The 1951 red brick chimney stack with its concrete pot should be preserved in situ. The interior portion of the chimney doesn't need to be preserved and can be removed during construction.

Roof and roofline coping - preservation. Upon construction inspect roof condition and closely examine metal coping condition and joints. Conduct any maintenance or repairs at that time.

Additions - rehabilitation

A set-back store addition/extension is proposed on the Fourth Avenue elevation, as is a non-visible basement level below the entire structure. The highly visible store addition is justified to expand the currently insufficient retail space and separate it from the storage and prep space, which will now be mostly located in the basement. It aligns in its simple flat-roofed form and modest height with the historic store building, but as it is located on the former site of the 1926 store, it takes inspiration from the recorded finishes (see archival photo on page 18) of the earlier store before its relocation - horizontal siding. Otherwise, its two primary facade designs conform with traditional storefront compositions, but applying contemporary modern, metal or metal clad window assemblies, so as to distinguish it as a contemporary addition. With the above mentioned features the addition meets the requirements for additions to historic places to be 'subordinate to, compatible with and distinguishable from' the historic place.



The proposed store and addition, retain the flat roof, modest neighbourhood store character the historic place is recognized for today.

Source for renderings:
D3 Dimension,
Drafting, Design

Finishes - preservation and rehabilitation

All exterior wood elements will require a thorough paint preparation (sanding down to sound paint layer, caulking and priming) and repainting. The colour scheme is proposed to be changed to accommodate the current business' logo and branding while aligning with 1950s colour schemes.

The below 1950s appropriate/researched colour scheme is proposed for the exterior:



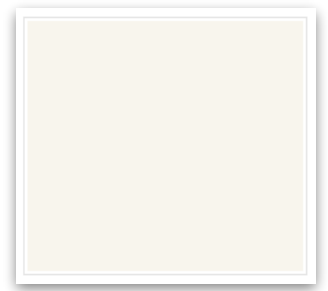
Stucco
Hardie Plank Lap Siding (smooth finish)
Westchester Gray 2849
Sherwin Williams
(Suburban Modern 1950s Palette)



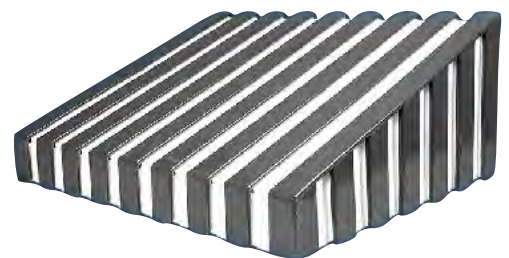
Doors, windows and trim
Tricorn Black 6258
Sherwin Williams



Striped awnings - Aluminum panels
Million Dollar Red 2003-10
Benjamin Moore



Striped awnings - Aluminum panels
White Chocolate OC-127
Benjamin Moore



Aluminum awning made up of contrasting coloured panels in red and white such as the above

Repainting in the original (page 29), the above or any other documented 1950s colours from the Sherwin Williams Suburban Modern 1950s Palette would be acceptable.

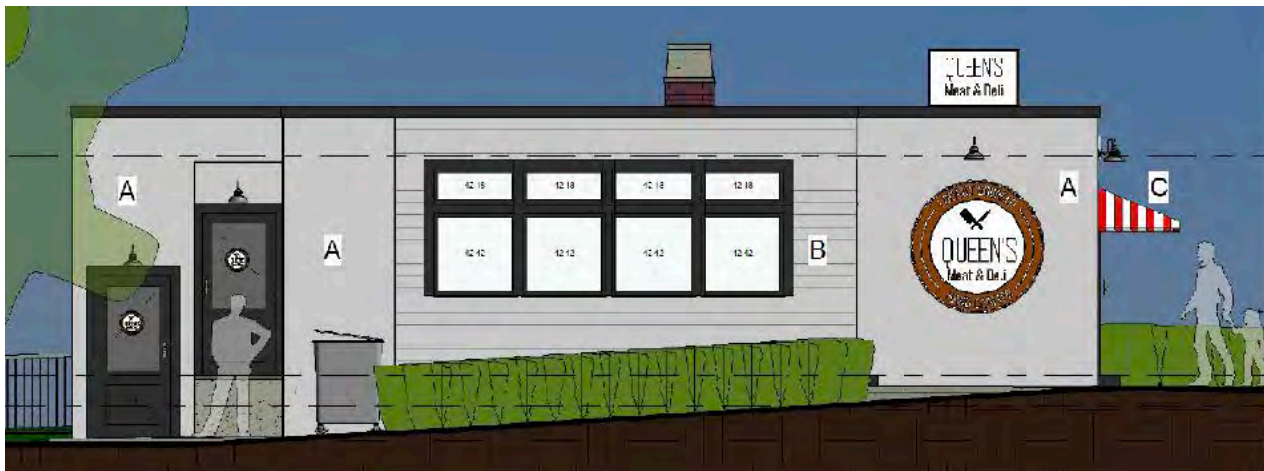
Proposed changes

Side elevation



The original wood window closest to the facade elevation will be preserved in situ. The other openings on this elevation are new, and can thus be distinguishable in a contemporary material such as metal or metal clad doors and window. All door and window trim on this elevation to be compatible with the historic trim style and dimensions as detailed on page 31.

Fourth Avenue elevation



An original partially glazed wood door will be preserved on this elevation with its original hardware and trim set. Traditional painted signage and documented roof signage will be visible on this elevation. New storefront windows and entry door will follow guidelines for additions as per page 34.

Maintenance Plan

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

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

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

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

c. Stucco

- Most stucco deterioration is the result of water infiltration, either through the roof, around chimneys, window and door openings, or excessive ground water or moisture penetrating through, or splashing up from the foundation. After the cause of deterioration has been identified, any necessary repairs to the building should be made first before repairing the stucco.
- In the interest of saving or preserving as much as possible of the historic stucco, patching rather than wholesale replacement is preferable.
- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.

- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing

- Inspect roof condition every 5 years, looking for:
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
 - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.

g. General Cleaning

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

Research Resources

Ancestry.ca: Census of Canada, 1901; Death Index, 1872-1990; Voters List, 1935-1980;

BC Assessment (<https://www.bcassessment.ca/>)

British Columbia City Directories (<https://bccd.vpl.ca/>)

City of Vancouver Archives: Fire insurance maps

City of New Westminster: Historic Context Statement for Queen's Park Neighbourhood (Cook, Burton & Barman - 2009), Queen's Park Neighbourhood Heritage Study (Planning Division - March 2014)

Davies Family private collection

Find A Grave (findagrave.com)

Library and Archives Canada

New Westminster Archives: Aerial photographs, Building permits, Field assessment cards, Fire insurance maps, Tax assessment roles, Water permits

New Westminster Public Library: Lower Fraser Valley Directories, Vancouver Suburban Directories

New Westminster Record:

Tereza Verenca, 'Queen's Park Meat Market to close this weekend', New Westminster Record (June 2, 2016) (<https://www.newwestrecord.ca/news/Queen-s-park-meat-market-to-close-this-weekend-1.2269586>)

Cayley Dobie, 'Butcher takes up the cleaver at Queen's Park meat shop', New Westminster Record (November 28, 2016) (<https://www.newwestrecord.ca/business/butcher-takes-up-the-cleaver-at-Queen-s-park-meat-shop-1.3320132>)

Newspapers:

New Westminster Daily News, January 4, 1908

The Province, May 18, 1939

Vancouver Sun, March 16, 1936

Vancouver Sun, November 16, 1936

Vancouver Sun, January 4, 1999

Site visit and interview with current owner, March 2019

Appendix D

Proposed Relaxation Information

APPENDIX D: PROPOSED RELAXATION INFORMATION

Table 2: Proposed Relaxations for 404 Second Street

Attributes	Requirement	Existing	Proposed
Land Use	Single detached dwelling with one secondary suite and home based businesses	Mixed use: one dwelling unit and one commercial unit	Mixed use: one dwelling unit and one commercial unit
Lot Size	Minimum is 6,000 sq. ft. (557 sq. m.)	306 sq. m. (3,295 sq. ft.)	No change
Density	Maximum is 0.5 FSR	0.35	1.0
Floor Area	Maximum is 153.1 sq. m. (1647.5 sq. ft.)	106.1 sq. m. (1142 ft. ²)	305.1 sq. m. (3,284.1 ft. ²)
Site Coverage	Maximum is 35%	34.6%	50%
South Setback to Fourth Ave (front)	Minimum is 4.0 m. (13.2 ft.)	5.7 m. (18.6 ft.)	0.5 m. (1.6 ft.)
North Setback (rear)	Minimum is 4.0 m. (13.2 ft.)	3.7 m. (12.2 ft.)	3.7 m. (12.2 ft.)
West Setback (side)	Minimum is 1.5 m. (5.0 ft.)	2.5 m (8.2 ft.)	1.3 m. (4.4 ft.)
East Setback to Second St (side)	Minimum is 1.5 m. (5.0 ft.)	1.0 m (3.4 ft.)	1.0 m. (3.4 ft.)
Parking Spaces	Six off-street parking spaces	2 off-street parking spaces	2 off-street parking spaces
Standard Parking Space Width	Minimum is 2.9 m. (9.5 ft.) ¹	4.3 m. (14.1 ft.)	2.5 m. (8.1 ft.)
Parking in Required Front Yard	Not permitted	Parking located in required front yard	Parking located in required front yard
Signage	Residential signage	Commercial signage	Commercial signage
Roof Sign	Prohibited Sign Type	n/a	Allow re-created historic roof sign

¹ Includes a 0.3 m. (1 ft.) increase in the parking space width as per S.150.36 requirement when adjoins a fence or other structure