



Heritage Assessment

Frome Residence – 228 Thrift Street, Coquitlam

October 2021



MCLEAN HERITAGE

PLANNING & CONSULTING



Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

57-3436 Terra Vita Place, Vancouver, BC V5K 5H6

(778) 308-4357

mcleanheritage@gmail.com

www.mcleanheritage.ca

TABLE OF CONTENTS

1. INTRODUCTION	1
2. OVERVIEW	2
2.1. HISTORIC AND PLANNING CONTEXT	2
2.2. FROME RESIDENCE – PHOTOGRAPHS AND DESCRIPTIVE	4
3. SURROUNDING NEIGHBOURHOOD	10
4. HISTORIC CONTEXT	17
4.1. MAILLARDVILLE	17
4.2. OWNERSHIP AND OCCUPANCY	23
4.3. CITY DIRECTORIES	27
4.4. CONDITION ASSESSMENT	28
4.5. CONCLUSIONS	28
4.6. HERITAGE EVALUATION	28
4.6.1. Architecture	28
4.6.2. Cultural History	29
4.6.3. General Context	30
4.6.4. Integrity	31
4.6.5. Conclusion	31
5. RESEARCH SUMMARY	32
6. REFERENCES	33

1. INTRODUCTION

Address: 228 Thrift Street, Coquitlam

Legal Description: Lot 15, Block E, District Lot 3, Land District 1 and 36, New Westminster District, Plan NWP6466

Neighbourhood: Maillardville

Zoning: RT-1

Type of Resource: Building; Residential; Single Family Dwelling

Historic Name: No historic name

Original Owner:

Date of Construction: 1946

Architect: None

Builder: Unknown

Heritage Status: Listed on Southwest Coquitlam Heritage Inventory, “Class B”

This report is a heritage assessment and evaluation of a one-and-a-half storey wood frame dwelling located at 228 Thrift Street (Figure 1). It is located in the historic area of Maillardville, in Coquitlam. A site visit was completed on **September 23, 2021** at which time the house was photographed and documented.

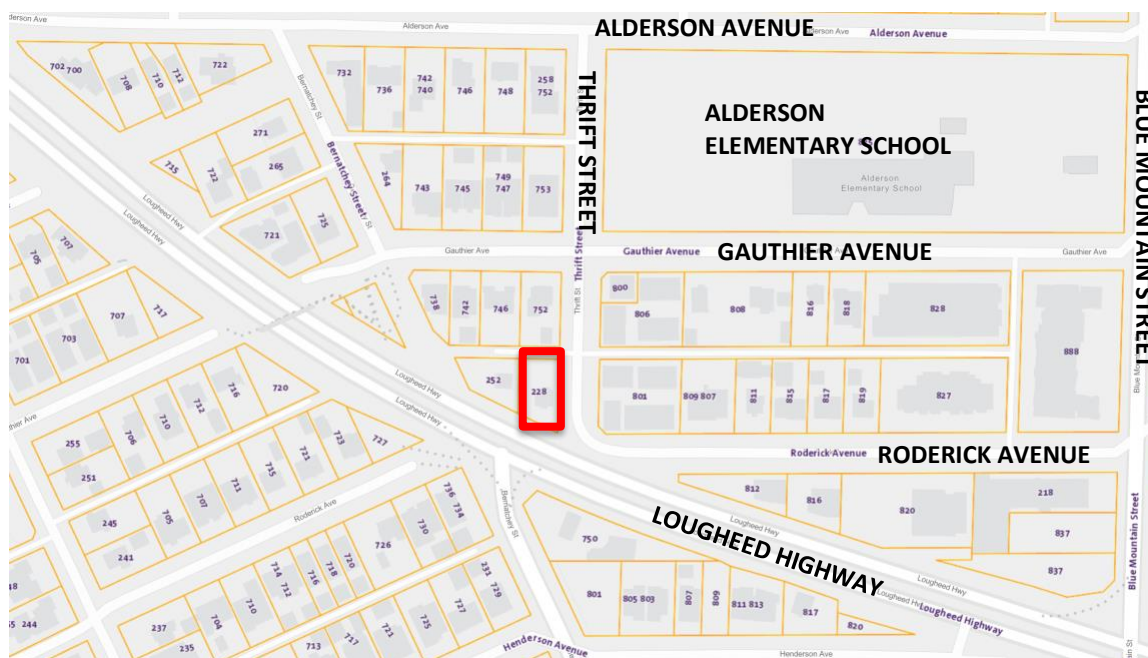


Figure 1: Location of 228 Thrift Street, Coquitlam

This report is based on information from the City of Coquitlam Archives, Coquitlam City Hall, New Westminster Archives and City of Vancouver Archives. It outlines the architectural, historical, contextual and other aspects of interest as part of its assessment as to its worthiness of retention as a heritage resource.

2. OVERVIEW

The heritage building, for the purposes of this report, is known as the Frome Residence. It is listed on the Southwest Coquitlam Heritage Inventory as “Class B”. This is defined as a building that “has not been substantially altered and still retains significant heritage elements, but has either not been maintained or has received some unsympathetic alterations” (Source: City of Coquitlam). The Frome Residence is representative of the working-class housing built in the historic area of Coquitlam known as Maillardville, when the community was expanding outward from Brunette Avenue through the 1930s and 1940s.

2.1. HISTORIC AND PLANNING CONTEXT

The property on which the Frome Residence is situated is located immediately north of Lougheed Highway, on the west side of Thrift Street (Figure 2). It was historically addressed as 205 Roderick Avenue, and then in the late 1940s as 751 Lougheed Highway. The house still fronts Lougheed Highway, reflecting that historic addressing, but is now addressed as 228 Thrift Street.



Figure 2: 228 Thrift Street, with Lougheed Highway immediately to the south and Roderick Avenue to the east.

The property is sloped moderately, rising to the north. It measures approximately 65 feet by 120 feet along the east side (total 6,969 sq.ft.). There is a newer infill dwelling set on the north-west corner of the site, accessed from the lane.

The Frome Residence is situated immediately west of the Maillardville Neighbourhood Centre Character Area defined by the City of Coquitlam (Figure 3). There is a variety of house styles in the surrounding area, while newer townhouses are located to the east which have included some heritage retention, reflecting the early development of the area.

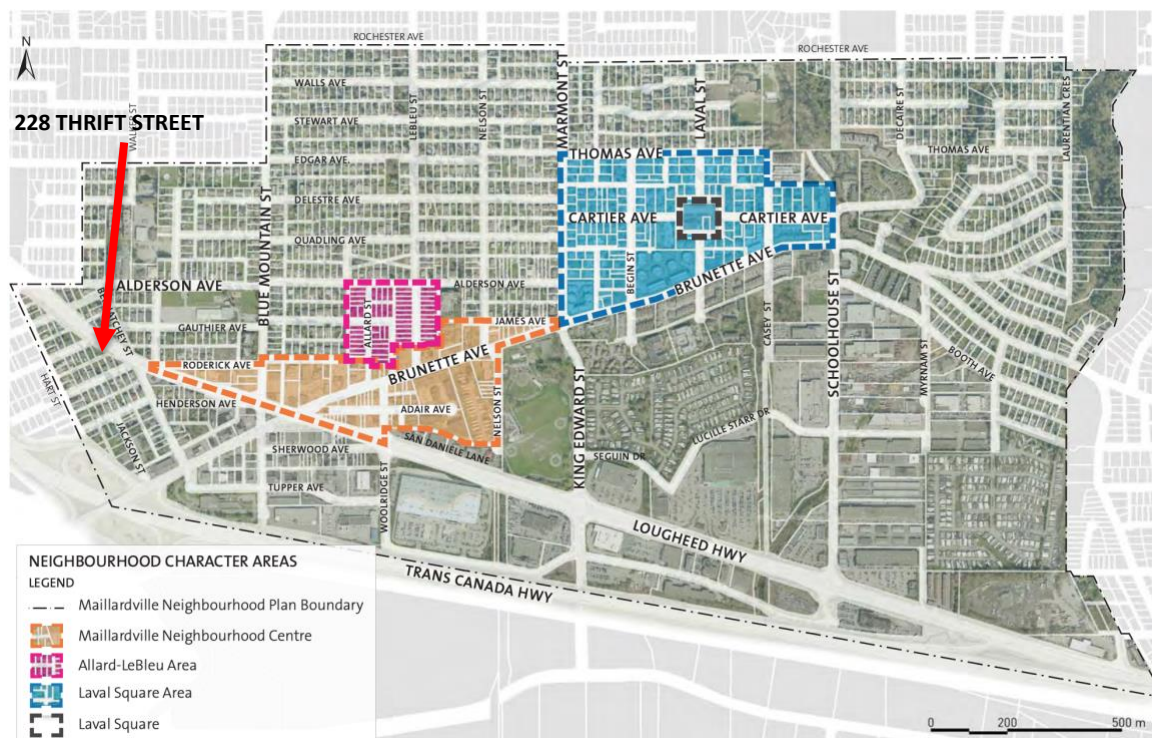


Figure 3: Neighbourhood Character Areas, City of Coquitlam

The development of Lougheed Highway serving as both a primary regional road, and as a provincial highway (Highway 7), beginning in 1941, had a major impact both on how the municipality was accessed and as a catalyst to development at a time when construction was generally on hold due to the war. Regional transportation improvements around this time, such as Highway 7 and the Pattullo Bridge (1937), were indicative of the growth of the automobile that was transforming the way in which communities were designed, new land uses were established (esp. commercial) and how people generally got around.

By the 1960s, with Coquitlam's rapid suburban post-war expansion of the Maillardville area to the north of Brunette Avenue and Lougheed Highway, the Frome Residence was surrounded by substantial new post-war development (Figure 4).



Figure 4: City of Coquitlam Archives, Flight Path #7 BC 5062:72, 1963. Location of the Frome Residence, 228 Thrift Street, noted in red.

2.2. FROME RESIDENCE - PHOTOGRAPHS AND DESCRIPTIVE

The Frome Residence, constructed in 1940 and named for the family that occupied and owned the house from its that year until 1988, has retained its historic siting and form. It is set toward the front of the property and is characterized by its simple side-gabled form and minimal detailing, with wide board lap siding, a variety of windows and a small front porch. There is a basement, which is primarily visible at the front due to the slope of the site, rising from south to north (Figures 5 and 6).



Figure 5: Front of 228 Thrift Street, with the front porch facing Lougheed Highway and significant hedge providing a buffer to the busy thoroughfare.

The house is set on a concrete foundation, and the siding is wide horizontal board (lap siding) on the main floor and in the side gables, and stucco on the lower (basement) level. The house features a gabled, centrally-set front porch, enclosed on the sides and with the entry door slightly inset. All windows are vinyl replacements except for the windows on the side of the front porch enclosure, and at the rear, on the side of the enclosed entry. Notably, all the window frames appear to be original: the vinyl replacement windows were made to fit existing openings, although one window on each of the west and east sides is missing the trim.



Figure 6: Front and east sides of 228 Thrift Street



Figure 7: East side (upper portion) of 228 Thrift Street

Additionally, the east side and rear of the house illustrate the grade of the property (Figure 8), as the basement is not visible at the rear. There is a small enclosed secondary entry with a shed roof set at the rear.



Figure 8: Rear of 228 Thrift Street: note that the main floor is nearly at ground level here due to the slope of the property.

The west side is a simple gable form, similar to the east side (Figure 9). There are a minimal number of windows on this side.



Figure 9: West side of 228 Thrift Street.

The site features a large mature evergreen hedge spanning the full frontage. There is an open rear yard with a newer infill dwelling accessed from the lane. Otherwise, the site is minimally landscaped (Figures 10 and 11).



Figure 10: Rear yard of property, with infill dwelling on the west side.



Figure 11: Front of the property (far right) illustrating the proximity of Lougheed Highway (left), and the grade drop from the intersection of Thrift Street (centre right) and Roderick Avenue (lower right).

3. SURROUNDING NEIGHBOURHOOD

The immediate surrounding neighbourhood is residential, a mix of single family residential to the west of Thrift Street, and stacked townhouses to the east of Thrift Street. Lougheed Highway immediately to the south forms a major barrier to the residential area to the south west, while to the south east there is the beginning of the commercial core that has its focus at the intersection of Lougheed Highway and Brunette Avenue. The evolution of the community is expressed through a variety of styles and eras of residences between Bernatchey Street and Blue Mountain Street, as early as 1929 and up to the present day (Figure 12).

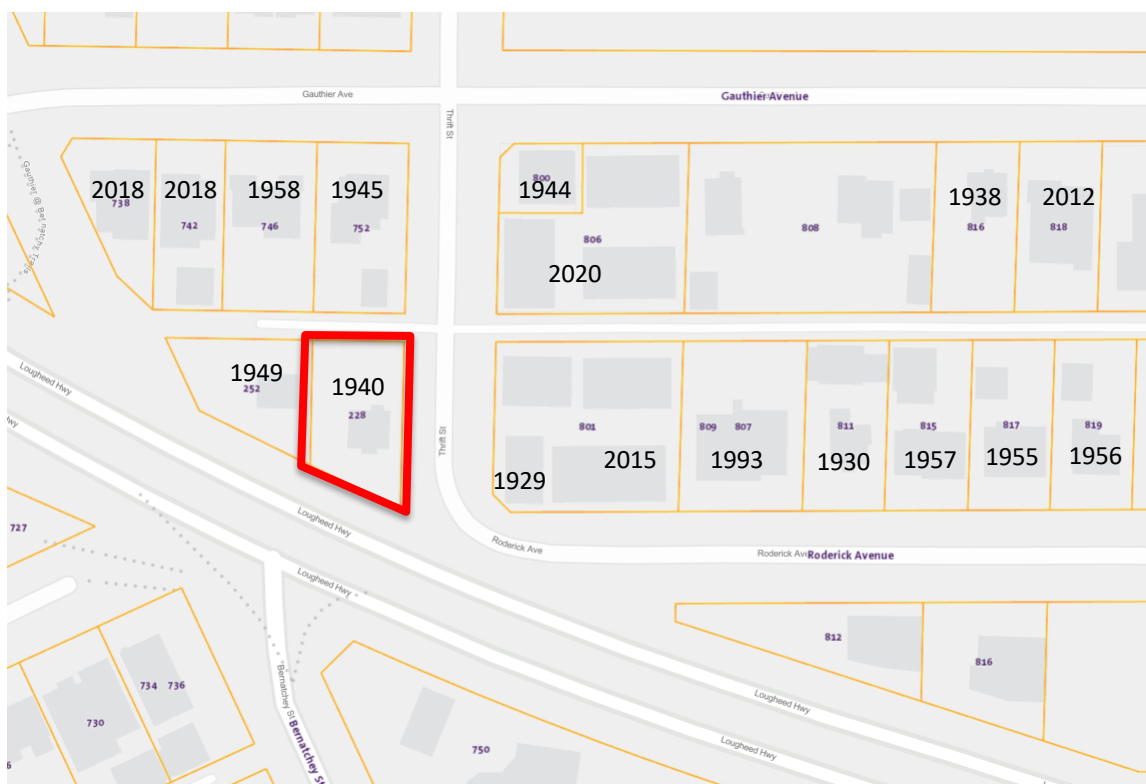


Figure 12: Dates of houses and townhouses on 700 and 800 blocks Gauthier Avenue and 800 block Roderick Avenue. Source: BC Assessment, except 228 Thrift and 801 Roderick.

While the Frome Residence is shown on BC Assessment records as being built in 1946, municipal and other records indicate its construction in 1940.

There are two houses immediately to the east of a similar vintage: 801 Roderick Avenue (Rocheleau Cottage) dates from 1929 (Figure 13) and is more of a true Craftsman style; 800 Gauthier Avenue (Prost House) dates from 1944 (Figure 14) and is more indicative of the streamlined style of the late 1930s and early 1940s, with its windows being the defining feature (Figure 15). Both of these have had Heritage Revitalization Agreements

approved by the City of Coquitlam: the HRA for Rocheleau Cottage was approved in 2014 while the HRA for the Prost House was approved in 2016.



Figure 13: 801 Roderick Avenue – Rocheleau Cottage (1929) integrated with townhouses (2015)



Figure 14: 800 Gauthier Avenue, Prost House (1944)



Figure 15: 800 Gauthier Avenue, Prost House – west side adjacent to townhouses (2020)

There is a house immediately to the north of the Frome Residence built in 1945 (according to BC Assessment), although it has been renovated to a degree that its original features no longer remain (Figure 16).



Figure 16: 752 Gauthier Avenue (1945), immediately to the north of 228 Thrift Street

There is a small cottage of a similar vintage located on the lot to the west, at 252 Bernatchey Street (Figure 17). It was built in 1949 and is unusual in how it is accessed solely from the lane. Its frontage on Lougheed Highway, similar to the Frome Residence, means that it is not accessible from that side given the grade change and its highway status.



Figure 17: 252 Bernatchey Street (1949), immediately to the west of 228 Thrift Street as seen from the lane

There are a variety of house styles and eras along Roderick Avenue to the east (Figure 18).



Figure 18a: 800 block of Roderick Avenue, townhouse development immediately west of 228 Thrift Street



Figure 18b: 800 block of Roderick Avenue



Figure 18c: 800 block of Roderick Avenue

Additionally, there are historic resources in the vicinity listed on the City of Coquitlam's Maillardville Heritage Inventory (2007). These include:

- 825 Roderick Avenue (Support Building)
- 705 Alderson Avenue (Support Building)
- 746 Alderson Avenue (Secondary Building)

Notably, there are no buildings on Thrift Street listed on that Heritage Inventory.

In summary, of the 16 lots on both sides of the blocks bounded by Roderick Avenue to the south, Gauthier Avenue to the north, Bernatchey Street to the west, and extending to the mid-point of the 800 block of Roderick and Gauthier (including the subject site), seven date from between 1929 and 1949, while four date from the late-1950s. The remainder were built between 1993 and 2020. Of the pre-1950 houses, most are relatively intact. They display a good example of simple working-class housing built all within a few years of each other, prior to, during and immediately after World War II.

4. HISTORIC CONTEXT – MAILLARDVILLE

4.1. MAILLARDVILLE

In its early history, Coquitlam was primarily a farming and resource-based community, and Maillardville became one of the first established communities with a variety of commercial, institutional and residential activities. The most significant industry in the early years was nearby Fraser Mills, run by the Fraser River Lumber Company. Fraser Mills was opened in 1889 by Frank Ross and James McLaren, and shortly after its creation the parent company was renamed the Canadian Western Lumber Company (Figure 19).



Figure 19: Dwellings at Fraser Mills, early 1900s. Coquitlam 100 Years Photographic Collection, Coquitlam Public Library, Item 97_BP55_1900s

Maillardville's roots date back to 1909 when the area was settled by French-Canadian workers seeking employment at Fraser Mills. At that time, it was a separate entity located outside the municipal limits, and later amalgamated with the wider community. In September 1909, the first contingent of 110 skilled workers were brought in from Quebec, touted for their expertise in lumber and mill work. They were recruited by Fathers William O'Boyle and Theodore Theroux, and 80 acres was purchased by Fraser Mills for the families. The workers did not realize that they were brought in to replace those of Sikh, Chinese and Japanese background who had worked at the mill, illustrating the racial discrimination prevalent in so many aspects of society at that time.

The blocks of this western section of Maillardville, were surveyed and subdivided in November 1932 (Figure 20).

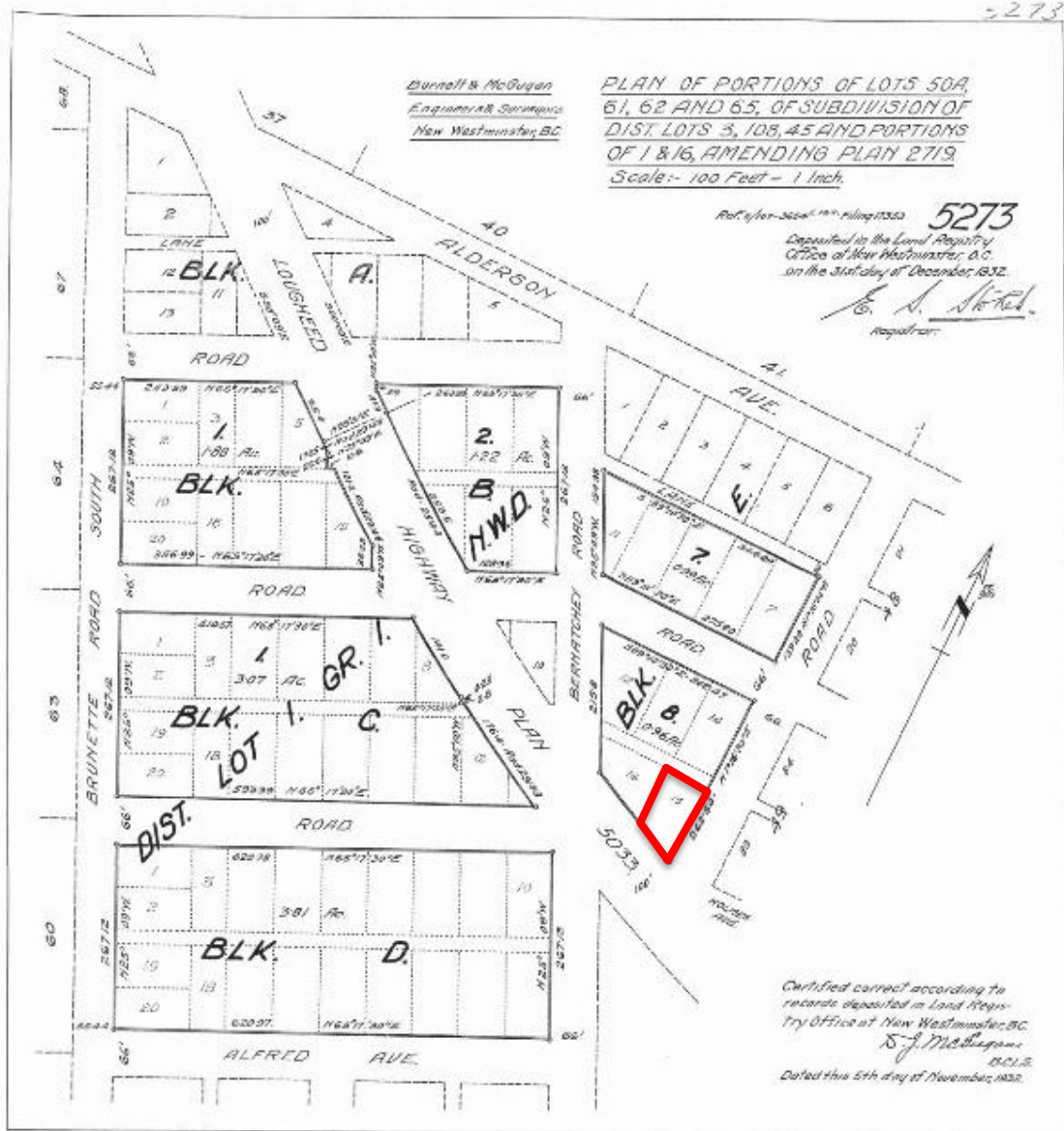


Figure 20: Legal Survey Plan 5273, November 5, 1932. 228 Thrift Street outlined.
 Source: City of Coquitlam Archives

Almost overnight, Maillardville became the largest French-speaking community west of St. Boniface, Manitoba. Following the first contingent, the second contingent arrived in mid-1910, which brought the total number to between 200 and 400 families. Fraser Mills assisted with the relocation of both contingents.

The community's name was derived from Father Edmond Maillard, an Oblate missionary and a young priest from France who remained with the newly settled pioneers for two years (1909-1911) (Figure 21). The community was baptized in his honour in 1912 (Source: Our Lady of Lourdes Coquitlam Parish).



Figure 21: Rev. F Edmond Maillard, O.M.I., 1909-1911.
Source: Our Lady of Lourdes Coquitlam Parish

Commercial development in Maillardville extended along Brunette Avenue, and for many decades, the focus of economic activity was Fraser Mills in the south-east corner of the community. Our Lady of Lourdes Church (1910) and the similarly named elementary school (1911), set on the church grounds, served as the spiritual, cultural and social centre of the community, around Laval Square, a significant cultural landscape. Our Lady of Lourdes Church was reconstructed in 1938-1939 (Figure 22).



Figure 22: Notre Dame de Lourdes Church, 830 Laval Square, 1938-1939. Source: City of Coquitlam, Maillardville Heritage Inventory

By the 1940s, Maillardville was a fairly contained yet well-developed community (Figure 23). The general boundaries of the community were set within the Canadian Pacific Railway to the south, Brunette River to the south-west, North Road (current city limits) to the west, Austin Road (now Austin Avenue) to the north and Schoolhouse Road to the east. In its current context, Maillardville extends much further north, as far as Como Lake Avenue and east toward the Coquitlam River. Over many decades, the three focal points of the community remained Fraser Mills, businesses along Brunette Avenue and Laval Square to the north.

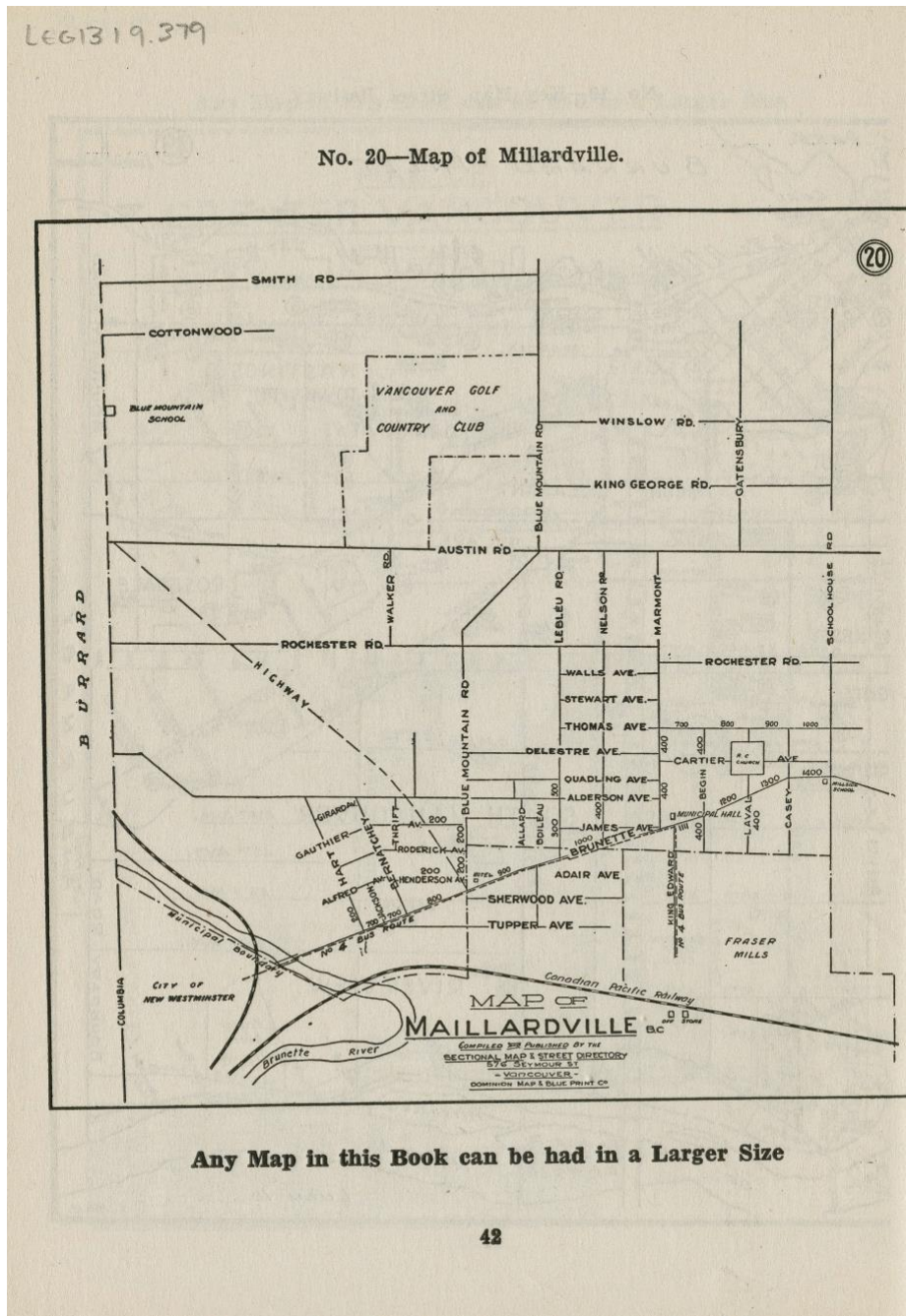


Figure 23: Sectional Map and Street Directory of Vancouver, British Columbia: Map of Maillardville c. 1943. City of Vancouver Archives, AM1519: PAM Und. 500: LEG1319.379.

The Frome Residence is unusual and notable for its date of construction. It is notable that in addition to 228 Thrift Street, there are two other dwellings in close proximity dating back to the 1940s. During World War II, little development took place in the Lower Mainland due to the channeling of resources into the war effort. However, it is apparent that in Maillardville, development of housing continued despite the limited materials available, and personal finances that were often limited and diverted to supporting the war effort.

4.2. OWNERSHIP AND OCCUPANCY

There is no water connection or building permit record available at the City of Coquitlam Archives for this particular property. However, there are Tax Assessment Records that provide a good indicator of development of this property.

The timeline of ownership can be summarized as follows:

Time Frame	Address	Owner
1912-1935	Legal Description	J.D. Kennedy
1936	Legal Description	No owner listed
1937-1940	Legal Description	City of Coquitlam
1941-1947	205 Roderick	Lars and Alice Frome
1948-1949	801 Lougheed	Lars and Alice Frome
1950-1951	751 Lougheed	Lars and Alice Frome
1952	803 Lougheed Hwy	Lars and Alice Frome
1953-1957	751 Roderick	Lars and Alice Frome

The ownership of the property prior to it being acquired by Lars and Alice Frome is indicative of the economic turmoil brought on by the Great Depression. It was held for a significant period by J. D. Kennedy, from 1912 to 1935. Evidently the property taxes were not being paid, and common to many properties in the Lower Mainland in the 1930s, ownership reverted to the municipality for non-payment. The City of Coquitlam held title from 1937 to 1940.

By 1940, Lars and Alice Frome had purchased the property and promptly constructed their house (Figure 24).

CORPORATION OF THE DISTRICT OF COQUITLAM
ASSESSOR'S AND COLLECTOR'S ROLL FOR THE YEARS AS SHOWN HEREUNDER

Roll No. 391

LOT	BLOCK	RESUBDIVISION	DISTRICT LOT GROUP	SECTION	TOWNSHIP	REG. MAP No.	No. OF ACRES	
15	8	6	2-45-108 R12.6			6466		
ASSESSMENT								
Year	Value of Improvements	Personal	Municipal	County	REGISTERED OWNER - Name and Address			Reference
1941	400	200			Lars O. S. Frome and Alice M. Frome 725 Leitch Ave			1516494
1942	400	200						
1943	800	200						
1944	800	200						
1945	800	200						
1946	800	200						
1947	1000	200						

CORPORATION OF THE DISTRICT OF COQUITLAM
ASSESSOR'S AND COLLECTOR'S ROLL FOR THE YEARS AS SHOWN HEREUNDER

Roll No. 428

LOT	BLOCK	RESUBDIVISION	DISTRICT LOT GROUP	SECTION	TOWNSHIP	REG. MAP No.	No. OF ACRES	
15	1	6	2-45-108 R12.6			6466		
ASSESSMENT								
Year	Value of Improvements	Personal	Municipal	County	REGISTERED OWNER - Name and Address			Reference
1948	250	250			Lars O. S. Frome and Alice M. Frome 725 Leitch Ave			244455
1949	500	250						272426
1950	850	250						
1951	850	250						
1952	1350	300						
1953	1350	300						
1954	1350	300						
1955	3050	310						
1956	4550	310						
1957	4550	310						

Figure 24: Tax Assessment Roll, District of Coquitlam, 1941-1957. Source: City of Coquitlam Archives

The significance of long-term occupancy and ownership is illustrated through the listings found in City Directories (see Section 4.3). Lars Olaf Sigvard Frome was born in Sweden in May 1905. In June 1940 he married Alice Miranda Cornelius in New Westminster. Alice Cornelius, who was born in Veteran, Alberta, was living in the Maillardville area at the time of the marriage, at 605 Delestre Avenue. Lars Frome

was living at 210 2nd Street, Fraser Mills, and was similarly employed at Canadian Western Lumber Company, the area known as Fraser Mills. This was a major employer in the Coquitlam area (Figure 25). His residence at that time was within walking distance of his workplace and his primary occupation following his marriage appears to have continued as a millworker and carpenter.



Figure 25: Canadian Western Lumber Company Limited, Fraser Mills, Coquitlam
Source: Coquitlam Archives. Item MH.2003.34.3

Canadian Western Lumber Company was the first producer of plywood in Canada, beginning at Fraser Mills in 1913. Until the 1930s it was only suitable for interior use, but advances in technology saw it developed into a weatherproof product by 1940. The war offered a significant market for this product, with production serving many military needs during this time, including barracks, boats, gliders and bombers.

Lars and Alice Frome lived at 228 Thrift Street until Lars' death in 1985, and Alice Frome continued to live here until 1988. Alice Frome died in Abbotsford on January 25, 2006, at the age of 89 (Figure 26).



Figure 26: Obituary for Alice Frome. Vancouver Sun, January 28, 2006

Lars and Alice Frome exemplify the typical working-class family that settled in this part of Coquitlam in the mid-1900s, and the variety of work that was available particularly due to the local war effort.

4.3. CITY DIRECTORIES

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1939	No listing for 205 Roderick	No listing for Frome
1940	205 (Roderick) L O S Frome *	Lars O S Frome mlwkr h 205 Roderick
1941	205 (Roderick) L O S Frome *	Lars O S Frome mlwkr C W Lbr h 205 Roderick
1942-1946	205 (Roderick) L O S Frome *	Larsen O S (Alice) mlwkr C W Lbr h 205 Roderick
1947	205 (Roderick) L O S Frome *	Lars O S (Alice) Frome h 205 Roderick
1948-1949	801 (Lougheed Hwy) L O S Frome *	Lars O S (Alice) Frome carp h 801 Lougheed Hwy
1950	751 (Lougheed Hwy) L O S Frome *	Lars O S (Alice) Frome carp h 751 Lougheed Hwy
1951-1952	751 (Roderick) L O S Frome *	Lars O S (Alice) Frome h 751 Roderick
1953-1954	751 (Roderick) L O S Frome *	Lars O S (Alice) Frome h 751 Roderick Coq
1955	751 (Lougheed Hwy) L Frome *	Lais [sic] (Alice) Frome lab h 751 Lougheed Hwy Coq Lars O S (Alice) Frome h 751 Roderick Coq
1956-1958	751 L O S Frome *	Lars O S (Alice) Frome lab h 751 Lougheed Coq
1959-1960	751 L O S Frome *	Lars O S (Alice M) Frome fshrmn h 751 Lougheed Coq
1961-1964	751 L O S Frome *	Lars O S (Alice M) Frome mlwkr h 751 Lougheed Coq
1965	751 L O S Frome *	Lars O S (Alice M) Frome mlwkr Pemberton Shingle h 751 Lougheed Coq
1966-1970	751 L O S Frome	Lars O S (Alice M) Frome mlwkr h 751 Lougheed Coq
1971-1972	751 L O S Frome	Lars O S (Alice M) Frome mlwkr Pemberton Cedar Products h 751 Lougheed Coq
1973	751 L O Frome	Lars O (Alice) Frome ret'd h 751 Lougheed (COQ)
1974	751 Lars O Frome	Lars O (Alice) Frome ret'd h 751 Lougheed Hwy (COQ)
1975-1984	751 Lars O Frome	Lars O & Alice Frome ret'd h 751 Lougheed Hwy (COQ)
1985-1987	751 A Frome	A Frome ret'd h 751 Lougheed Hwy (COQ)
1988	751 Vacant	
1989-1990	751 S Olinyk	S & Stacy Olinyk truck driver h 751 Lougheed Hwy (COQ)

Source: Vancouver Public Library Special Collections (1945-1955); New Westminster Public Library (1956-1990).

Note: As of 1966 the directories no longer show ownership with an asterisk.

4.4. CONDITION ASSESSMENT

A condition review of the exterior of the Frome Residence at 228 Thrift Street was completed as part of a site visit on **September 23, 2021**, where a comprehensive assessment was conducted and photo documentation completed. The Frome Residence is in generally good condition. It has been maintained to preserve the building for continued residential use. As no archival photos could be obtained, the degree of change over a number of decades must be based on the current materials and configuration of elements.

The integrity has been compromised, to a moderate degree, based on the removal of most windows with vinyl replacements installed.

4.5. CONCLUSIONS

228 Thrift Street, is a house that demonstrates no particular style elements; it is simply a vernacular working-class house that is typical of what was being constructed in the 1940s. Certain elements, particularly doors and windows, have been replaced with modern components. It has a direct association with Lars and Alice Frome, who lived here from 1940 until 1988.

Based on this, the house is evaluated for its architectural, historical and contextual value in the following section.

4.6. HERITAGE EVALUATION

The following heritage evaluation is generally derived from criteria and scoring systems used by the City of Vancouver and City of Kelowna. Each criterion is scored by considering one of the following grades: Excellent; Very Good; Good; Fair/Poor.

4.6.1. ARCHITECTURE

This evaluates the style or type of building, structure or landscape, including design attributes, construction methods and materials, and any documentation on the significance of the designer/architect.

STYLE/TYPE

Assessment: It is a modest Vernacular dwelling, similar to many that built in the 1940s and it precedes the more modern styles that came out in the very late 1940s and through the 1950s.	
Grading: An average example of a style or type that remains common in Coquitlam.	Fair
Scoring:	0

DESIGN

Assessment: The design is simple and unadorned.	
Grading: A design of no special significance or quality.	Fair
Scoring:	0

CONSTRUCTION

Assessment: Concrete foundation and wood frame building.	
Grading: An average example of a style or type that remains common in Coquitlam.	Fair
Scoring:	0

DESIGNER/BUILDER

Assessment: There is no documented architect, designer or builder.	
Grading: An architect, designer, engineer and /or builder, unknown or of no known significance.	Fair
Scoring:	0

Subtotal: 0**4.6.2. CULTURAL HISTORY**

This evaluates the historical association with important people or events, along with historical patterns within the community's or wider city history.

HISTORICAL ASSOCIATION

Assessment: The house is strongly associated with a working-class family, Lars and Alice Frome, from the time of construction in 1940 until 1988 who lived here and were owners, for a notably long period. While there are no noteworthy accomplishments, they represent a working-class family typical of this area.	
Grading: connected with a person, group, institution, event or activity that is of moderate importance.	Good
Scoring:	12

HISTORICAL PATTERN

Assessment: The house was built at a time when there was little development activity in the Lower Mainland, in the midst of World War II. This is a particularly notable and unusual characteristic. The development in this suburban area was in part due to affordable abundant land combined with the prosperity of local industry during World War II that required a local workforce.	
Grading: A building that provides strong evidence of a historical pattern of local area or civic importance.	Good
Scoring:	10

Subtotal: 22**4.6.3. GENERAL CONTEXT**

This evaluates the context of each resource within the historical landscape or neighbourhood, its compatibility with other buildings and groups of buildings, and its symbolic importance as a local or wider landmark.

LANDSCAPE/SITE

Assessment: The house is set on a sloping site, and set toward the front of the lot.	
Grading: No significant and recognizable landscape features or building/site relationship.	Fair
Scoring:	0

NEIGHBOURHOOD

Assessment: The house is situated in the vicinity of houses of varying ages and styles, primarily 1940s, 1950s and early 2010s.	
Grading: A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use.	Good
Scoring:	6

VISUAL/SYMBOLIC

Assessment: the house does not stand out as having either visual or symbolic value.	
Grading: A building of no landmark or symbolic significance.	Fair
Scoring:	0

Subtotal: 6**4.6.4. INTEGRITY**

This evaluates the degree to which the building or other feature has been altered since it was originally constructed. The ability to reverse specific alterations should also be taken into account, as should the significance of the later alterations in their own right as they might contribute to a deeper understanding of the resource.

Assessment: The house has had alterations, primarily replacement of most windows and doors. These alterations have some impact on the historic character, but the proportions (window openings) remain intact and the remaining original windows give some clue as to what the others would have looked like.	
Grading: A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character.	Very Good
Scoring:	-5

Subtotal: -5**TOTAL: 23****4.6.5. CONCLUSION**

Based on the above evaluation, and supporting documentation, it is concluded that the Frome Residence at 228 Thrift Street has some heritage value, connected primarily to its association with a long-term owner and occupant, and how it illustrates a pattern of local development. Its architecture is not particularly outstanding, but is of interest. Overall, its integrity is very good.

A score of at least 20 is expected for a residence to be considered worthy of a candidate for heritage consideration, including addition to a Heritage Register.

Based on this conclusion, the Frome Residence has adequate heritage merit to be considered worthy of retention.

5. RESEARCH SUMMARY

HISTORIC NAME(S):	No historic name
LEGAL:	Lot 15, Block E, District Lot 3, Land District 1 and 36, New Westminster District, Plan NWP6466
CIVIC ADDRESS:	228 Thrift Street
OTHER ADDRESS:	N/A
ORIGINAL ADDRESS:	205 Roderick Avenue, then 751 Lougheed Highway
ORIGINAL OWNER:	Lars and Alice Frome
SUBSEQUENT OWNER:	
SOURCE:	Tax Assessment Records
CONSTRUCTION DATE:	1940
SOURCE(S):	Tax Assessment; City Directories
ARCHITECT:	unknown
BUILDER:	unknown

- City of Coquitlam Tax Assessment Records, 1941-1957
- Title Search: N/A
- City of Coquitlam Plans: No plans available
- City of Coquitlam Archives Plans: No plans available
- City of Coquitlam – Maillardville Historic Inventory, 2007
- Maps: Survey Map 2719 (from 1913); Survey Map 5273 (from 1932); Survey Map 6466 (from 1940);
- Fire Insurance Plans:
- City Directories: British Columbia and Yukon Directory (1939-1948); Vancouver and New Westminister City Directory (1949 -1955); Lower Fraser Valley Directory (1956-1990)
- BC Vital Statistics:
 - Lars Olav Sigvard Frome and Alice Miranda Cornelius, m. June 8, 1940, New Westminister, Marriage Certificate No. 1940-09-489839
 - Lars Olof [sic] Frome, d. April 14, 1985, New Westminister, Death Certificate No. 1985-09-006891
- BC Assessment Records

6. REFERENCES

Coquitlam: 100 Years, Reflections of the Past, District of Coquitlam, 1990

Historical Atlas of Vancouver and the Lower Fraser Valley, Derek Hayes, Douglas and McIntyre, 2005.

The Chuck Davis History of Metropolitan Vancouver, Chuck Davis, Harbour Publishing Co. Ltd., 2011.

Our Lady of Lourdes Coquitlam Parish - History
<https://ourladyoflourdescoquitlam.ca/history>

Kelowna Heritage Register Evaluation Criteria
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Coquitlam Archives

Heritage Inventory – Maillardville, City of Coquitlam, 2007

Maillardville Walking Tour Brochure, 2011

Maillardville Neighbourhood Plan, City of Coquitlam
<https://www.coquitlam.ca/403/Maillardville-Neighbourhood-Plan>

Coquitlam 100 Years Photographic Collection, Coquitlam Public Library,
<https://coquitlampubliclibrary.omeka.net/items/>

City of Coquitlam Archives

- “Plywood – The Material of Unlimited Uses”
<https://coquitlam.ca/749/Plywood---The-Material-of-Unlimited-Uses>

City of New Westminster, NWPL Heritage Collection

City of Vancouver Archives

Vancouver Public Library, Special Collections Division



Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

57-3436 Terra Vita Place, Vancouver, BC V5K 5H6

(778) 308-4357

mcleanheritage@gmail.com

www.mcleanheritage.ca