

FEATURES

217 FOURTH AVENUE, NEW WESTMINSTER, BC

Built in 1927, this British Arts & Crafts-style house was designed by architect James Boulton Whitburn and used as his personal residence.

Known as Whitburn Cottage, this magnificent home is registered heritage house in New Westminister and is a valued heritage residence due to its age, its association with significant people (Joseph Plaskett lived in house for one year), its architectural style and history.

The home received its designation in 2006 to prevent subdivision of land and/or demolition of building.

British Arts & Crafts features are found both inside and out. The home's exterior boasts a tapered buttress wall at the entry, decorative half-timbering, central corbelled red-brick chimney, plank front door and wooden sash casement windows. Inside, the living room has beamed and panelled ceiling and a fireplace inglenook.

In 2010, the current owners substantially restored the home under a Heritage Revitalization Agreement with the City of New Westminister to retain its period features while making it a modern, energy efficient home that would suit a variety of family make-ups. Features include the following:

- new foundation using insulated concrete forms (Quad-Deck) to create a warm, energy efficient basement;
- exterior walls above ground increased to 6 inches for higher insulation throughout (interior walls insulated too). All heritage fir trim re-installed (no lath & plaster left in home);
- all new wiring throughout;
- completely re-plumbed to city water supply;
- in-floor radiant heating system (boiler replaced in 2021);
- heat recovery unit with venting in every room;
- retained heritage windows and added wood double pain windows in character with existing windows (Sashmasters);



- cedar shingle roof replaced in 2010 (back half) and 2018 (front half) by DC Roofing;
- large living room with panelled ceiling, inglenook wood burning fireplace and French doors to walk-out covered deck;
- custom woodwork undertaken to restore inglenook fireplace;
- gas line plumbed for gas barbecue on deck and for upstairs fireplace (not currently installed)
- basement designed to facilitate potential suite. Ceiling drywall in basement is thicker to meet code for suite. Metal door frame embedded/hidden in ICF wall to facilitate an additional future exterior door if desired;
- exterior repainted in 2019;
- kitchen features eating area, large pantry, island, induction cookstove and plenty of cabinets;
- laundry room has large enameled laundry sink, extensive built-in cabinets and hooks for all family members in laundry room and a dog shower
- dining room can take a table for 10-12;
- recreation room wired for sound with built in bar sink and fridge
- built-in office with bookcase and filing cabinets on main floor and Cat-6 wiring;
- Telus security system with cameras;
- hardwired fire alarms. Alarm units replaced in 2021, as required after 10 years;
- Irrigation system installed by Burnaby Irrigation in 2015;
- primary bedroom features two large walk-in closets and an unfinished ensuite with plumbing and wiring done;
- two other bedrooms up, one of which has a walk-in closet;
- "Solatubes" in upstairs bathrooms to increase natural light;
- fully landscaped yard front and back. Yard is mixture of heritage plantings and more recent plantings. Particularly special is the old apple tree in the back yard that blooms prolifically each year and several large rhododendrons;
- fully fenced backyard;
- paver patio as well as the two decks;
- parking pad off wide alley suitable for RV up to ~25 feet;
- character shed built in 2015;
- trench done to pull wire to garage, but wire not pulled through conduit.

