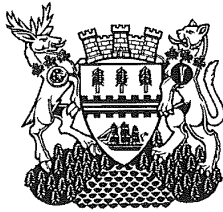


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Council Agenda Information
☒ Regular Council October 25, 2016

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City of Port Moody Report/Recommendation to Council

Date: October 17, 2016

File No. 13-6700-20-134

Submitted by: Development Services Department – Planning Division

Subject: Heritage Revitalization Agreement Bylaw – 123 Douglas Street

Purpose / Introduction

To present a Bylaw for a Heritage Revitalization Agreement which proposes the subdivision of an existing lot at 123 Douglas Street into three fee simple lots. If approved, this would allow for the relocation of three houses that are on the City's Heritage Register to the newly created lots.

Recommended Resolutions

THAT City of Port Moody Heritage Revitalization Agreement Bylaw, 2016, No. 3069 (123 Douglas Street) be read a first time as recommended in the report dated October 17, 2016 from Development Services Department – Planning Division regarding Heritage Revitalization Agreement Bylaw – 123 Douglas Street.

THAT Bylaw No. 3069 be read a second time;

AND THAT Bylaw No. 3069 be referred to a Public Hearing to be held on Tuesday, November 8, 2016 at City Hall, 100 Newport Drive, Port Moody.

Executive Summary

An application for a Heritage Revitalization Agreement (HRA) proposes the subdivision of the existing One-Family Residential (RS1) lot at 123 Douglas Street into three fee simple lots, each of which would accommodate a building from the City's Heritage Register. The Heritage Revitalization Agreement Bylaw includes schedules and appendices which set out in detail the parameters of the form of the development permitted, the restoration process, and the requirements for long-term maintenance of the three heritage buildings. The development proposes an overall Floor Area Ratio (FAR) of 0.96 and an overall lot coverage of 38%. If this application is approved, following restoration, the Owner will be required to designate the three heritage houses as municipal heritage properties, which is the highest level of heritage protection permitted under the *Local Government Act*.

Background

The applicant, Fred Soofi, has submitted a Heritage Revitalization Agreement (HRA) application for the property located at 123 Douglas Street in order to subdivide a single lot into three fee simple lots to accommodate the relocation of three houses that are on the City's Heritage

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Register (i.e. the Moisio, Siddall, and Sutherland Residences). A location map is included as **Attachment 1**.

An HRA is a formal voluntary written agreement between the owner of a heritage property and a municipality that sets out the duties, obligations, and benefits negotiated by the City and a property owner for conservation purposes. It is a flexible tool that is specifically tailored to a particular site, allowing for the varying of aspects of the Zoning Bylaw as an incentive for heritage conservation. HRAs are written in the form of a bylaw and require a Public Hearing if they involve a change in land use or density. As this proposal, if approved, would result in the construction of three dwelling units on what is currently one single family lot, it represents an increase in density and will therefore require a Public Hearing.

The subject property measures 809.5 m² (8,713 sq. ft.) and is currently zoned One-Family Residential (RS1). The site is a corner lot with three street frontages on St. Andrews Street to the north, Douglas Street to the east, and St. George Street to the south. All surrounding properties to the north, east, south, and west are similarly zoned RS1. A map showing the current zoning for the area is included as **Attachment 2**.

The Official Community Plan (OCP) designation for the subject property is Single Family Low Density. Properties to the east, south, and west are also designated Single Family Low Density, with the properties to the north, which also front onto St. Johns Street, designated as Multi-Family Residential, which allows for redevelopment up to six storeys in height. A map showing the current OCP land use designations for the surrounding properties is included as **Attachment 3**.

The site is also located in Development Permit Area 2: Moody Centre (DPA 2) and the Moody Centre Heritage Character Area, and is located just outside the Heritage Conservation Area, the limits of which are on the east side of Douglas Street to the east. A map showing the Heritage Areas and heritage properties is included as **Attachment 4**.

The subject application was reviewed on October 4, 2016 by the Land Use Committee. Following discussion, the following resolution was passed:

THAT the Heritage Revitalization Agreement application be supported as recommended in the report dated September 26, 2016 from Development Services Department – Planning Division regarding Heritage Revitalization Agreement – 123 Douglas Street.

Discussion

Heritage Buildings and Conservation Requirements

The OCP includes a number of policies that encourage the conservation of community heritage resources as part of new redevelopment, including incentive programs which would include the provision of additional density. The HRA proposal is to subdivide the subject property into three fee simple lots in order that Moisio, Siddall, and Sutherland heritage homes, all of which are currently on the City's Heritage Register, can be relocated to the newly created lots.

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The Moisio Residence was previously located at 2614 St. Johns Street where it most recently provided additional space for the neighbouring Pacific Grace Church. It was moved to its current temporary location at 2101 Clarke Street, as part of the redevelopment of 2614 St. Johns Street for a new church hall. The house, built in 1912, is significant for its association with its first owner, Esa Moisio, who was employed as a millwright at the Thurston-Flavelle Mill, one of the major sawmills in the area. Moisio's connection with the mill demonstrates the importance that resource industries played in the growth and economic development of Port Moody. Moisio was a noted local citizen, and served as Alderman for the City of Port Moody between 1915 and 1917. The Moisio Residence is also valued as a well maintained example of an Arts and Crafts bungalow. The modest detailing reflects the type of residence typically built for the working class in the era prior to the outbreak of World War One.

The Siddall Residence is currently located at 2901 St. Johns Street, a site which is designated as Mixed Use – Moody Centre in the OCP. Constructed in 1922, the Siddall Residence is a well-maintained example of a bungalow that demonstrates the late persistence of the influence of the Craftsman style. The modest detailing reflects the type of residence typically built for the working class in the 1920s. The first owner, James Pridham Siddall (1883-1965), was employed as a sawmill engineer, and was originally from Port Phillips, Nova Scotia.

The Sutherland Residence is currently located at 2830 St. George Street, but will be moved in order to make way for a 12-unit townhouse development that has been approved at 2824-2830 St. George Street. The Sutherland Residence is significant for its association with the wartime development of Port Moody and for its modest Craftsman influenced architecture. Ross Sutherland, a millworker at the local Thurston-Flavelle Sawmill, who likely had access to inexpensive construction materials, constructed his family home along St. George Street in 1944, just before the end of the war.

Conservation Plans, submitted by the Owner as part of this application, include recommendations for the exterior restoration of the heritage buildings to their original character. The Conservation Plans, prepared by Donald Luxton and Associates, form part of the Heritage Revitalization Agreement Bylaw and are included in this report as Appendix A (Moisio House), Appendix B (Siddall Residence), and Appendix C (Sutherland Residence) to the Bylaw (**Attachment 5**).

Development Proposal Description

The overall development proposes a floor area ratio (FAR) of 0.96 and a lot coverage of 38%. With respect to parking, each property is required to provide one on-site parking space, which is consistent with the City's Zoning Bylaw parking requirement for single family dwellings. In this case, two parking spaces can be accommodated on each newly created lot. Each property will provide open space in the form of patio/lawn areas either to the side, front, or rear of the principal building. The Moisio Residence has an extensive verandah on the front and back, the Siddall Residence has a front verandah, and the Sutherland Residence has a balcony addition, approved by the Heritage Consultant, on the south facing upper storey. No secondary suites are proposed or will be permitted as part of the project; this is reflected in the HRA Bylaw.

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Off-site servicing improvements, including the addition of sidewalks on all three street frontages, will be required as part of the project. A copy of the Subdivision Plan is included as Appendix D and the Architectural Plans as Appendix E, including a site plan, landscape plan, and elevation drawings, are attached as part of the Draft HRA Bylaw (**Attachment 5**).

Design Rationale

A corner lot is considered the most suitable type of lot for such projects as it ensures that the properties have maximum exposure by providing three street facing frontages. Although the focus for the retention of existing heritage buildings is that they would ideally remain on the lot on which they were originally located and/or within the Heritage Conservation Area, in many cases this is not possible. As the site at 123 Douglas Street lies in the Heritage Character Area just across Douglas Street from the Heritage Conservation Area, it is seen as a suitable site for such a Heritage Revitalization Project.

While adding three homes to what is currently a one-family residential lot is a somewhat significant change to the density and character of the area, Planning staff are supportive of the application for the following reasons:

- It provides a unique opportunity to retain and protect in perpetuity three buildings on the City's Heritage Register as part of a single development;
- Although the site is designated as Single Family Low Density, it is across the lane from Multi-Family Residential designated properties on which a six-storey building form is permitted by the OCP. It is therefore seen that the project, as proposed, acts as an appropriate transition from potential higher-density multi-family forms to surrounding one-family residential development;
- The lot coverage for the overall development of 38% is the same as is permitted under RS1 zoning; and
- Though the proposed FAR of 0.96 for the overall development is in excess of the 0.5 FAR permitted under RS1 zoning, it is significant that a substantial portion of the basements are below grade, that the upper storeys are located within the roof structure, and that, as there are no enclosed parking spaces proposed, the actual massing of the built form is minimized. The overall gross floor area proposed for all three dwellings is 770.87 m² (8,297.6 sq. ft.) (Moisio Residence 311.33m² (3,351.1 sq. ft.), Siddall Residence 226.95m² (2,442.8 sq. ft.), and Sutherland Residence 232.61m² (2,503.8 sq. ft.)).

The only property that shares a property line with 123 Douglas Street is 2126 St. George Street, a newly constructed One-Family Residential (RS1) dwelling located to the west. Through the application process, the preparation of the plans have sought to minimize the impact on this property as follows:

- Though the heritage homes are three storeys in height, significant portions of the basements are below grade and the upper storeys are located within the roof structure, which results in a lower overall height and massing of the development. The maximum height to ridgeline of the houses, based on the natural grade at the four corners of the buildings, are as follows: the Moisio Residence 8.86 metres (29.1 ft.), the Siddall

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Residence, 9.19 metres (30.2 ft.), and the Sutherland Residence 7.74 metres (25.4 ft.). All three are below the maximum permitted height of 10.5 metres (34.5 ft.) for an RS1 zoned property. The Sutherland Residence, the house with the lowest height, has been sited on St. Andrews Street in order to limit overlooking and overshadowing of the neighbouring property's rear yard;

- The three houses have been sited in order to maximize side yard setbacks from the shared western property line. Side yard setbacks for the principal building for the three houses are as follows: the Moisio Residence 6.22 metres (20.4 ft.), the Siddall Residence 4.68 metres (15.3 ft.), and the Sutherland Residence 5.35 metres (17.5) ft., which significantly exceed the minimum permitted side yard setback of 1.5 metres (5 ft.) for an RS1 zoned property;
- The impact of the reduced front yard setback on the St. George frontage for the Moisio House of 1.16 metres (3.8 ft.) compared to 6.0 metres (19.7 ft.) required for an RS1 zoned property has been mitigated by the following: the larger side lot line setback observed; the presence of a large tree on the front east property line of 2126 St. George Street; and on the eastern portion of the building at 2126 St. George Street, there is a double garage and no windows facing St. George Street; and
- Given the height and proposed location of the Sutherland Residence, it is seen to be of a similar scale and massing to that envisaged for laneway homes. The maximum height of the Sutherland Residence is 7.74 metres (25.4 ft.) and it is sited on what is the rear yard of the property when looking at neighbouring RS1 lots to the west, at 2.15 metres (7.05 ft.) from the St. Andrews Street property line, which is greater than the 1.5 metres (5 ft.) minimum required rear yard setback for an accessory building for an RS1 zoned lot.

It is noted that, following the discussion at the Land Use Committee meeting, the proponent has amended his proposal slightly by deleting the proposed addition to the Moisio House (garage with living space and deck above) in favour of providing two parallel pad parking spaces. The advantages with the newly proposed layout include:

- The provision of two parallel parking spaces in place of the previously proposed tandem layout;
- The removal of the garage and living space, resulting in a reduction of the overall site coverage and FAR, with the lot coverage now 38% compared to 40% previously, and the FAR now 0.96 compared to 0.975 previously;
- The Moisio House now has a greater setback to the neighbouring One-Family Residential Property to the west of 6.22 metres (20.4 ft.) compared to the previously proposed 2.25 metres (7.3 ft.);
- There is now no addition proposed to the Moisio House, which is generally the preferred choice when restoring heritage buildings; and
- There is now additional usable outdoor green space proposed to the west of the Moisio House.

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Small Lot Subdivision and Affordability

It is worth noting that this application is also consistent with Port Moody's Affordable Housing Strategy adopted by Council in 2009, which includes the following recommended work program action: "Continue to incorporate smaller and more affordable housing design approaches into neighbourhood and area plans including smaller lot sizes, coach houses, row houses, townhouses, as well as, where appropriate, higher density developments". As such, the provision of three smaller one-family residential dwellings on smaller lots will result in a more affordable unit than a typical one-family residential dwelling on a standard 66 ft. by 132 ft. lot, which is the norm in Moody Centre.

Heritage Revitalization Agreement Bylaw

Under the *Local Government Act*, a municipality may enter into an HRA with the owner of the heritage property. The HRA itself prevails over the zoning of the property, thereby governing the form of development that is permitted on the subject property. The draft HRA Bylaw is included as **Attachment 5**. Also forming part of the Bylaw are:

- Schedule "A" – the Heritage Revitalization Agreement, including:
- Appendix A – Moisio Residence Conservation Plan;
- Appendix B – Siddall Residence Conservation Plan;
- Appendix C – Sutherland Residence Conservation Plan;
- Appendix D – Subdivision Plan; and
- Appendix E – Architectural Plans.

The content of the Bylaw including the Schedule and associated Appendices sets out in detail the parameters of the form of the development permitted, the restoration process, and the requirements for long-term maintenance of the three heritage buildings.

Should this application proceed, the Owner will be required to designate the three heritage houses as municipal heritage properties, as specified in the HRA Bylaw. Designation is the highest level of heritage protection and is achieved through a separate bylaw process following the completion of the restoration of the Heritage Buildings.

Sustainability Checklist

The completed Sustainability Checklist for the development proposal is included as **Attachment 6**.

<div>Sustainability Pillar</div> <div>Application</div>	Environment	Economic	Social	Cultural	Total
123 Douglas Street	20%	18%	21%	23%	82%

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Concluding Comments

Staff support the proposed Heritage Revitalization Agreement for 123 Douglas Street as it will revitalize and provide long-term heritage protection for three heritage houses on the City's Heritage Register within the Moody Centre Heritage Character Area. The location of the site, in an area adjacent to properties to the north that allow for six-storey multi-family development, and the proposed site layout, allow the project to act as a suitable transition to surrounding single-family designated properties. Accordingly, the proposal will enhance the heritage character of Moody Centre while providing a more diverse and affordable housing option within Moody Centre.

Other Options

THAT Bylaw No. 3069 not be given first and second readings and not proceed to a Public Hearing.

Financial Implications

There are no financial implications associated with this report. The development of three new one-family residential homes will result in additional property tax revenues for the City.

Communications / Civic Engagement

As per the City's Community and Stakeholder Consultation Policy, the applicant held a community information meeting to engage the public about the proposal and solicit feedback. The community information meeting was held on Thursday, September 22, 2016 from 5:00pm to 8:00pm at Kyle Centre. The information meeting was advertised in the Tri-City News (September 14 and 21, 2016 editions), and meeting notices were delivered to properties within 140 metres of the development site. In total, 25 people attended the meeting over the course of the evening. It is noted that the applicant also had the drawings on display at 2419 Clarke Street, on Thursday, September 22 and Friday, September 23, 2016, between 10:00am and 5:00pm and available on their website. Of the comment sheets received, six were supportive of the proposal, and 14 were opposed to the proposal.

In accordance with the City's Development Approval Procedures Bylaw, a notification sign was posted on the property and notification of the Land Use Committee meeting was mailed to all owners and occupants within 140 metres of the subject properties (see **Attachment 7**). Advertisements were placed in the September 28 and 30, 2016 editions of the Tri-City News.

Should this rezoning application proceed to a Public Hearing, the notification sign on the property will be updated with the date of the Public Hearing, and additional notices will be sent to adjacent properties within the required notification area and advertised in the local newspaper in accordance with the City's Development Approval Procedures Bylaw and the *Local Government Act*.

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Council Strategic Plan Objectives

This proposal is consistent with the goals of the 2015-2018 Council Strategic Plan as they relate to:

- Community Planning and the creation of a liveable, vibrant, sustainable, orderly, and coordinated community; and
- Arts and Culture and the acknowledgement of Port Moody's heritage.

Attachments:

1. Location Map.
2. Zoning Bylaw Map.
3. Official Community Plan Land Use Map.
4. Heritage Areas and Heritage Properties Map.
5. Draft Heritage Revitalization Agreement Bylaw.
6. Sustainability Checklist.
7. Map showing 140-metre notification area.

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Prepared by:	Reviewed by:
 Kevin Jones Planner	 Supervisor (initials): Mary De Paoli  Department Head (initials): James Stiver
Reviewed for Form and Content / Approved for Submission to Council:	
City Manager's Comments  Tim Savoie, MCIP City Manager	

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☐ **SUBJECT PROPERTY**

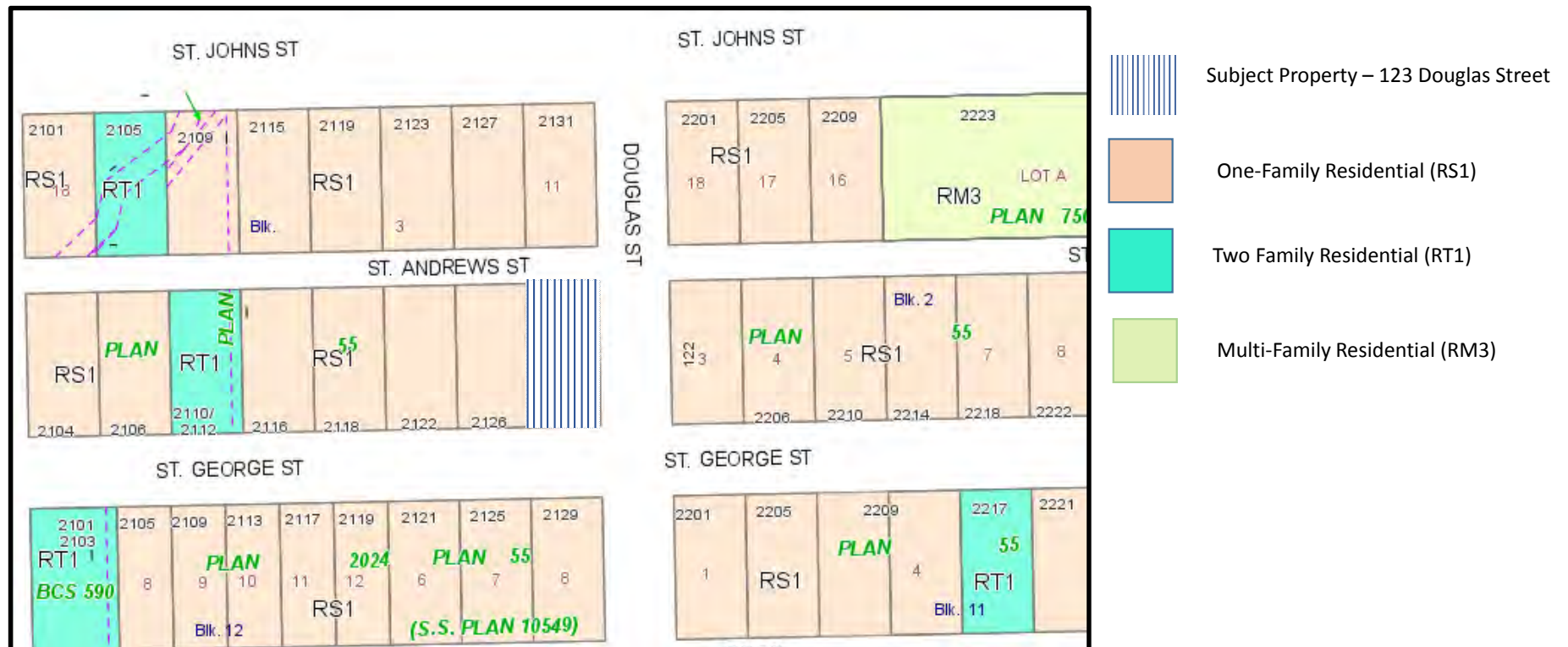


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Zoning Bylaw Map



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Official Community Plan Map

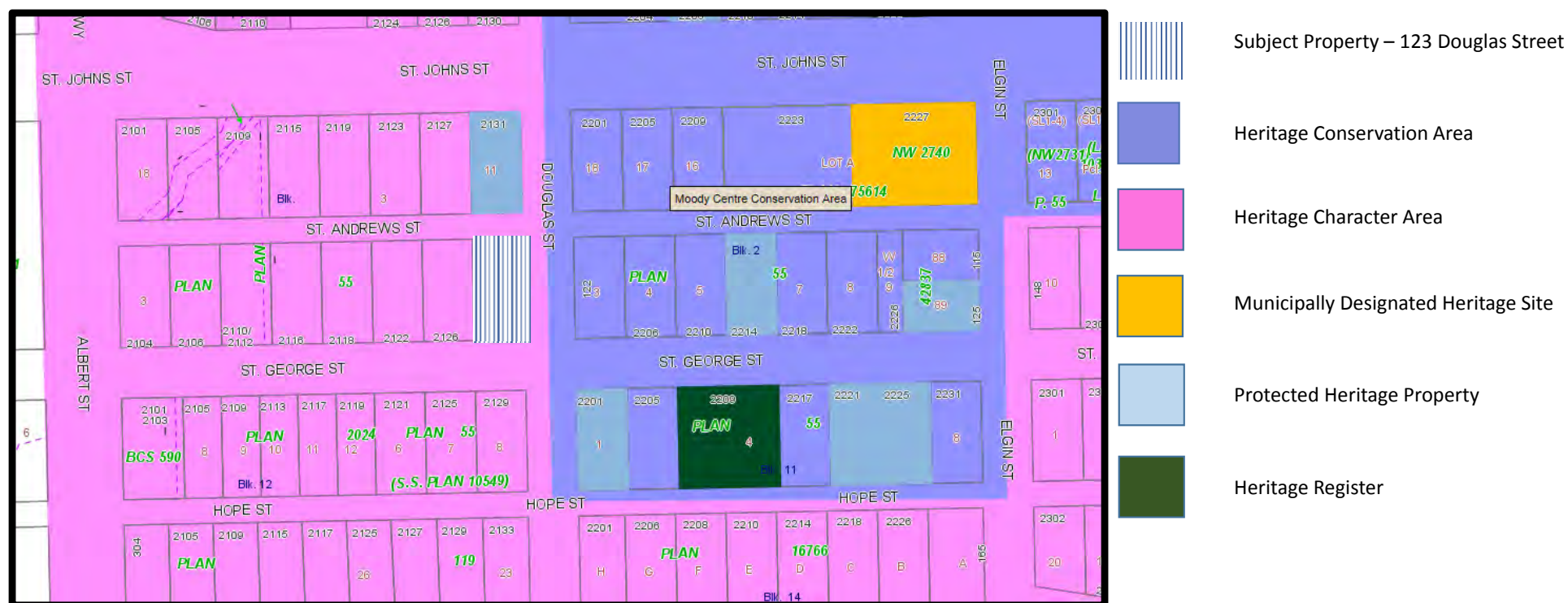


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Heritage Areas and Heritage Properties



CITY OF PORT MOODY

BYLAW NO. 3069

A Bylaw to enter into a Heritage Revitalization Agreement with the Owner of Heritage Property

The Council of the City of Port Moody in open meeting assembled, ENACTS AS FOLLOWS:

Title

1. This Bylaw may be cited for all purposes as “City of Port Moody Heritage Revitalization Agreement Bylaw, 2016, No. 3069 (123 Douglas Street).”

Definitions

2.
 - (a) “**City**” means the Corporation of the City of Port Moody.
 - (b) “**Heritage Revitalization Agreement**” means an agreement under the *Local Government Act* between the City and an owner of heritage property.
 - (c) “**Land**” means the property located within the City at 123 Douglas Street and legally described as Lot 10, Block 3, District Lot 202, Group 1, New Westminster District, Plan 55, and PID: 011-458-682.

The Heritage Revitalization Agreement

3. The City of Port Moody is hereby authorized to enter into a Heritage Revitalization Agreement with the owner of the Land substantially in the form attached to and forming part of this bylaw, as Schedule A.

Schedules and Appendices

4. The following schedule is attached to and forms part of Bylaw No. 3069, 2016:
 - Schedule “A” - the Heritage Revitalization Agreement including:
 - Appendix A – Moisio Residence Conservation Plan
 - Appendix B – Siddall Residence Conservation Plan
 - Appendix C – Sutherland Residence Conservation Plan

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- Appendix D – Subdivision Plan
- Appendix E – Architectural Plans

Execution of Agreement

5. The Mayor and Corporate Officer are authorized on behalf of the City Council to sign and seal the Heritage Revitalization Agreement substantially in the form attached hereto as Schedule “A” and forming part of this Bylaw.

READ A FIRST TIME the __ day of _____, ____.

READ A SECOND TIME the __ day of _____, ____.

PUBLIC HEARING HELD the __ day of _____, ____.

READ A THIRD TIME the __ day of _____, ____.

ADOPTED the __ day of _____, ____.

M. E. (Mike) Clay
Mayor

Dorothy Shermer
Corporate Officer

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SCHEDULE "A"

HERITAGE REVITALIZATION AGREEMENT 123 Douglas Street

CITY OF PORT MOODY

THIS AGREEMENT dated for reference the __ day of _____, ____.

BETWEEN:

FARHAD SIAVISH SOOFI
MARY ANNE MCNAUGHTON
1640 East Road
Anmore, B.C. V3H 5E9

(jointly "the Owner")

OF THE FIRST PART

AND:

THE CITY OF PORT MOODY
100 Newport Drive,
Port Moody, B.C. V3H 5C3

(the "City")

OF THE SECOND PART

RECITALS

- A. WHEREAS a local government may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property identified as having heritage value, pursuant to Section 610 of the Local Government Act R.S.B.C. 2015, C.1;

(the "Agreement")

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AND WHEREAS pursuant to s. 610 of the Local Government Act, a Heritage Revitalization Agreement with an owner of heritage property allows variations of and supplements to the provisions of a zoning bylaw, subdivision bylaw, development permit and heritage alteration permit.

- B. AND WHEREAS the Owner is the registered owner of all and singular the parcel of land and premises situated in the City of Port Moody, in the Province of British Columbia, located at 123 Douglas Street and legally described as:

Lot 10, Block 3, District Lot 202, Group 1, New Westminster District,
Plan 55,
PID: 011-458-682.

(the “**Land**”)

- C. AND WHEREAS the Owner has presented to the City a proposal for the use, development and preservation of the Land and has voluntarily and without any requirement by the City, entered into this Agreement pursuant to s. 610 of the Local Government Act;
- D. AND WHEREAS the Land, as defined above, contains a building (Sutherland Residence) which is listed on the Port Moody Heritage Register;
- E. AND WHEREAS a heritage building currently located at 2101 Clarke Street (Moisio Residence) is to be relocated to the Land;
- F. AND WHEREAS a heritage building currently located at 2901 St. Johns Street (Siddall Residence) is to be relocated to the Land;
- G. AND WHEREAS the Owner of the Land has requested the City of Port Moody to enter into the Agreement and has agreed to undertake measures, as set out in this Agreement, to conserve the heritage value of the Moisio Residence, the Siddall Residence and the Sutherland Residence (individually, a “**Heritage Building**” and collectively, the “**Heritage Buildings**”) in exchange for certain zoning variances;
- H. AND WHEREAS the Owner and Council agree that the Heritage Buildings have sufficient heritage merit to justify their conservation through the use of certain zoning variances;

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- I. AND WHEREAS Council and the Owner have agreed to certain terms and conditions respecting the conservation of the Heritage Buildings on the Land in exchange for zoning variances described in this Agreement;
- J. AND WHEREAS a local government must hold a Public Hearing on the matter before entering into, or amending, a heritage revitalization agreement if the agreement or amendment would permit a change to the use or density or use that is not otherwise authorized by the applicable zoning of the Land and for these purposes Division 3 [Public Hearing on Planning and Land Use Bylaws] of part 14s of the Local Government Act applies;
- K. AND WHEREAS within thirty days after entering into, or amending, a Heritage Revitalization Agreement the local government must file a notice in the Land Title Office in accordance with s. 594 of the Local Government Act and give notice to the Minister responsible for the Heritage Conservation Act in accordance with s. 595 of the Local Government Act;

NOW THEREFORE in consideration of the terms contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.0 Heritage Revitalization

- 1.1 Pursuant to s. 610 (2) of the *Local Government Act*, the parties agree that the Heritage Buildings have heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve and protect the heritage character of the Heritage Buildings, which are to be located on the Land in accordance with this Agreement.
- 1.2 Pursuant to s. 610 (2) and (3) of the *Local Government Act*, the parties agree that the Land may, notwithstanding the provisions of the City of Port Moody Zoning Bylaw requirements related to the existing One-Family Residential (RS1) zoning on the Land, be subdivided into three (3) legal parcels being "Lot A" for the Moisio Residence, "Lot B" for the Siddall Residence, "Lot C" for the Sutherland Residence all as shown in Appendix D, to be used for and developed in the following manner, and in accordance with the provisions of this Agreement:
 - 1.2.1 One- Family Residential development as set out in Appendix "D", and comprising of the following:
 - (a) For the Land as a whole, a floor area ratio of 0.96 and a site coverage of 38%.

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- (b) The permitted use of Lot A as referenced in Appendix "A" shall be a One-Family Residential use, contained in the Moisio Residence, with the building complying with the density, lot coverage, siting, height, off-street parking, and general appearance as they are referenced as "Heritage Building No. 1 Moisio Residence Lot A" on the Subdivision Plan and Architectural Plans attached to this Agreement as Appendix "D" and "E" respectively. Secondary suites will not be permitted;
- (c) The permitted use of Lot B as referenced in Appendix "B" shall be a One-Family Residential use, contained in the Siddall Residence, with the building complying with the density, lot coverage, siting, height, off-street parking, and general appearance as they are referenced as "Heritage Building No. 2 Siddall Residence Lot B" on the Subdivision Plan and Architectural Plans attached to this Agreement as Appendix "D" and "E" respectively. Secondary suites will not be permitted; and
- (d) The permitted use of Lot C as referenced in Appendix "C" shall be a One-Family Residential use, contained in the Sutherland Residence, with the building complying with the density, lot coverage, siting, height, off-street parking, and general appearance as they are referenced as "Heritage Building No. 3 Sutherland Residence Lot C" on the Subdivision Plan and Architectural Plans attached to this Agreement as Appendix "D" and "E" respectively. Secondary suites will not be permitted.

1.2.2 For Lot A, B and C the permitted uses on the Land shall include an Accessory home occupation (Type 1 and Type II), except that in both cases: there shall be no storage of vehicles or equipment associated with the accessory home occupation on or near the lot; and, in the case of rental premises, the business license applicant will be required to obtain the permission of the Owner before a business license can be issued.

1.3 Pursuant to s. 610 (2) of the *Local Government Act*, the Owner agrees to restore the Heritage Buildings in accordance with all other terms and conditions of Appendices "A", "B", "C", "D" and "E" which are attached to this Agreement. Following the restoration of the Heritage Buildings the exterior appearance of the historic buildings are to be maintained as outlined by the text, drawings, illustrations, photographs and plans of Appendices "A", "B", "C" and "E" which are attached to this Agreement.

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If there are conflicts or ambiguities in the interpretation of the Heritage Conservation Plan, the City's interpretation shall prevail.

- 1.4 Pursuant to s. 610 (2) of the *Local Government Act*, and further to the terms and conditions of Appendices "A", "B", "C", "D" and "E", the Owner agrees to the following terms and conditions:
 - 1.4.1 All construction, maintenance, repair and conservation work shall be done at the Owner's sole expense;
 - 1.4.2 All reasonable measures are to be taken by the Owner to protect the historic Heritage Buildings including their improvements and features noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plans, which are attached to this Agreement as Appendix "A", "B" and "C" respectively, from exposure to environmental elements during construction and from acts of vandalism or foreseeable accidental damage;
 - 1.4.3 The Owner shall commence and complete the development of the subject property in accordance with the Plans and Elevations attached hereto as Appendix "A". If there are conflicts or ambiguities in the interpretation of the Plans or Elevations, the City's interpretation shall prevail;
 - 1.4.4 The Owner agrees to take all reasonable measures to ensure the protection, conservation, and restoration of the improvements and features of the Heritage Buildings noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plans, which is attached to this Agreement as Appendix "A", "B" and "C" respectively. In the event that such an improvement or feature having heritage value is deemed to be in a state of repair such that it cannot be conserved and restored, the Owner must have a report prepared by a suitable professional to demonstrate the need to deviate from the Conservation Plans, as well as propose a suitable alternative that is to be approved in consultation with the City and a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals;
 - 1.4.5 The owner agrees that during the restoration process, that prior to any changes being made which are not envisaged in the Conservations Plans and Architectural Plans, which are attached to this Agreement as Appendix "A", "B", "C" and "E" respectively, and that would impact the external appearance of the Heritage Buildings or the Land upon which they are located, the Owner must propose a suitable alternative that is to be approved in consultation

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with the City and, as necessary, a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals;

- 1.4.6 The Owner is to ensure that only qualified trades people with proven experience in projects of similar scope are responsible for carrying out the work, including the removal, salvage, cleaning, repair, and installation of the improvements and features of the Heritage Buildings noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plan, which is attached to this Agreement as Appendix "A", "B" and "C";
- 1.4.7 The Owner agrees to apply for and obtain all necessary permits and licenses from the City, including pay required fees and charges, to achieve the necessary subdivision noted in Appendix "D" to this Agreement, prior to the commencement and completion of work on the Heritage Buildings, and the City may at its sole discretion issue or refuse to issue Building Permits for the any portion of the work until the necessary subdivision has been completed; and
- 1.4.8 The Owner agrees to provide a final report stating that the Development has been completed in accordance with this Agreement from a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals prior to an Occupancy Permit being granted for any building within the Land,

2.0 Municipal Heritage Designation

- 2.1 Pursuant to s. 611 of the *Local Government Act*, the Owner, through this Agreement, irrevocably agrees to the designation of Moisio Residence, Siddall Residence and Sutherland Residence located on the Land as municipal heritage sites, and concurrently with the authorization for the City to enter into this Agreement releases the City from any obligation to compensate the owner in any form for any reduction in the market value of the Land and all improvements that may result from the designation.

3.0 Heritage Alteration Permits

- 3.1 The improvements on and heritage character of the Heritage Buildings which both the Owner and the City desire to conserve and which constitute the heritage value of the Land are outlined by the text, drawings, illustrations, photographs and plans in the Conservation Plans, which are attached to this Agreement as Appendices "A", "B", "C". The Statements of Significance contained in the Conservation Plans further identify, detail and describes the character, extent and nature of the improvements on and heritage character of the Heritage Buildings that have heritage value;
- 3.2 Following the completion of the work in accordance with this Agreement, the Owner shall not alter the heritage character or exterior appearance of

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the Heritage Buildings, except as permitted by a heritage alteration permit issued by the City;

- 3.3 To the extent that the text, drawings, illustrations, photographs and plans constituting the Conservation Plans require interpretation, the City shall determine the matter and Section 22.0 (Inspection) of this Agreement shall apply;

3.4 Owner's Obligations to Conserve and Maintain

3.4.1 The Owner covenants and agrees that:

- 3.4.1.1 No improvement as identified in the Conservation Plan as having heritage value or as being a part of the heritage character of the Heritage Buildings, shall be altered, replaced, or replicated including alterations required or authorized by this Agreement, except pursuant to a heritage alteration permit issued by the City;
- 3.4.1.2 Each section of restoration, rehabilitation, replication, repair or maintenance, required by the Conservation Plans shall be commenced and completed in accordance with the phasing, timing, standards and specifications set out in this Agreement and the attached appendices;
- 3.4.1.3 All improvements to Heritage Buildings as identified in the Conservation Plans as having heritage value shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Maintenance Plans which are attached to this Agreement as part of the Conservation Plans in Appendix "A", "B" and "C"; respectively and,
- 3.4.1.4 The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions as are necessary to ensure that the restrictions and requirements provided in subsections 3.4.1.1, 3.4.1.2 and 3.4.1.3 of this Agreement are fully observed, and the Owner shall not do, cause or allow to be done, anything that would be in breach of the restrictions herein.

4.0 Discretion

- 4.1 Wherever in this Agreement a heritage alteration permit is required, the City or its delegates maintains discretion to approve, refuse or issue such permit; and,

- 4.1.1 Such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the City or its delegates acting reasonably in accordance with sound municipal heritage and conservation practice; and,

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- 4.1.2 Such exercise of discretion, including any terms and conditions imposed shall be consistent with the *Local Government Act*, and with the intent, terms, conditions and guidelines of the Conservation Plans.

5.0 Application of this Agreement

- 5.1 Unless otherwise stated, the terms and conditions of this Agreement respecting the Heritage Buildings apply only to the structures and exteriors of the buildings, including without limitation the foundations, walls, roofs, and all exterior doors, windows and architectural ornamentation.

6.0 Construction and Maintenance of Works

- 6.1 Pursuant to s. 610 and s. 617 of the *Local Government Act*, wherever the Owner is issued a Heritage Alteration Permit, to restore, rehabilitate, replicate, repair, replace, maintain or in any way alter improvements on, or features of the Heritage Building, identified in the Conservation Plans as having heritage value, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the terms of this Heritage Revitalization Agreement and any Heritage Alteration Permits so issued and all plans and specifications forming part thereof and shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

7.0 Landscaping and Servicing Requirements

- 7.1 The Owner agrees to undertake and maintain landscaping on the Lands in general accordance with the Landscape Plan forming part of the Architectural Drawings attached hereto as Appendix "E" that forms part of this Agreement (the "**Landscaping**").
- 7.2 The Owner agrees to provide and pay for all Works and Utilities Requirements in relation to the proposed development of the Land and to provide required bonding and levies for same, including, for certainty, those requirements arising from the relocation of the Heritage Buildings to the Land. Such servicing works and services are to be completed in compliance to the requirements of the "City of Port Moody Subdivision and Development Servicing Bylaw, No. 2831" and shall be established by entering into a Development Servicing Agreement prior to final approval of the subdivision.

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8.0 Commencement and Completion

8.1 The Owner agrees to commence the work, Landscaping, and utilities requirements outlined in this Agreement, following the adoption of City of Port Moody Heritage Revitalization Agreement Bylaw, 2016, No. 3069 (123 Douglas Street), and to complete the above no later than two (2) years following the adoption of Bylaw No. 3069.

9.0 Security

9.1 As a condition of the execution of this Agreement, the Owner has provided to the City, security (the "Security") in the sum of \$44,843.00 for the completion of items related to landscaping. The Security, in the form of a letter of credit, shall be made out to the City to ensure that the development is carried out in accordance with the terms and conditions set out herein and if for any reason the Permit holder neglects or otherwise fails to complete the works, within two (2) years of the date of issuance of this Agreement, the City may, in its sole discretion, provided it has given the Owner seven (7) days written notice, complete the works or any portion thereof and all costs incurred in so doing shall be deducted by the City from the amount of the Security and on final completion to the satisfaction of the City as evidenced by the issuance of a Certificate of Completion, the City shall thereafter refund the remainder of the monies, except for ten (10) percent of the monies, which shall be released after the maintenance period lasting one (1) year from the date of completion for the Landscaping.

9.2 Portions of the Security may be returned to the Owner, or reduced, as stages of the works are completed, to the satisfaction of, and at the sole discretion of the City's General Manager of Development Services.

9.3 As a condition of issuance of this Permit, the Owner shall pay to the City an on-site landscaping review fee of two (2) percent of the cost of on-site Landscaping equal to \$896.86, which is to be paid by cash or certified cheque.

10.0 Damage or Destruction

10.1 In the event that the Heritage Buildings are damaged, the parties agree that the Owner may repair the Heritage Buildings, in which event the Owner shall forthwith obtain a heritage alteration permit and any other necessary permits and licenses and, in a timely manner, shall restore and repair the Heritage Buildings to the same condition and appearance that existed before the damage occurred.

10.2 If, in the opinion of the City, one or more of the Heritage Buildings are completely destroyed and the Owner intends to construct a replacement

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building on the Land, the Owner must, by way of a Heritage Alteration Permit issued pursuant to Section 617 of the *Local Government Act*, construct a new building in compliance with the City's Zoning Bylaw, as varied by this Agreement, in a heritage style that is acceptable to the City and substantially similar in design to the Heritage Building in question, as shown and described in Appendix "A", "B", "C" and "E", as the case may be.

11.0 Breach

11.1 In the event that the Owner is in breach of any term of this Agreement, the City may give the Owner notice in writing of the breach and the Owner shall ensure it does nothing to further the breach and shall remedy the breach within 30 days of receipt of the notice. In the event that the Owner fails to remedy the breach within the time allotted by the notice, the City may by bylaw and after conducting a Public Hearing in the manner prescribed by s. 464 through 470 of the *Local Government Act*, cancel this Agreement whereupon all use and occupation of the Land shall thenceforth be in accordance with the City's Zoning Bylaw and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

12.0 Amendment

12.1 The parties acknowledge and agree that this Agreement may only be amended by one of the following means:

12.1.1 With the consent of the Owner and the City and by adoption by City Council of an amending bylaw, which would amend Heritage Revitalization Agreement Bylaw, provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site; or,

12.1.2 By Heritage Alteration Permit, issued pursuant to s. 617 of the *Local Government Act*.

13.0 Minor Changes to the Plan

13.1 Minor changes, additions, deletions, variations, alterations or adjustments to the Plans, Elevations and Conservations Plans attached hereto as Appendices "A", "B", "C" and "E" may be made by mutual agreement of the parties provided that the restoration, repair, conservation and maintenance of the Heritage Buildings remain in substantial accordance with Appendices "A", "B", "C" and "E" and that it can be demonstrated that they have been approved in consultation with a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals.

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14.0 Representations

14.1 It is mutually understood and agreed upon between the parties that the City has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

15.0 Statutory Authority

15.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Lands.

16.0 Modification

- 16.1 If the Owner, in fulfilling the responsibilities and obligations pursuant to this Agreement, perceives or becomes aware of any reasonable risk or injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced or eliminated except by measure that would be a breach of the restrictions, requirements or obligations herein, the Owner shall notify the City in writing, within 30 days, of the nature and extent of the risk and of the measures the Owner proposes to undertake at the Owners' sole cost to reduce, alleviate, avoid or eliminate the risk.
- 16.2 Upon being notified, in writing, of an existing risk and the proposed measures to deal with such risk, the City shall, within 90 days, notify the Owner in writing whether it approves or does not approve of the measures being proposed. In the event that the City does not approve the proposed measures, the Owner shall have 30 days in which to propose alternate measures, and the City shall have a further 90 days within which to approve or disapprove the proposed measures. In the event that:
- 16.2.1 The City does not respond within 90 days to either the first or second set of proposed measures;
 - 16.2.2 The City disapproves both the first and second sets of proposed measures; or,
 - 16.2.3 The Owner fails to notify the City of a risk or potential loss and/or submit proposed measures to deal with the risk or loss within 30 days as provided in this Section 16.0,

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the matter shall be submitted to arbitration on the terms set out in Section 21.0.

17.0 Indemnity

17.1 The Owner hereby releases, indemnifies and saves the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to:

17.1.1 The existence, effect or enforcement by the City of this Agreement or of any of the restrictions or requirements contained herein;

17.1.2 The breach or non-performance by the Owner of any term or provision of this Agreement;

17.1.3 Any work or actions of the Owner in performance of its obligations hereunder; or

17.1.4 Any wrongful act or omission, default or negligence of the Owner.

17.2 In no case shall the City be liable or responsible in any way for:

17.2.1 Any personal injury, death or consequential or pure economic damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or

17.2.2 Any loss or damage of any nature whatsoever, howsoever caused to the Land or any improvements or personal property thereon belonging to the Owner or to any other person;

17.2.3 The Owner's compliance with the restrictions and requirements herein;

17.2.4 The wrongful or negligent failure or omission of the Owner to comply with the restrictions or requirements contained herein;

17.2.5 The refusal, omission or failure by the City to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, condition or provision of this Agreement.

18.0 Alternative Remedies

18.1 Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement, including out of any heritage alteration permit issued out of this Agreement, may

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be exercised fully in accordance with the *Local Government Act*, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference herein to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

19.0 No Waiver

19.1 No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, or any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies by the City.

20.0 Statutory Authority and Proprietary Rights

20.1 Nothing in this Agreement shall limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled, and no permissive bylaw enacted by the City, or permit, license or approval, granted, made or issued there under, or pursuant to Statute, by the City shall stop, limit or impair the City from relying upon and enforcing this Agreement in its proprietary capacity as the Owner of an interest in the Land.

21.0 Compliance with Laws

21.1 Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

22.0 Inspection

22.1 Without limiting the City's power of inspection conferred by statute and in addition thereto, the City shall be entitled at all reasonable times

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and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

23.0 Headings

23.1 The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

24.0 Appendices

24.1 All appendices to this Agreement are incorporated into and form part of this Agreement.

25.0 Interpretation

25.1 In this Agreement, the "Owners" shall mean the registered owner in fee simple of the land and all improvements, or a subsequent registered owner in fee simple of the land and all improvements, as the context requires or permits.

26.0 Severability

26.1 If any section, subsection, clause or phrase of this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder.

27.0 Successors Bound

27.1 All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner.

27.2 The City shall file a notice with the Land Title Office, as provided for in the *Local Government Act*, and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by the Agreement.

28.0 Other Documents

28.1 The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done

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and performed all such acts and things as may be required in the opinion of the City to give full effect to this Agreement.

29.0 No Partnership or Agency

29.1 The parties agree that nothing contained herein creates a partnership, joint venture or agency relationship between the parties.

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IN WITNESS WHEREOF THE Owners and the City have executed this Agreement as of the date first above written.

SIGNED by the Owner in the presence of:

_____)	
Signature)	
_____)	_____
Name (Printed))	FARHAD SIAVISH SOOFI
_____)	
Street Address)	_____
)	MARY ANNE MCNAUGHTON
_____)	
City, Province, Postal Code)	
_____)	
Occupation)	
)	

IN WITNESS WHEREOF THE Corporate Seal of the City was hereunto affixed in the presence of:

_____)
MAYOR)
_____)
CORPORATE OFFICER)

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APPENDIX A

Moisio Residence Conservation Plan

MOISIO RESIDENCE

2101 CLARKE STREET, PORT MOODY
(FORMERLY 2614 ST. JOHNS STREET)

CONSERVATION PLAN

NOVEMBER 2015 REVISED JULY 2016



DONALD LUXTON
AND ASSOCIATES INC



DONALD LUXTON AND ASSOCIATES INC.

1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604 688 1216 www.donaldluxton.com

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INTRODUCTION

1.0 INTRODUCTION



HISTORIC NAME: MOISIO RESIDENCE

ORIGINAL ADDRESS: 2614 ST. JOHNS STREET

CURRENT LOCATION: 2101 CLARKE STREET

ORIGINAL OWNER: ESA MOISIO

CONSTRUCTION DATE: 1912

HERITAGE STATUS: MUNICIPAL HERITAGE REGISTER; PROPOSED LEGAL PROTECTION

The Moisio Residence is a handsome example of a Craftsman bungalow, typical of the housing built during the pre-World War One boom period in Port Moody. Constructed in 1912, the Moisio Residence is a one and one-half storey, rectangular-plan house that features a side-gabled roof with central, gabled dormer and full-width front porch.

The proposed conservation strategy for the Moisio Residence involves the preservation of its exterior features and character-defining elements while relocating the historic house to nearby 123 Douglas Street. The relocation will be the second in the life of the Moisio Residence; this action will ensure the conservation and retention of one of Port Moody's historic houses and will situate the house among other

buildings of a similar vintage. The character-defining heritage elements to be preserved are listed in the Statement of Significance, but include: its residential form, scale and massing; simple rectangular plan; side-gabled roof with projecting bellcast roofs over the front and rear verandahs; gabled dormers at the front and rear; wood-frame construction materials; Arts and Crafts style details; and variety of wooden sash windows.

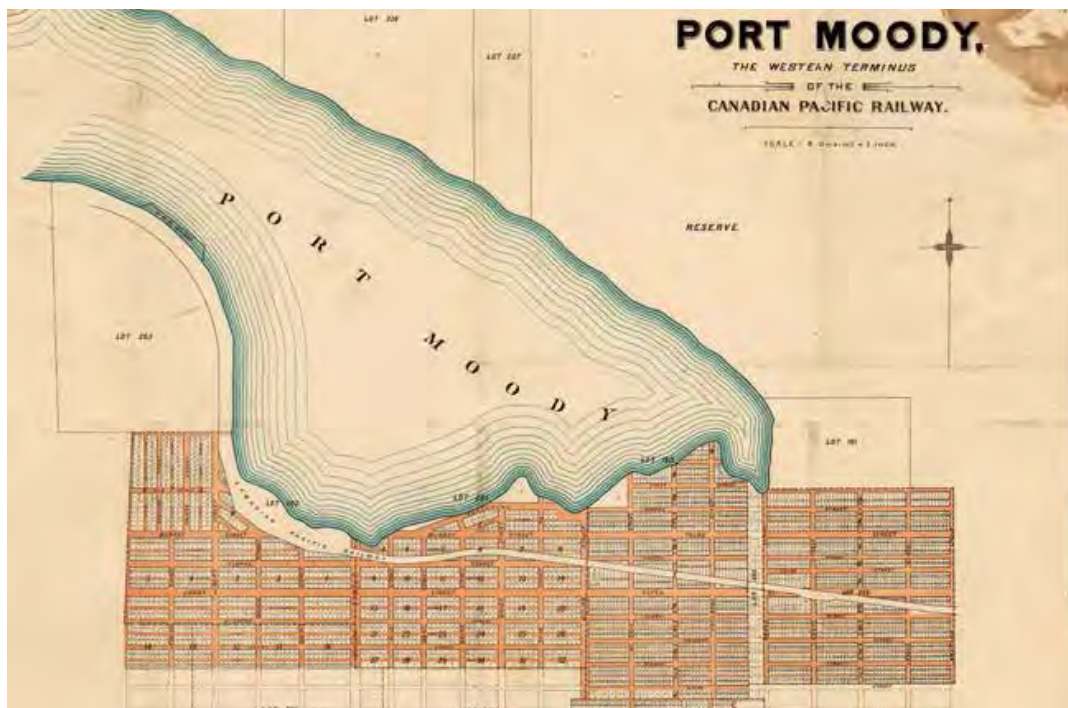
The conservation of the house is enabled under a Heritage Revitalization Agreement with the City of Port Moody, which will include the relocation and conservation of three historic houses: the Moisio Residence; the Siddall Residence; and the Sutherland Residence.



2.0 HISTORIC CONTEXT

The Moisio Residence is located in Moody Centre, one of Port Moody's two Heritage Conservation Areas (HCA); the other being the loco Townsite. Encompassing the south shore of Burrard Inlet, and located adjacent to the Canadian Pacific Railway (CPR) tracks, Moody Centre was Port Moody's historic commercial and residential downtown. The main commercial area of Moody Centre includes Clarke Street and St. Johns Street, which run east-west and parallel to one another. The residential community of Moody Centre was developed immediately south of the commercial areas and extends up the Chines escarpment, a steep forested slope, which is still home to a plethora of wild flora and fauna. The character of the area is augmented by superb views to the north and by many mature landscaping elements.

Port Moody was originally surveyed by the Royal Engineers who arrived in British Columbia in 1858. The detachment was created by an Act of British Parliament and commanded by Colonel Richard Moody, after whom the area is named. Among the Royal Engineers was John Murray, who accepted the Crown's offer to sappers such as himself of 150 acres of land if they remained in British Columbia following their assignment; Murray is known today as one of Port Moody's first settlers. Following the surveying work, development in Port Moody began to increase. Settlement and construction in the area reached a new height when the CPR named Port Moody as the western terminus of the Company's cross-country line.

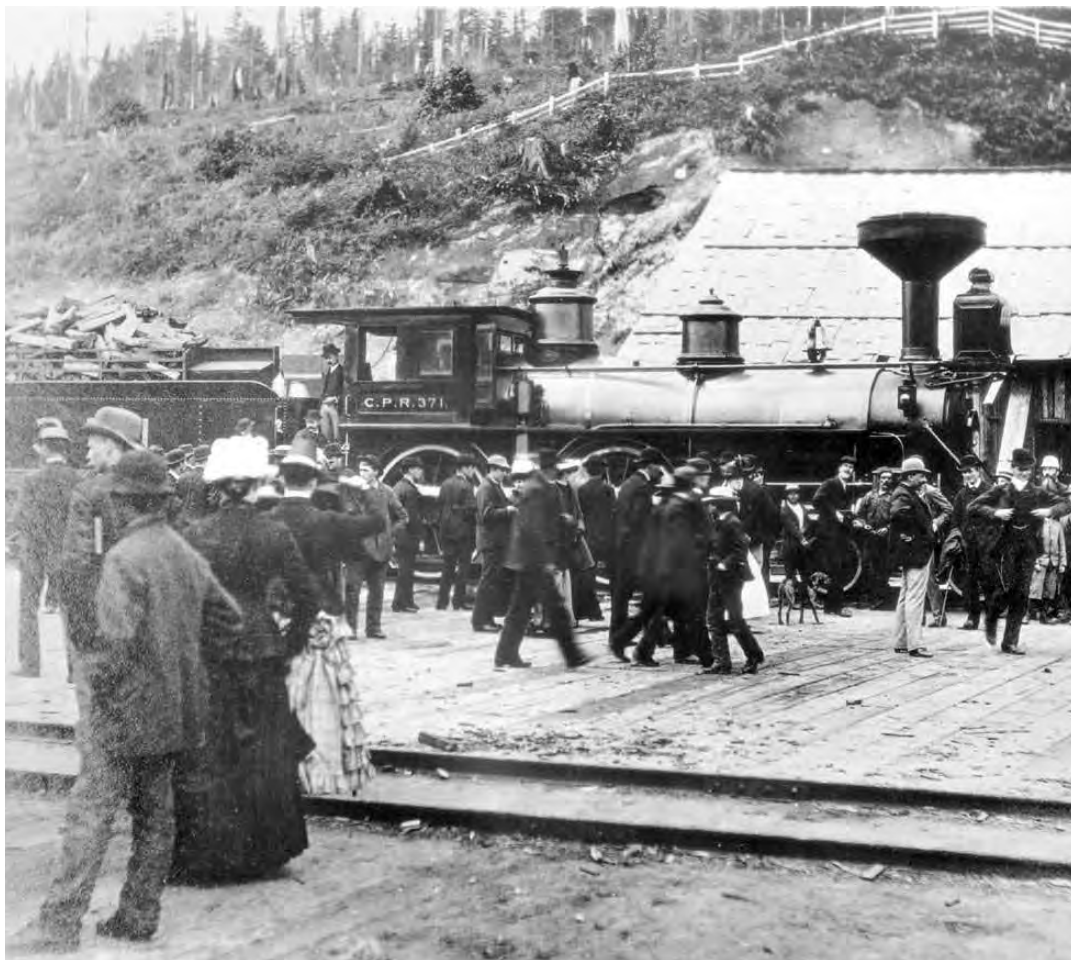


Port Moody, the Western Terminus of the Canadian Pacific Railway, 1884, City of Vancouver Archives (CVA) AM1594-: MAP 91

HISTORIC CONTEXT

By 1880, the area was under heavy construction in anticipation of the arrival of the railway. Infrastructure to support the impending arrival was quickly established, along with the construction of hotels, stores, offices, and houses. On July 4, 1886 the first cross-Canada train, Engine 371, arrived in Port Moody. Shortly following this momentous event however, the CPR began construction on the extension of the

rail line that would see Vancouver as the western terminus, effectively halting the rapid development of Port Moody. Development did not permanently cease however - due to its position on the CPR rail line, its location on Burrard Inlet, its variety of industries, and its proximity to Vancouver, Port Moody remained an attractive and desirable place to settle.



Arrival of train 371 to Port Moody, CVA AM54-S4-- Can P3



John Murray Property, Port Moody, 1884, CVA AM54-S4-: Out P30



Flavelle Mill, Port Moody Station Museum



View of Port Moody, 1908, CVA Out P259

Many of the houses in the vicinity of the Moisis Residence were built during the Edwardian era boom and the subsequent interwar period. A sawmill had opened in the area in 1905, employing 125 men, followed by several oil refineries. In 1915, the Imperial Oil Company established a large development just outside of the Port Moody city boundary, attracting labourers to the area. The lumber industry continued

to grow and dominate Port Moody, peaking in the 1920s, when the area was occupied by many private homes and several general stores. The Moisis Residence was one of the early Port Moody residences constructed in 1912 during the pre-war residential construction boom.

STATEMENT OF SIGNIFICANCE

3.0 STATEMENT OF SIGNIFICANCE

Description of Historic Place

The Moisio Residence is a one and one-half storey Arts and Crafts bungalow with a bellcast side-gabled roof, gabled dormers at the front and rear, triangular eave brackets, notched bargeboards, and exposed rafters. There are two full-width open verandahs, located on the front and rear of the house. The Moisio Residence is situated on the north side of St. Johns Street in Port Moody, British Columbia.

Heritage Value

The Moisio Residence, built in 1912, is significant for its association with first owner Esa Moisio, who was employed as a millwright at the Thurston-Flavelle Mill, one of the major sawmills in the area. Moisio's connection with the mill demonstrates the importance that resource industries played in the growth and economic development of Port Moody. Moisio was a noted local citizen, and served as alderman for the City of Port Moody between 1915 and 1917.

The Moisio Residence is also valued as a well-maintained example of an Arts and Crafts bungalow. The modest detailing reflects the type of residence typically built for the working class in the era prior to the outbreak of World War One.

The Moisio Residence is further valued for its location within the residential neighbourhood of Moody Centre, which is associated with the economic and population growth of Port Moody in the early twentieth century. Situated at the eastern edge of the downtown area, the house is valued for its association with Port Moody's early development patterns; some of the City's most prominent homes were located on the lots closest to the downtown.

Character-Defining Elements

Key elements that define the heritage character of the Moisio Residence include its:

- location on St. Johns Street in Port Moody
- residential form, scale and massing as expressed by its one and one-half storey plus full basement height, simple rectangular plan, side-gabled roof with projecting bellcast roofs over the front and rear verandahs, and gabled dormers at the front and rear
- wood-frame construction materials such as lapped wooden siding, and cedar shingles in the gable ends
- Arts and Crafts style details such as triangular eave brackets, open soffits with exposed rafter tails, full-width open verandahs with tapered columns, and notched bargeboards
- additional exterior elements such as closed balustrades with drainage scuppers, internal corbelled red-brick chimney, panelled wooden front door with multi-paned glazing, and panelled wooden rear door
- variety of windows including one-over-one double-hung wooden sash windows with horns in single, double and triple assembly; feature window beside main entry; and multi-paned casement windows at the basement level

Source: City of Port Moody Planning Department



4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The 1912 Moisio Residence, originally located at 2614 St. Johns Street in Moody Centre, is an important heritage resource in Port Moody. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Guidelines*, the work proposed for the historic house includes aspects of preservation, rehabilitation and restoration.

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

Interventions to the Moisio Residence should be based upon the *Standards* outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place.
Do not remove, replace, or substantially alter its intact or repairable character-defining elements.
Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

CONSERVATION GUIDELINES

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the permanent Relocation, Restoration and Rehabilitation of the Moisie Residence.

The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services Preservation Briefs:

Preservation Brief 4: Roofing for Historic Buildings
<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 45: Preserving Historic Wood Porches
<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>



4.3 GENERAL CONSERVATION STRATEGY

Proposed Redevelopment Scheme

The primary intent is to move the Moisio Residence from its temporary location at 2101 Clarke Street to 123 Douglas Street in Port Moody. It is proposed to subdivide the parcel at 123 Douglas Street into three lots. The house will be rehabilitated and historic architectural features restored. As part of the redevelopment scheme two other heritage homes will also be relocated to the subdivided lots and restored.

An overall rehabilitation scheme has been provided by the client (refer to application drawings dated 14 July 2016). As part of the conservation work the exterior elevations of the Moisio Residence will be restored, while undertaking interior rehabilitation and upgrades to its structure and services to increase the functionality for residential use. Character-defining elements will be preserved, while missing or deteriorated elements will be restored. The major proposed interventions of the overall project are:

- Proposed permanent relocation of the Moisio Residence to 123 Douglas Street.
- Preserve exterior character-defining elements.
- Restore character-defining elements that have been altered or removed.

Proposed Infill Guidelines

Due to the proposed residential development on the subdivided lot, all new visible construction including new foundations and basements will be considered a modern intervention on the historic site. The *Standards and Guidelines* list recommendations for new construction related to historic places, which applies to new construction in the near vicinity of a historic house.

The proposed design scheme for the new construction should follow **Standards 11 and 12**:

- Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and

visually compatible with, subordinate to and distinguishable from the historic place.

- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

4.4 SUSTAINABILITY STRATEGY

The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. This four pillar approach was also adopted by the City of Port Moody in their Community Sustainability Plan.

Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

The following considerations for energy efficiency in historic structures are recommended in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) and can be utilized for the Moisio Residence.

CONSERVATION GUIDELINES

Sustainability Considerations

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.



Four Pillar Approach, City of Port Moody

4.5 HERITAGE EQUIVALENCIES & EXEMPTIONS

Through the Heritage Revitalization Agreement the Moisio Residence will become legally protected. It will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building.

Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage

structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City of Port Moody can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

If fire separation needs to be upgraded between the heritage house and adjacent buildings, sprinklers or intumescent paint are recommended. The installation of fibre-cementitious siding, such as Hardie Board, is not a recommended intervention on the heritage building.

4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors. These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."



4.5.3 HOME OWNER PROTECTION ACT

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised

(1) an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and

(2) clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. In 2013, the historic Moisio Residence was temporarily moved from its original location at 2614 St. Johns Street to its interim location at 2101 Clarke Street in Port Moody. The structure is presently lifted and the windows on the main floor and the exterior doors are boarded up. A fence is installed around the house to avoid unauthorized access. The development scheme intends to permanently move the house to its final location on Douglas Street in Port Moody.

The following checklist should be implemented to ensure the continuous protection of the historic house.

Moisture

- Is the roof watertight?
- Are openings protected?
- Is exterior cladding in good condition to keep water out?

Ventilation

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

Pests

- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

Security

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
- Are the grounds being kept from becoming overgrown?

In addition to the above recommendations, a sign should be installed at the site to inform the public that this house is a historic resource and will be conserved. A contact number should be provided for concerned citizens who observe trespassing or other unauthorized activities at the site.

CONSERVATION GUIDELINES



5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

A condition review of the exterior elevations of the Moisio Residence was carried out during a site visit in October 2015. The structure is presently lifted and secured with a fence. The following chapter describes the materials, physical condition and recommended conservation strategy for the historic structure based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 SITE

Prior to the relocation of the Moisio Residence in 2013, the house was prominently located at 2614 St. Johns Street in the Moody Centre neighbourhood. When the lot was slated for redevelopment, the historic structure was temporarily moved near the intersection of Clarke Street and Barnet Highway. The house is presently lifted and surrounded by a fence. The proposed conservation strategy considers the permanent move of the Moisio Residence to 123 Douglas Street in the Moody Centre neighbourhood. Two additional historic houses will also be relocated to this property (the Siddall Residence, 2901 St. Johns Street, and the Sutherland Residence, 2830 St. George Street). Design guidelines for new construction are listed in 4.3 General Conservation Strategy. They aim to preserve the heritage value and character-defining elements of the Moisio Residence and to make the new work compatible with the historic place. The proposed permanent relocation of the Moisio Residence within Moody Centre is an acceptable intervention. It will ensure the ongoing conservation of the historic structure while retaining its overall neighbourhood context.

Conservation Strategy: Rehabilitation

The ongoing site protection measures at the temporary location should be continued in order to preserve the structure. Before moving the house to its permanent location, the following **Relocation Guidelines** should be implemented:

- A relocation plan can be prepared that ensures that the least destructive method of relocation will be used. The front and rear verandahs should be moved with the main house, if possible.
- The existing structural bracing should be reviewed by a qualified engineer or a professional building relocation company.
- An experienced and qualified contractor should undertake the physical relocation of the historic structure.
- Appropriate foundation materials can be used at the new site, which can include reinforced concrete basement walls and slab.
- Provide utility installations for electricity, communication and other service connections underground. Installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.
- Implement measures for site protection, in particular when the house sits vacant, and until construction work commences.

5.2 FORM, SCALE AND MASSING

The original house features a residential form, scale and massing as expressed by its one and one-half storey and side-gabled roof with two dormers. Notable are the full-width verandahs on the front and rear elevations of the house. The Moisio Residence is a good example of an Arts and Crafts house and the design intent is to preserve the original volume. The construction of a new single car garage attached to the west elevation is an acceptable intervention (refer to proposed site plan, page 11).

Conservation Recommendation: Preservation

- Preserve the overall form, scale and massing of the historic house. The design of the new garage should be sympathetic to the historic character of the house. Use wooden siding and roof shingles matching the historic house and an appropriate wooden garage door.

CONSERVATION RECOMMENDATIONS



Front elevation of the Moiso Residence facing north.



○ **Current Address:** 2101 Clarke St. ○ **Future Address:** 123 Douglas St. ○ **Original Address:** 2614 St. Johns St.



5.3 FOUNDATION

After the temporary relocation of the structure, the original foundation including a full basement was demolished. The proposed move of the house requires lifting the structure at the main floor and placing it onto new concrete foundations.

Conservation Recommendation: Rehabilitation

- The house will be permanently relocated and placed onto new reinforced concrete foundation.
- New door and window openings at the basement level can be designed. They should be sympathetic to the historic character of the house. Windows and doors at the basement level may be made of wood.
- To ensure the prolonged preservation of the new foundations, all landscaping may be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage.

5.4 EXTERIOR WALLS

5.4.1 WOOD FRAME WALLS

The Moisio Residence is built in traditional wood-frame construction with dimensional lumber. Wood-frame construction is one of the most affordable housing construction methods that utilized in the past old growth lumber.

Conservation Recommendation: Preservation

- Preserve the existing wood-frame structure of the original house if possible.
- Design structural and seismic upgrades, if required, from the inside without impacting exterior character-defining elements.
- Consider utilizing Alternate Compliance Methods outlined in the applicable building code for fire and spatial separations including installation of sprinklers where required.

5.4.2 WOOD SIDING

The original cedar shingle siding on the main and upper floors is in place and in good condition except for peeling paint. At the basement level, cedar shingles were originally installed, but removed during the relocation process. The cedar shingle siding may

be preserved and restored. Severely damaged cedar shingle siding can be replaced with appropriate replica siding matching the original profile. The basement will be rehabilitated and new cedar shingles similar to the original may be installed.

Conservation Recommendation: Restoration

- Retain cedar shingle siding and restore in-place where possible. Replace any damaged cedar shingle siding to match existing in material, size, profile.
- Combed or textured lumber, vinyl or fibre cement siding are not acceptable replacement materials on the historic house.
- Cleaning procedures of cedar shingle siding should be undertaken with non-destructive methods. Areas can be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as Simple Green) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances on any historic material of the exterior elevations.
- Install new cedar shingles at the basement level closely matching the originals in overall dimensions and installation pattern.

5.4.3 WOOD TRIM

Original wood trim is visible on the elevations including window and door trim, fascia boards and bargeboards, and watertable which should be preserved and repaired in-situ. Severely damaged or deteriorated trim and other original woodwork can be replaced in kind.

Conservation Recommendation: Restoration

- Original trim that is in good or repairable condition may be retained, including window and door trim, fascia boards and bargeboards, and watertable.
- Cut out deteriorated trim sections and install matching trim board that is visually and physically compatible with the original.

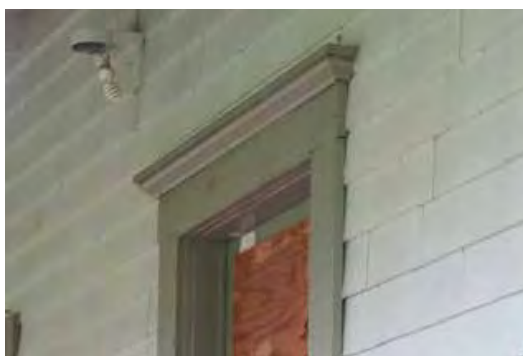
CONSERVATION RECOMMENDATIONS



Bargeboard with notched ends



Cedar shingles on main floor and plywood at basement level



Door trim



Belt course separating the main and upper floors



5.5 VERANDAH

The Moisio Residence features two original verandahs running the full length of the front and rear sides of the house. Both verandahs have very similar configurations consisting of four tapered timber columns with small capitals supporting the verandah roofs, extensions of the main side-gabled roof. The sloping verandah ceilings feature exposed rafter tails and tongue-and-groove soffits. An architectural detail are notched bargeboards. The closed and shingled balustrades have solid wood sills and drainage scuppers.

While the front verandah retained the tongue-and-groove decking, the original flooring of the rear verandah was replaced with plywood. A further distinction is that the front verandah is accessed at the mid-section, while the rear verandah is accessible from one side. The wooden stairs leading to both verandahs were removed prior to moving the structure. They can be replaced with new wooden stairs and handrails that are sympathetic to the historic character of the house.

Conservation Recommendation: Restoration/Rehabilitation

- Preserve the front and rear verandahs as important architectural elements of the house.
- Move both verandahs with the main structure to its permanent location, if possible.
- Restore original verandah elements that are in good condition where feasible, including tapered columns with capitals and rounded base, wooden sills, exposed rafter tails and tongue-and-groove soffits.
- The closed and shingled balustrades with drainage scuppers can preserve their original detailing and height. Building code requirements can be met with alternate compliance method, e.g. installing glass panels or metal railings to meet the required height. The Heritage Consultant can advise on the design.
- Design new wooden front and rear stairs with closed treads and risers. The Heritage Consultant can advise on the design.



Front verandah with closed and shingled balustrades

CONSERVATION RECOMMENDATIONS



Top Left: Front verandah with tapered columns Top Right: Rear verandah ceiling featuring exposed rafter tails and tongue-and-groove soffits; Bottom: Rear verandah



5.6 WINDOW & WINDOW TRIM

Windows and doors are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

The original windows of the Moisio Residence are still in place and consist of single, paired and triple sets of one-over-one, double-hung wooden sash windows on the main floor. This floor also features a piano window with leaded glass on the front facade and a narrow sliding window with two sashes on the rear elevation. All windows on the main floor are currently boarded up.

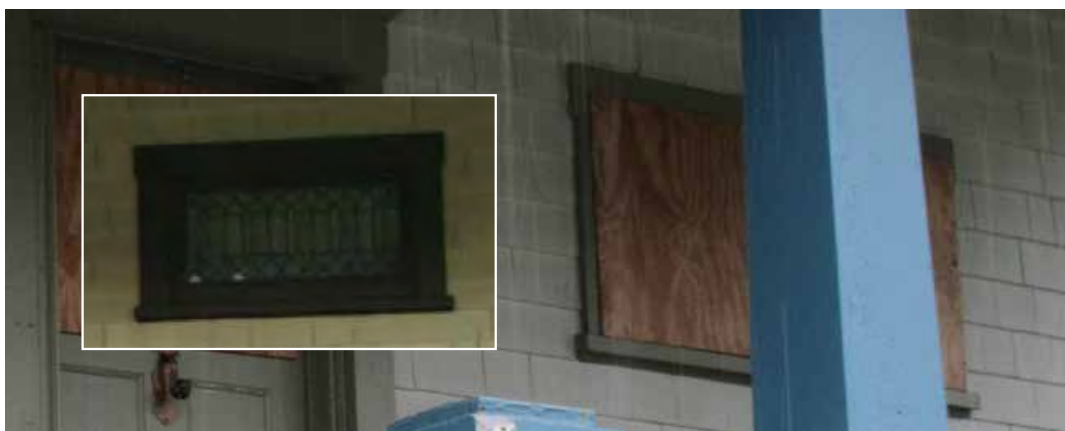
The side gables feature pairs of double-hung wooden sash windows front and rear dormers have single double-hung wooden sash windows. Interestingly the front and rear dormer windows and one sash of each of the paired side gable windows are fitted with storm sashes.

The windows at the basement were removed prior to relocation of the house and can be newly designed in a sympathetic fashion.

All original window trim and sills may be retained. The wide trim boards, smaller crown mouldings and sills may be preserved and restored.

Conservation Recommendation: Restoration

- Retain all original wood sash windows and surrounding trim in their original openings where possible. Deteriorated or damaged wood elements may be restored (e.g. sashes, trim, sills). Missing or deteriorated elements can be replaced.
- Overhaul, tighten/reinforce joints of original windows where possible. Repair frame, trim and hardware. Each original window can be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass of original windows where possible.
- Retain the existing storm sashes if possible and install new storm sashes, where desired, to improve the thermal performance of the single-glazed windows.
- Window restoration should be undertaken by a contractor skilled in heritage restoration.
- New windows at the basement level can be made of wood and the design should respectful to the historic character of the house.
- Prime and paint all wood windows as required in appropriate colours, based on colour schedule devised by the Heritage Consultant.



Front verandah with inset piano window

CONSERVATION RECOMMENDATIONS



Typical windows of the Moiso Residence



5.7 DOOR & DOOR TRIM

The original front door of the Moisio Residence is still in place. The panelled front door has an upper glazing element with six true divided lites. The rear door is presently boarded up, but was reportedly in place before relocation and is a panelled wooden door. Original wide trim boards and crown mouldings exist at both door openings and should be preserved.

Conservation Recommendation: Restoration

- Preserve original front and surrounding trim and mouldings of both door openings, if possible.
- If the front door is being retained, verify that the door fits properly in its frame and joints are tight. Verify that hardware is operational, particularly that hinges are tight and hinge pins not worn. Remove built-up paint at door and jamb. Repair damaged elements to match original. To reduce air infiltration, weather stripping can be installed between door and frame.
- New doors should be sympathetic to the historic character of the house.



Top: Rear door; Bottom: Front door

CONSERVATION RECOMMENDATIONS

5.8 ROOF AND GUTTER

The original roof design of the Moisio Residence consists of a side-gabled main roof and dormers at the front and rear elevations. Triangular eave brackets are supporting the wide overhangs. The existing roof is presently covered with asphalt shingles, which replaced the original cedar shingles. Some debris and organic growth is visible in certain locations and would require to re-shingle the roof as part of the proposed conservation work. The existing gutters and downspouts are in fair condition and can be replaced.

Conservation Recommendation: Restoration / Rehabilitation

- Preserve the historic roof design including front and rear dormers, if possible.
- The roof can be reshingled with cedar shingles. An alternate material is 'Enviroshake Silvered Cedar' by Enviroshake or approved equivalent. Asphalt roof shingles may also be acceptable for full reshingling or to replace damaged existing shingles. The recommended colours for asphalt shingles are dark grey or black colour after a review by the Heritage Consultant.
- Design an adequate rainwater disposal system and ensure drainage from the elevations.



Clockwise from top left: bracket and soffit; tarp covering the chimney roof opening; and overall roof structure





5.9 CHIMNEY

The original internal common-red brick chimney was removed prior to relocation. The roof opening is currently covered with tarp to prevent water ingress. As part of the conservation work the brick chimney may be rebuilt including the brick corbelling as part of the architectural features of the house.

Conservation Recommendation: Restoration

- The brick chimney may be reconstructed in its original location and original dimensions as shown in photographs. Use red-common bricks and replicate corbelling detail. Install metal flashings at the base.



Internal brick chimney with corbelling before removal

5.10 COLOUR SCHEDULE

An important part of the restoration process of the Moisio Residence is to finish the building in historically accurate paint colours based on Benjamin Moore's *Historical True Colours for Western Canada*. The house is presently lifted and secured with a fence. At the time of the site visit the house was not accessible and paint samples from the exterior elevations could not be removed for a historic colour analysis. Once access to the house is possible, paint samples should be collected from historic materials and analyzed in order to determine the historic paint layers. The following colour schedule is preliminary and based on similar houses of the same era. Once access is available, a historic paint analysis should be carried out.

Conservation Recommendation: Restoration


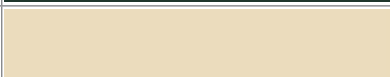

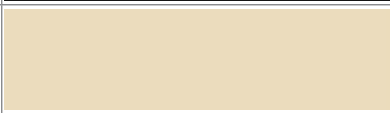




- When access to the exterior elevations is available, remove paint samples from original materials and analyze to determine the historic layers of paint.
- Reinstall a historically appropriate colour scheme for the Moisio Residence, complete with historically appropriate finishes, hues and placement of applied colour. Complete all basic repairs and replacements and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are dry. Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, use an oil-based primer).
- Any substitutions or matching of custom colours shall be reviewed by the consultant. Test samples should be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

CONSERVATION RECOMMENDATIONS

PRELIMINARY COLOUR SCHEME Moisia Residence, 2101 Clarke Street, Port Moody

Based on similar houses of that era. Paint colours to be confirmed on site.

Benjamin Moore's *Historical True Colours*

ELEMENT	COLOUR & CODE	SAMPLE
Basement Shingles	Harris Green VC-21	
Main and Upper Floor Shingles	Oxford Ivory VC-1	
Wood Sash Windows	Gloss Black VC-35	
Window & Door Trim, Bargeboard, Fascia Board, Watertable, Other Trim	Oxford Ivory VC-1	
Door	Medium-Dark Brown Stain & Varnish	
Wood Tread & Risers, Front Stair	Edwardian Porch Grey VC-26	
Gutters & Downspouts	Gloss Black VC-35	
Brick Chimney	unpainted	



6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure the integrity of the Moisiso Residence is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the structure will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

MAINTENANCE PLAN

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise.

Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The Moisie Residence should have its own information file where an inspection report can be filed. This file should also contain a log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.



Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the historic building such as water/moisture penetration, material deterioration and structural deterioration.

EXTERIOR INSPECTION

Site Inspection

- ☐ Is the lot well drained?
- ☐ Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation

- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is uneven foundation settlement evident?
- ☐ Do foundation openings (doors and windows show: rust; rot; insect attack; paint failure; soil build-up?

Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Is stucco well adhered or bulging? Location?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Does the surface need cleaning?

Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

MAINTENANCE PLAN

Windows

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?

Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ Is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof

- ☐ Are there water blockage points?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Are flashings well positioned and sealed?
- ☐ Is water ponding present?

6.7.2 INSPECTION CYCLE

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint wood windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Replacement of deteriorated building materials as required.



North elevation (Clarke Street façade), October 2015

APPENDIX A



Southeast elevation, October 2015



East elevation, October 2015

Considered at the October 25, 2016 Council meeting

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APPENDIX A



West elevation, October 2015

Considered at the October 25, 2016 Council meeting

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APPENDIX B

Siddall Residence Conservation Plan

SIDDALL RESIDENCE

2901 ST. JOHNS STREET, PORT MOODY

CONSERVATION PLAN

NOVEMBER 2015 REVISED JULY 2016



DONALD LUXTON
AND ASSOCIATES INC



DONALD LUXTON AND ASSOCIATES INC.

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Considered at the October 25, 2016 Council meeting

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INTRODUCTION

1.0 INTRODUCTION



HISTORIC NAME: SIDDALL RESIDENCE

CURRENT ADDRESS: 2901 ST. JOHNS STREET

ORIGINAL OWNER: JAMES PRIDHAM SIDDALL

CONSTRUCTION DATE: 1922

HERITAGE STATUS: MUNICIPAL HERITAGE REGISTER; PROPOSED LEGAL PROTECTION

The Siddall Residence is a handsome example of a Craftsman bungalow, typical of the housing built during the interwar period in Port Moody. Constructed in 1922, the Siddall Residence is a one and one-half storey, rectangular-plan house that features a front-gabled roof with inset full-width front porch.

The proposed conservation strategy for the Siddall Residence involves the preservation of its exterior features and character-defining elements while relocating the historic house to nearby 123 Douglas Street. Relocating the building will ensure the conservation and retention of the structure and will situate the house among other buildings of a similar

vintage. The character-defining heritage elements to be preserved are listed in the Statement of Significance, but include: its residential form, scale and massing; simple rectangular plan; front-gabled roof with full-width front verandah; original wood construction materials; Craftsman style details; and variety of wooden sash windows.

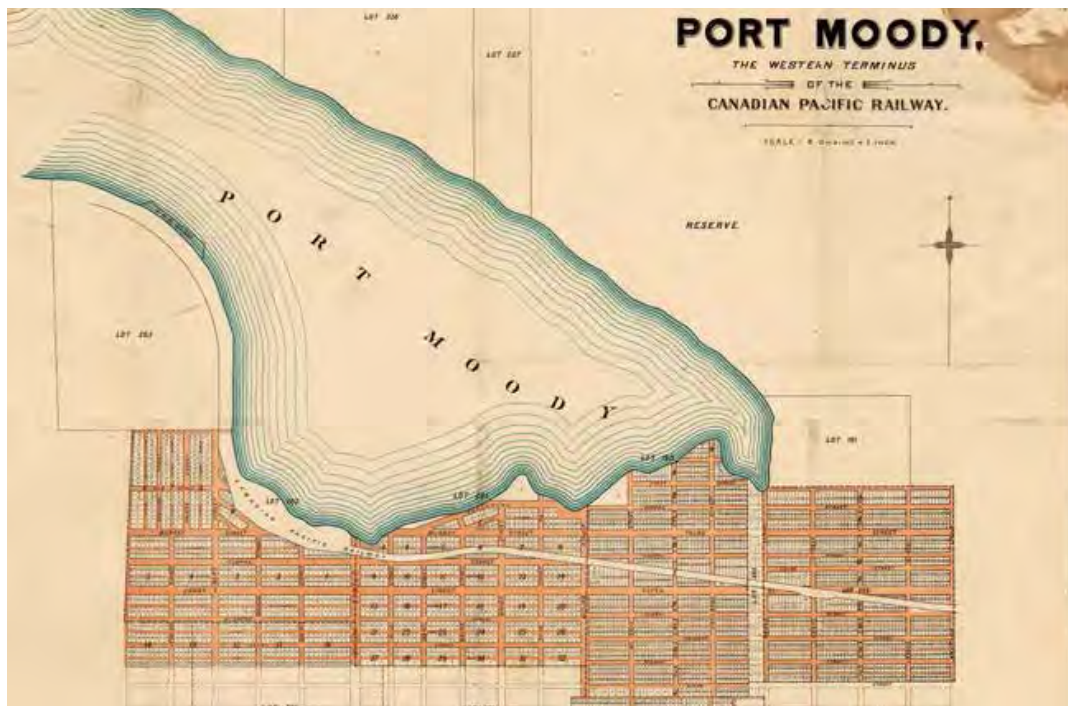
The conservation of the house is enabled under a Heritage Revitalization Agreement with the City of Port Moody, which will include the relocation and conservation of three historic houses: the Moisio Residence; the Siddall Residence; and the Sutherland Residence.



2.0 HISTORIC CONTEXT

The Siddall Residence is located in Moody Centre, one of Port Moody's two Heritage Conservation Areas (HCA); the other being the loco Townsite. Encompassing the south shore of Burrard Inlet, and located adjacent to the Canadian Pacific Railway (CPR) tracks, Moody Centre was Port Moody's historic commercial and residential downtown. The main commercial area of Moody Centre includes Clarke Street and St. Johns Street, which run east-west and parallel to one another. The residential community of Moody Centre was developed immediately south of the commercial areas and extends up the Chines escarpment, a steep forested slope, which is still home to a plethora of wild flora and fauna. The character of the area is augmented by superb views to the north and by many mature landscaping elements.

Port Moody was originally surveyed by the Royal Engineers who arrived in British Columbia in 1858. The detachment was created by an Act of British Parliament and commanded by Colonel Richard Moody, after whom the area is named. Among the Royal Engineers was John Murray, who accepted the Crown's offer to sappers such as himself of 150 acres of land if they remained in British Columbia following their assignment; Murray is known today as one of Port Moody's first settlers. Following the surveying work, development in Port Moody began to increase. Settlement and construction in the area reached a new height when the CPR named Port Moody as the western terminus of the Company's cross-country line.



Port Moody, the Western Terminus of the Canadian Pacific Railway, 1884, City of Vancouver Archives (CVA) AM1594-: MAP 91

HISTORIC CONTEXT

By 1880, the area was under heavy construction in anticipation of the arrival of the railway. Infrastructure to support the impending arrival was quickly established, along with the construction of hotels, stores, offices, and houses. On July 4, 1886 the first cross-Canada train, Engine 371, arrived in Port Moody. Shortly following this momentous event however, the CPR began construction on the extension of the

rail line that would see Vancouver as the western terminus, effectively halting the rapid development of Port Moody. Development did not permanently cease however - due to its position on the CPR rail line, its location on Burrard Inlet, its variety of industries, and its proximity to Vancouver, Port Moody remained an attractive and desirable place to settle.



Arrival of train 371 to Port Moody, CVA AM54-S4-- Can P3



John Murray Property, Port Moody, 1884, CVA AM54-S4-: Out P30



Flavelle Mill, Port Moody Station Museum



Ioco Refinery, 1924, Acc. # 1984.104.001

Many of the houses in the vicinity of the Siddall Residence were built during the Edwardian era boom and the subsequent interwar period. A sawmill had opened in the area in 1905, employing 125 men, followed by several oil refineries. In 1915, the Imperial Oil Company established a large development just outside of the Port Moody city boundary, attracting

labourers to the area. The lumber industry continued to grow and dominate Port Moody, peaking in the 1920s, when the area was occupied by many private homes and several general stores. The Siddall Residence was among the houses constructed in Port Moody during the interwar construction boom.

STATEMENT OF SIGNIFICANCE

3.0 STATEMENT OF SIGNIFICANCE

Description of Historic Place

The Siddall Residence is a one and one-half storey Craftsman bungalow with a full basement and a front-gabled roof. The house sits on a prominent corner lot at the intersection of St. Johns and Hugh Streets.

Heritage Value

Constructed in 1922, the Siddall Residence is a well-maintained example of a bungalow that demonstrates the late persistence of the influence of the Craftsman style. The modest detailing reflects the type of residence typically built for the working class in the 1920s. The first owner, James Pridham Siddall (1883 – 1965), was employed as a saw mill engineer, and was originally from Port Phillips, Nova Scotia. In 1910, he married Helen Mae Walden (1887 – 1959), and the Siddall's lived in this house until the time of her death.

The Siddall Residence is additionally significant for its prominent location within the Moody Centre residential area, and is associated with the continuing early twentieth-century growth and economic development of Port Moody. Situated just to the east of the downtown area, it demonstrates the city's early development patterns, and the outward expansion that occurred as prosperity returned after the end of World War One.

Character-Defining Elements

Key elements that define the heritage character of the Siddall Residence include:

- corner lot location at St. Johns and Hugh Streets
- residential form, scale and massing as expressed by its one and one-half storey height, full basement, simple rectangular plan and front-gabled roof with saddlebag dormers
- construction materials such as lapped wooden siding and cedar shingles in the gable ends and at the foundation level
- Craftsman style details such as triangular eave brackets, exposed soffits, and full width open verandah with tapered columns
- internal red-brick chimney
- variety of windows including double assembly, double-hung 1-over-1 wooden sash windows, casement windows and a diamond-lead window
- mature deciduous trees

Source: City of Port Moody Planning Department



4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

STANDARDS

The 1922 Siddall Residence at 2901 St. Johns Street is an important heritage resource in Port Moody. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) is the source used to assess the appropriate level of conservation and intervention. Under the *Guidelines*, the work proposed for the historic house includes aspects of preservation, rehabilitation and restoration.

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

Interventions to the Siddall Residence should be based upon the *Standards* outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

CONSERVATION GUIDELINES

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Relocation, Restoration and Rehabilitation of the Siddall Residence.

The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services Preservation Briefs:

Preservation Brief 4: Roofing for Historic Buildings
<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 45: Preserving Historic Wood Porches
<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>



4.3 GENERAL CONSERVATION STRATEGY

Proposed Redevelopment Scheme

The primary intent is to Relocate the Siddall Residence to 123 Douglas Street in Port Moody. It is proposed to subdivide the parcel at 123 Douglas Street into three lots. As part of the conservation work the exterior elevations of the Siddall Residence will be restored, while undertaking interior rehabilitation and upgrades to its structure and services to increase the functionality for residential use. Character-defining elements will be preserved, while missing or deteriorated elements will be restored.

An overall rehabilitation scheme has been provided by the client (refer to application drawings dated 14 July 2016). The major proposed interventions of the overall project are:

- Proposed relocation of the historic house to 123 Douglas Street in Port Moody
- Preserve exterior character-defining elements
- Restore character-defining elements that have been altered or removed

Proposed Infill Guidelines

Due to the proposed residential development on the subdivided lot, all new visible construction including new foundations and basements will be considered a modern intervention on the historic site. The *Standards and Guidelines* list recommendations for new construction related to historic places, which applies to new construction in the near vicinity of a historic structure.

The proposed design scheme for the new construction should follow **Standards 11 and 12**:

- Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

4.4 SUSTAINABILITY STRATEGY

The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. This four pillar approach was also adopted by the City of Port Moody in their Community Sustainability Plan.

Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

The following considerations for energy efficiency in historic structures are recommended in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) and can be utilized for the Siddall Residence.

CONSERVATION GUIDELINES

Sustainability Considerations

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.



Four Pillar Approach, City of Port Moody

4.5 HERITAGE EQUIVALENCIES & EXEMPTIONS

Through the Heritage Revitalization Agreement the 1922 Siddall Residence will become legally protected. It will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building.

Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades.

For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City of Port Moody can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

If fire separation needs to be upgraded between the heritage house and the infill buildings, sprinklers or intumescent paint are recommended. The installation of fibre-cementitious siding, such as Hardie Board, is not a recommended intervention on the heritage building.

4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors. These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."



4.5.3 HOME OWNER PROTECTION ACT

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised

(1) an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and

(2) clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the house is left vacant and/or relocated and lifted, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. A site protection plan may be developed in discussion between owner, contractor and/or architect based on the following checklist:

Moisture

- Is the roof watertight?
- Are openings protected?
- Is exterior cladding in good condition to keep water out?

Ventilation

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

Pests

- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

Security

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
- Are the grounds being kept from becoming overgrown?

In addition to the above recommendations, a sign should be installed at the site to inform the public that this house is a historic resource and will be conserved. A contact number should be provided for concerned citizens who observe trespassing or other unauthorized activities at the site.

CONSERVATION GUIDELINES



5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

During a site visit the condition of the exterior materials of the Siddall Residence at 2901 St. Johns Street was reviewed. In addition to the visual review of the elevations, paint samples were removed from original materials for colour analysis. The recommendations for the preservation and restoration of the 1922 Siddall Residence are based on the site review and material assessments that provide valuable information about the historic appearance of the house.

The house is presently not occupied, but was continuously used as a residential building. Recommendations for protecting the historic site, in particular during times of vacancy, are outlined in 4.6 Site Protection. The following chapter describes the materials, physical condition and recommended conservation strategy for the historic structure based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 SITE

The Siddall Residence is prominently situated at the corner of St. Johns Street and Hugh Street in the Moody Centre neighbourhood. The large corner lot borders St. Andrews Street at the south, which is also where a later garage is located. The lot slopes towards the south and has some mature vegetation.

As part of the redevelopment scheme it is proposed to relocate the Siddall Residence to 123 Douglas Street in Moody Centre. Two additional historic houses will also be relocated to this property (Moisio Residence, presently 2101 Clarke Street, and Sutherland Residence, 2830 St. George Street).

Design guidelines for new construction are listed in 4.3 General Conservation Strategy. They aim to preserve the heritage value and character-defining elements of the Siddall Residence and to make the new work compatible with the historic building.

The proposed relocation of the Siddall Residence within Moody Centre ensure the ongoing conservation of the historic structure while retaining its overall neighbourhood context.

Conservation Strategy: Rehabilitation

The following **Relocation Guidelines** should be implemented:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure to facilitate the relocation process should be evaluated in accordance with the Conservation Plan. The building should be structurally braced as required. This is the responsibility of the professional building relocation company.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Appropriate foundation materials can be used at the new site, which can include reinforced concrete basement walls and slab.
- Provide utility installations for electricity, communication and other service connections underground. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.
- Implement measures for site protection, in particular when the house sits vacant, and until construction work commences.

5.2 FORM, SCALE AND MASSING

The 1922 Siddall Residence features a residential form, scale and massing as expressed by its one-storey full height, full basement, simple rectangular plan, front-gabled roof and dormers.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the Siddall Residence.

CONSERVATION RECOMMENDATIONS

5.3 FOUNDATION

The historic house has a full basement consisting of poured-in-place concrete foundation walls and concrete slab. The proposed relocation of the house requires lifting the structure at the main floor and placing it onto new concrete foundations. The existing concrete foundation will be demolished.

Conservation Strategy: Rehabilitation

- The house will be relocated and placed onto new reinforced concrete foundation.
- New door and window openings at the basement level can be designed. They should be sympathetic to the historic character of the house and made of wood.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage.



Top: Northeast elevation
Middle: Concrete foundation
Bottom: Location map



○ **Current Address:** 2901 St. Johns St.

○ **Future Address:** 123 Douglas St.



5.4 EXTERIOR WALLS

5.4.1 WOOD FRAME WALLS

Dimensional lumber is the traditional building material used for the house. Wood-frame construction is one of the most affordable housing construction methods that utilized in the past old growth lumber. The installation of new insulation can be done from the inside while preserving architectural elements.

Conservation Strategy: Preservation

- Preserve the existing wood-frame structure of the original house.
- Design structural and seismic upgrades, if required, from the inside without impacting exterior character-defining elements.
- Utilize Alternate Compliance Methods outlined in the applicable building code for fire and spatial separations including installation of sprinklers where required.

- Combed or textured lumber, vinyl or fibre cement siding are not acceptable replacement materials on the historic house.
- Cleaning procedures of lap siding should be undertaken with non-destructive methods. Areas can be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as Simple Green) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances on any historic material of the exterior elevations.
- Install new cedar shingles at the basement level matching the originals in overall dimensions and installation pattern.

5.4.2 WOOD SIDING

The original wood lap siding and cornerboards on the main floor is still in place and in good condition except for peeling paint.

At the basement level and the elevations above the second floor joists are finished with cedar shingles, which show some signs of weathering. The lap and shingle siding are important architectural elements of the house and should be preserved and restored. Severely damaged siding can be replaced with appropriate replica siding matching the original profile. The basement will be rehabilitated and new cedar shingles matching the original should be installed.

Conservation Strategy: Restoration

- Retain lap and shingle siding and cornerboards, and restore in-place. Replace any damaged lap siding to match existing in material, size, profile.

5.4.3 WOOD TRIM

Original wood trim is visible on the elevations including wide window and door trim with crown mouldings, watertable, and bargeboards, which should be preserved and repaired in-situ. Damaged or deteriorated trim should be replaced in kind.

Conservation Strategy: Restoration

- Retain original trim that is in good or repairable condition.
- Cut out deteriorated trim sections and install matching trim board that is visually and physically compatible with the original.
- Combed or textured lumber, vinyl or fibre cement siding are not acceptable replacement materials on the historic house.



Lap siding, main floor

CONSERVATION RECOMMENDATIONS



Clockwise from Top: Shingle siding at second floor; Lap siding, belt course, watertable and cornerboard; Shingle siding at basement; Door trim



5.5 PORCH

The Siddall Residence has an original full-length front porch with three tapered columns, open balustrade and tongue-and-groove flooring and soffit. Some signs of water damage and deterioration, particularly rot at the bottom of the columns, is visible.

The original wooden stair with nine treads and closed risers, starting and end newels, and handrails with banisters is still extant but is also weathered. It appears though that the treads were replaced in the past. The stair may not be salvageable due to the relocation of the house.

A smaller rear porch on the south elevation with a later wooden stair exists adjacent to a one-storey extension, all covered with a shed roof. The rear porch can be removed if desired.

Conservation Strategy: Restoration/Rehabilitation

- Preserve and restore the front porch including the timber columns, balustrade, soffit, mouldings and other features as a significant character-defining element.
- In order to meet building code requirements some rehabilitation measures may be required; e.g. floors above occupied spaces will require a waterproof membrane with new wooden decking over top. The design of the porch deck should be reviewed to ensure that the final appearance does not conflict with the restoration intent.
- Alternate compliance method will allow to retain the original balustrades while meeting building code requirements, e.g. installing glass panels or metal railings.
- Build a new wooden front stair that matches the original stair in design and location.



Clockwise from top left: Tongue and groove flooring; Tongue and groove flooring and closed riser; Front porch; Stairs with starting and end newels, and handrails with banisters

CONSERVATION RECOMMENDATIONS



Top Left: Tongue and groove soffit and flooring; Bottom left: Tapered column; Top right and bottom right: Rear porch



5.6 WINDOW

Windows and doors are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

The original window assemblies of the Siddall Residence comprise mostly of pairs of original one-over-one, double hung wooden sash windows on all elevations. They show the typical sash horns, a historic detail of these window types. Other window configurations include a piano window with leaded and stained glass on the west elevation, and pairs of casement windows on the east and south elevations. The dormer on the east side features a pair of hopper windows. The original wood windows should be preserved and restored.

Conservation Strategy: Restoration

- Retain the original wood sash windows in their original openings.
- Restore deteriorated or damaged wood elements where possible (e.g. sashes, sills), and replace elements that are missing or too deteriorated to be repaired.
- Overhaul, tighten/reinforce joints of original windows. Repair frame, trim and hardware. Each original window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass of original windows including leaded glass.
- Window restoration should be undertaken by a contractor skilled in heritage restoration.
- Replicate missing window to match original in material, dimensions and detailing including the typical arched header.
- The consultant can review window shop drawings and mock-ups for new windows.
- Prime and paint all wood windows as required in appropriate colours, based on colour schedule devised by the Heritage Consultant.



Pair of original one-over-one, double hung wooden sash windows on second storey of front façade

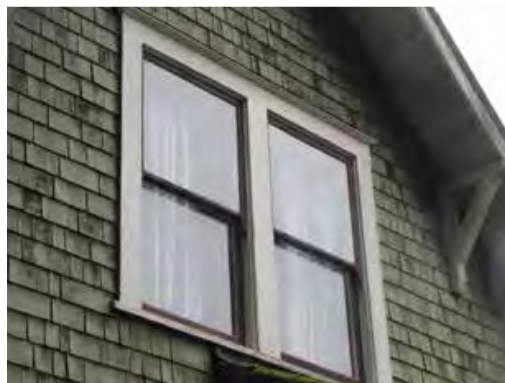
CONSERVATION RECOMMENDATIONS



Pair of original one-over-one, double hung wooden sash windows on main floor of front façade with details of sash horn and sash lock



Window assemblies on the east and south (rear) elevations



CONSERVATION RECOMMENDATIONS

Window assemblies on the west elevation



Piano window with leaded and stained glass

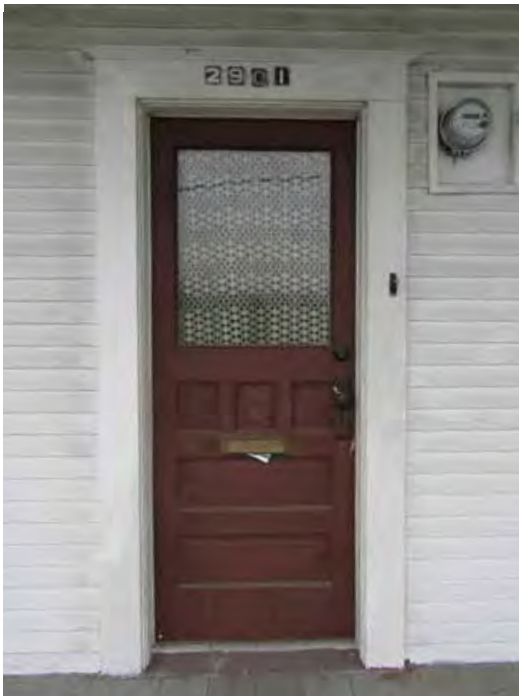


5.7 DOOR

The house has two original doors on the front and rear elevations. The doors are similar in their design with multi-panelling in the lower section and glazing above. These doors should be retained if possible. On the east elevation a later basement door exists, which will be removed as part of the proposed relocation of the house.

Conservation Strategy: Restoration

- Preserve the original door opening, front and surrounding trim. Retain the rear door if possible.
- To improve operation, verify that door fits properly in its frame and joints are tight. Verify that hardware is operational, particularly that hinges are tight and hinge pins not worn. Remove built-up paint at door and jamb. Repair damaged elements to match original. To reduce air infiltration, install weather stripping between door and frame.
- New doors should be sympathetic to the historic character of the house and made of wood.



Front door



Rear door

CONSERVATION RECOMMENDATIONS

5.8 ROOF AND GUTTER

The Siddall Residence preserved the original roof design with a front-gabled roof and shed dormers on either side. A smaller rear porch and one-storey extension are covered with a shed roof as well. The original cedar roof shingles were replaced over time with asphalt shingles. The house features also open eaves with exposed rafter tails and triangular eave brackets at the front and rear gables. The gutters and downspouts are disconnected or damaged in some locations and should be replaced.

Conservation Strategy: Restoration / Rehabilitation

- Preserve and repair the original roof design of the Siddall Residence.
- The roof should be re-shingled with cedar shingles. An alternate material is 'Enviroshingle Silvered Cedar' by Enviroshake or approved equivalent. Asphalt shingles may be acceptable in dark grey or black colour after a review by the Heritage Consultant.
- Design an adequate rainwater disposal system and ensure drainage from the elevations.

5.9 CHIMNEY

An original internal chimney built with common red brick exists. A concrete cap and metal flashings were installed later. When viewed from the ground the brick chimney shows signs of weathering including significant organic growth, deteriorated mortar, failing flashings etc. Further assessments of the condition of the brickwork should be carried out when access is available. The brick chimney is a character-defining element and should be relocated with the house.

Conservation Strategy: Restoration

- The existing brick chimney should be retained in place and relocated with the house, if possible.
- The brickwork can be gently cleaned of dirt and the brickwork re-pointed as necessary with suitable mortar. The brickwork will remain unpainted.
- If the condition of the brick chimney is too deteriorated to be repaired, it should be carefully dismantled and bricks salvaged and used as examples for replacement bricks. A new chimney should be built to match the original in dimensions, material, and colour.
- New metal flashings should be installed.



Roof with shed dormer on the east elevation



Chimney



5.10 COLOUR SCHEDULE



Triangular eave bracket

An important part of the restoration process of the Siddall Residence is to finish the building in historically accurate paint colours. The colour scheme is taken from Benjamin Moore's *Historical True Colours for Western Canada*, which is based on paint chips removed from the exterior elevations of the house and documented historic paint colours from this time period.

Conservation Strategy: Restoration

- Reinstall a historically appropriate colour scheme for the Siddall Residence, complete with historically appropriate finishes, hues and placement of applied colour. Complete all basic repairs and replacements and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are dry. Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, use an oil-based primer).
- Any substitutions or matching of custom colours shall be reviewed by the consultant. Test samples should be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

Considered at the October 25, 2016 Council meeting


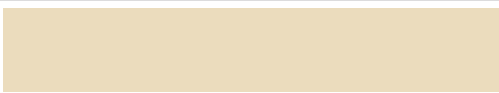
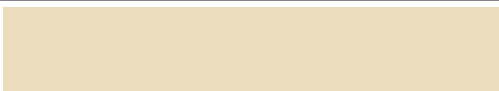
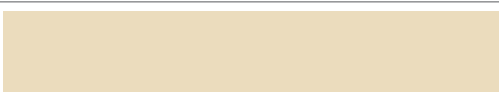
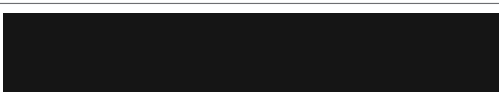

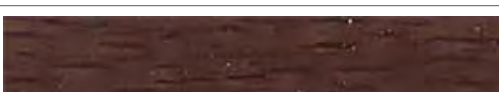




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CONSERVATION RECOMMENDATIONS

COLOUR SCHEME Siddall Residence, 2901 St. Johns Street, Port Moody

Benjamin Moore's *Historical True Colours*

ELEMENT	COLOUR & CODE	SAMPLE
Siding	Oxford Ivory VC-1	
Cornerboard, Watertable	Oxford Ivory VC-1	
Porch column, balustrade sill, balustrade pickets	Oxford Ivory VC-1	
Window trim	Oxford Ivory VC-1	
Window sash	Gloss Black VC-35	
Door trim	Oxford Ivory VC-1	
Front door	Medium-Dark Stain & Varnish	
Basement shingles	Strathcona Mahogany VC-34	
Basement window trim	Oxford Ivory VC-1	
Basement window sash	Gloss Black VC-35	
Gable Shingles	Vancouver Green VC-20	



6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure the integrity of the Siddall Residence is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the structure will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

MAINTENANCE PLAN

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise.

Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain a log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.



6.7.1 INSPECTION CHECKLIST

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

The following checklist considers a wide range of potential problems specific to the historic building such as water/moisture penetration, material deterioration and structural deterioration.

EXTERIOR INSPECTION

Site Inspection

- ☐ Is the lot well drained?
- ☐ Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation

- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is uneven foundation settlement evident?
- ☐ Do foundation openings (doors and windows show: rust; rot; insect attack; paint failure; soil build-up?

Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Is stucco well adhered or bulging? Location?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Does the surface need cleaning?

Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

MAINTENANCE PLAN

Windows

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?

Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ Is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof

- ☐ Are there water blockage points?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Are flashings well positioned and sealed?
- ☐ Is water ponding present?

6.7.2 INSPECTION CYCLE

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint wood windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Replacement of deteriorated building materials as required.



North elevation (St. Johns Street façade), October 2015

APPENDIX A



South elevation, October 2015



East elevation, October 2015

APPENDIX A



West elevation, October 2015

Considered at the October 25, 2016 Council meeting

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APPENDIX C

Sutherland Residence Conservation Plan

Considered at the October 25, 2016 Council meeting

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SUTHERLAND RESIDENCE

2830 ST. GEORGE STREET, PORT MOODY

CONSERVATION PLAN

NOVEMBER 2015 REVISED JULY 2016



DONALD LUXTON
AND ASSOCIATES INC



DONALD LUXTON AND ASSOCIATES INC.

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Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2

Attachment 5



INTRODUCTION

1.0 INTRODUCTION



HISTORIC NAME: SUTHERLAND RESIDENCE

CURRENT ADDRESS: 2830 ST. GEORGE STREET

ORIGINAL OWNER: ROSS AND ELIZABETH SUTHERLAND

CONSTRUCTION DATE: 1944

The Sutherland Residence is a handsome example of wartime housing, displaying Craftsman style influences. Constructed in 1944, the Sutherland Residence is a one and one-half storey, rectangular-plan structure that features a side-gabled roof with off-centre gabled-dormer.

The proposed conservation strategy for the Sutherland Residence involves the preservation of its exterior features and character-defining elements while relocating the historic house to nearby 123 Douglas Street. Relocating the historic house will ensure the conservation and retention of the structure and will situate the house among other historic homes.

The character-defining heritage elements to be preserved are listed in the Statement of Significance, but include: its residential form, scale and massing; simple rectangular plan; side-gabled roof; original wood construction materials; Craftsman style details; and variety of wooden sash windows.

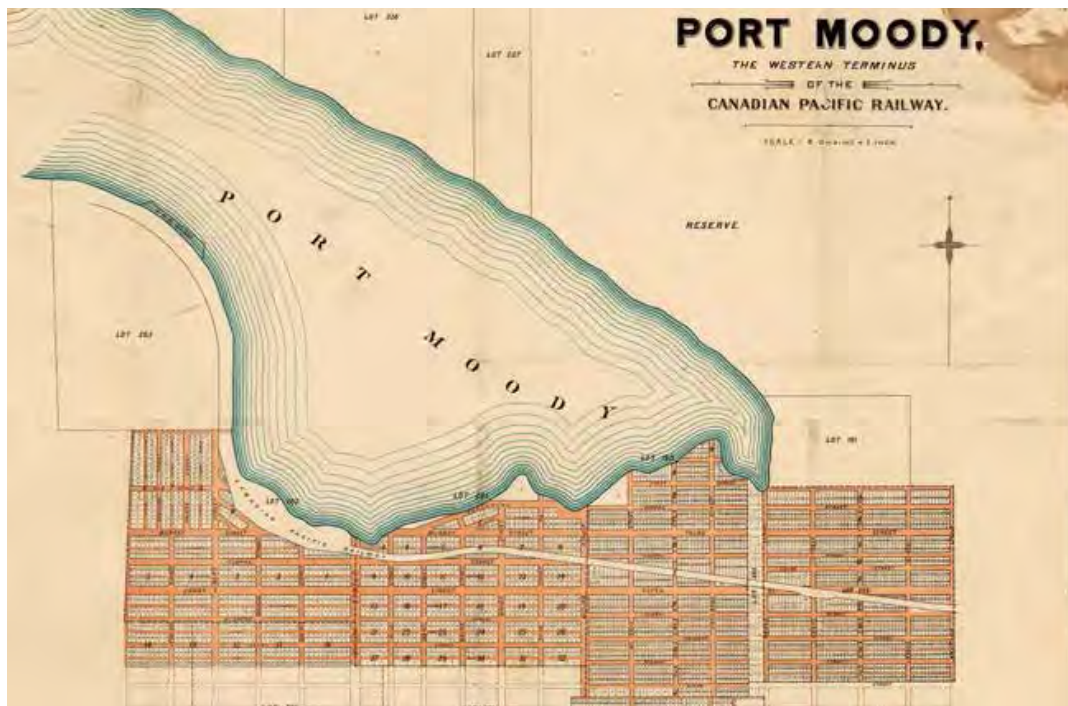
The conservation of the house is enabled under a Heritage Revitalization Agreement with the City of Port Moody, which will include the relocation and conservation of three historic houses: the Moisio Residence; the Siddall Residence; and the Sutherland Residence.



2.0 HISTORIC CONTEXT

The Sutherland Residence is located in Moody Centre, one of Port Moody's two Heritage Conservation Areas (HCA); the other being the loco Townsite. Encompassing the south shore of Burrard Inlet, and located adjacent to the Canadian Pacific Railway (CPR) tracks, Moody Centre was Port Moody's historic commercial and residential downtown. The main commercial area of Moody Centre includes Clarke Street and St. Johns Street, which run east-west and parallel to one another. The residential community of Moody Centre was developed immediately south of the commercial areas and extends up the Chines escarpment, a steep forested slope, which is still home to a plethora of wild flora and fauna. The character of the area is augmented by superb views to the north and by many mature landscaping elements.

Port Moody was originally surveyed by the Royal Engineers who arrived in British Columbia in 1858. The detachment was created by an Act of British Parliament and commanded by Colonel Richard Moody, after whom the area is named. Among the Royal Engineers was John Murray, who accepted the Crown's offer to sappers such as himself of 150 acres of land if they remained in British Columbia following their assignment; Murray is known today as one of Port Moody's first settlers. Following the surveying work, development in Port Moody began to increase. Settlement and construction in the area reached a new height when the CPR named Port Moody as the western terminus of the Company's cross-country line.

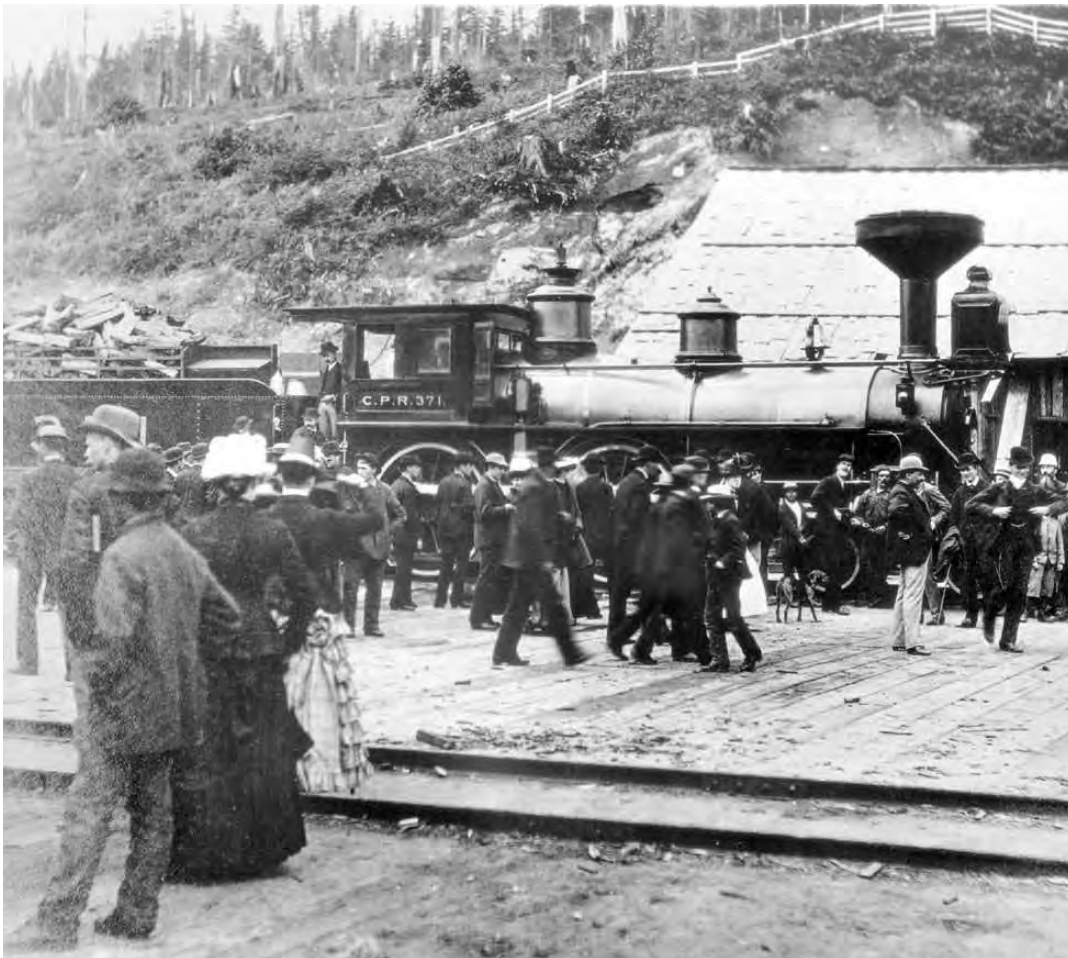


Port Moody, the Western Terminus of the Canadian Pacific Railway, 1884, City of Vancouver Archives (CVA) AM1594:- MAP 91

HISTORIC CONTEXT

By 1880, the area was under heavy construction in anticipation of the arrival of the railway. Infrastructure to support the impending arrival was quickly established, along with the construction of hotels, stores, offices, and houses. On July 4, 1886 the first cross-Canada train, Engine 371, arrived in Port Moody. Shortly following this momentous event however, the CPR began construction on the extension of the

rail line that would see Vancouver as the western terminus, effectively halting the rapid development of Port Moody. Development did not permanently cease however - due to its position on the CPR rail line, its location on Burrard Inlet, its variety of industries, and its proximity to Vancouver, Port Moody remained an attractive and desirable place to settle.



Arrival of train 371 to Port Moody, CVA AM54-S4-- Can P3



John Murray Property, Port Moody, 1884, CVA AM54-S4-: Out P30



Loco Refinery, 1924, Acc. # 1984.104.001



Flavelle Mill as seen from wharf, 1924, Port Moody Station Museum Acc. # 1971.050.005

Many of the houses constructed in the vicinity of the Sutherland Residence were built during the Edwardian era boom and the subsequent interwar period; the Sutherland Residence is among the few constructed in Port Moody during wartime.

A sawmill had opened in the area in 1905, employing 125 men, followed by several oil refineries. In 1915, the Imperial Oil Company established a large development just outside of the Port Moody city boundary, attracting labourers to the area. The lumber

industry continued to grow and dominate Port Moody, peaking in the 1920s, when the area was occupied by many private homes and several general stores.

Built for, and originally owned by, Ross Sutherland, a millworker at the local Thurston-Flavelle Sawmill, the Sutherland Residence was likely constructed from local mill materials, available to Sutherland at a discounted price. The residence remains a good example of the type of housing constructed during the Second World War.

STATEMENT OF SIGNIFICANCE

3.0 STATEMENT OF SIGNIFICANCE

Description of Historic Place

The Sutherland Residence is a one and one-half storey wood-frame house with Craftsman style influences, located at 2830 St. George Street in the City of Port Moody. Characterized by its side-gabled roof with off-centre gabled dormer and projecting hipped roof entryway, the Sutherland Residence is part of a grouping of historic houses along St. George Street.

Heritage Value of Historic Place

The Sutherland Residence is significant for its association with the wartime development of Port Moody, and for its modest Craftsman influenced architecture.

Port Moody began to develop in the late 1800s, when it was originally selected as the western terminus for the Canadian Pacific Railway. When Vancouver was instead chosen as the terminus, Port Moody lost many of its investors and residents. The area recovered after a number of sawmills were established along Burrard Inlet in the early 1900s. Concurrently, several oil refineries opened in the area, followed in 1915 by the large Imperial Oil Company development just outside the Port Moody boundary. Through the 1920s, local industries excelled, providing much needed materials to the growing cities of the Lower Mainland. Though the stock market crash of 1929, the subsequent Great Depression, and the advent of the Second World War halted the vast majority of new construction in many municipalities, some savvy Port Moody residents were able to take advantage of the cheap and plentiful materials and construct new homes. Ross Sutherland, a millworker at the local Thurston-Flavelle Sawmill, who likely had access to inexpensive construction materials, had his family home constructed along St. George Street in 1944, just before the end of the war.

The Sutherland Residence expresses the late influence of the Craftsman style of architecture and is a good example of a wood-frame bungalow built during the Second World War. The Craftsman style was typified by rational space planning, the use of natural materials and a mix of design elements inspired by the Arts and Crafts movement, such as sloping

rooflines, knee brackets and a rich textural contrast of siding and shingles, all of which are displayed on the exterior of the Sutherland Residence. The Craftsman style was popularized through countless periodicals and plan books, expressing both the traditional aspects of the Arts and Crafts movement as well as modern lifestyles. The home's simplicity illustrates an adherence to conventional domestic styles, reflecting the social and economic consciousness of the wartime period. At the time, houses were expected to display historical references in order to demonstrate the owner's good taste.

Character-Defining Elements

The elements that define the heritage character of the Sutherland Residence are its:

- location along St. George Street in Port Moody;
- continuous residential use since 1944;
- residential form, scale and massing as expressed by its one and one-half storey height, full basement, side-gabled roof with off-centre gabled-dormer and gabled extension on the east elevation, and projecting hipped-roof front entryway, supported by triangular siding clad knee brackets;
- wood frame construction;
- Craftsman style detailing including its lapped wooden siding with ribbon course cedar shingle cladding at the foundation level, wooden bellyband, knee brackets; pointed bargeboards; window boxes supported by triangular brackets; and off-centre entryway accessed by a set of steps flanked by an open balustrade and low newel posts with square capitals;
- original fenestration including: several tripartite wooden-sash and frame assemblies with a central fixed window with arched sash and two flanking narrow double-hung assemblies with multi-pane upper sashes; wooden-sash and frame casement and double-hung assemblies, some with multi-pane sashes;
- original wooden front door with inset glazing; and
- original internal, off-centre, red brick chimney.



4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The 1944 Sutherland Residence at 2830 St. George Street is a historic building and an important heritage resource in Coquitlam. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) is the source used to assess the appropriate level of conservation and intervention. Under the *Guidelines*, the work proposed for the historic house includes aspects of preservation, rehabilitation and restoration.

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

Interventions to the Sutherland Residence should be based upon the *Standards* outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

CONSERVATION GUIDELINES

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Relocation, Restoration and Rehabilitation of the Sutherland Residence. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services Preservation Briefs:

Preservation Brief 4: Roofing for Historic Buildings
<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 45: Preserving Historic Wood Porches
<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>



4.3 GENERAL CONSERVATION STRATEGY

Proposed Redevelopment Scheme

The primary intent is to Relocate the Sutherland Residence from its original location to 123 Douglas Street in Port Moody along with two other historic residences (Moisio Residence and Siddall Residence). As part of the conservation work the exterior elevations of the Sutherland Residence will be restored, while undertaking interior rehabilitation and upgrades to its structure and services to increase the functionality for residential use. Character-defining elements will be preserved, while missing or deteriorated elements will be restored.

An overall rehabilitation scheme has been provided by the client (refer to application drawings dated 14 July 2016). The major proposed interventions of the overall project are:

- Proposed relocation of the historic house to 123 Douglas Street, Port Moody.
- Preserve exterior character-defining elements.
- Restore character-defining elements that have been altered or removed.
- Add a new dormer at the rear elevation.

Proposed Guidelines for New Construction

Due to the proposed residential development on the subdivided lot, all new visible construction that may be proposed will be considered a modern intervention on the historic site. The *Standards and Guidelines* list recommendations for new construction related to historic places, which applies to new construction in the near vicinity of a historic structure.

The proposed design scheme for the new construction should follow **Standards 11 and 12**:

- Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

4.4 SUSTAINABILITY STRATEGY

The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. This four pillar approach was also adopted by the City of Port Moody in their Community Sustainability Plan.

Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

The following considerations for energy efficiency in historic structures are recommended in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) and can be utilized for the Sutherland Residence.

CONSERVATION GUIDELINES

Sustainability Considerations

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.



Four Pillar Approach, City of Port Moody

4.5 HERITAGE EQUIVALENCIES AND EXEMPTIONS

Through the Heritage Revitalization Agreement the historic Sutherland Residence will become legally protected. It will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building.

Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City of Port Moody can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

If fire separation needs to be upgraded between the heritage house and the infill buildings, sprinklers or intumescent paint are recommended. The installation of fibre-cementitious siding, such as Hardie Board, is not a recommended intervention on the heritage building.

4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.



These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."

4.5.3 HOMEOWNER PROTECTION ACT

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised

(1) an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and

(2) clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the house is left vacant and/

or temporarily relocated, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. A site protection plan may be developed in discussion between owner, contractor and/or architect based on the following checklist:

Moisture

- Is the roof watertight?
- Are openings protected?
- Is exterior cladding in good condition to keep water out?

Ventilation

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?

Pests

- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

Security

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
- Are the grounds being kept from becoming overgrown?

In addition to the above recommendations, a sign should be installed at the site to inform the public that this house is a historic resource and will be conserved. A contact number should be provided for concerned citizens who observe trespassing or other unauthorized activities at the site.

CONSERVATION GUIDELINES



5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

Condition reviews of the exterior elevations of the Sutherland Residence at 2830 St. George Street were carried out during site visits in October 2015 and March 2016. In addition to the visual reviews of the house, paint samples were removed from original materials. The recommendations for the preservation and restoration of the historic house are based on the site reviews and material assessments that provide valuable information about the historic appearance of the Sutherland Residence. The house is presently occupied and was continuously used as a residential building. Recommendations for protecting the historic site, in particular during times of vacancy, are outlined in 4.6 Site Protection. The following chapter describes the materials, physical condition and recommended conservation strategy for the historic structure based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 SITE

The Sutherland Residence is situated at the south side of a large corner lot at 2830 St. George Street in Moody Center neighbourhood. The property also borders at Hugh Street on the east and St. Andrews Street on the north sides and is surrounded by single-family homes. The design scheme considers the relocation of the Sutherland Residence due to the proposed townhouse development on the subject lot by another party. The historic house is proposed to be relocated to 123 Douglas Street along with two other historic structures, which will be placed onto new foundations. They aim to preserve the heritage value and character-defining elements of the Sutherland Residence and to make the new work compatible with the historic place.

Conservation Strategy: Rehabilitation

The proposed relocation of the Sutherland Residence is an acceptable conservation strategy that will ensure preservation of the historic structure. The following **Relocation Guidelines** should be implemented:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic Sutherland Residence to facilitate the relocation process should be evaluated in accordance with the Conservation Plan. The building should be structurally braced as required. This is the responsibility of the professional building relocation company.
- Only an experienced and qualified contractor shall undertake the physical relocation of the house.
- Appropriate foundation materials can be used at the new site, which can include reinforced concrete basement walls and slab.
- Provide utility installations for electricity, communication and other service connections underground. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.
- Implement measures for site protection, in particular when the house sits vacant, and until construction work commences.

5.2 FORM, SCALE AND MASSING

The original house features a residential form, scale and massing with a one and one-half storey height, full basement, side-gabled roof with off-centre gabled dormer, a gabled extension on the east elevation, a projecting entryway with hipped roof. It is a good example of a wood-frame Craftsman style bungalow.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the original house.

CONSERVATION RECOMMENDATIONS

5.3 FOUNDATION

The Sutherland Residence has a full basement consisting of poured-in-place concrete foundation walls and concrete slab. The basement level finished with cedar shingles in double-coursed pattern that show signs of weathering. During the relocation process the house will be lifted at the first floor joists and placed onto new concrete foundations at the new subdivided lot while the existing concrete foundation will be demolished.

Conservation Strategy: Rehabilitation

- It is proposed to relocate the historic house to a subdivided lot a 123 Douglas Street in Moody Centre.
- Install new cedar shingles in double-coursed pattern to match the original appearance.
- New door and window openings at the basement level can be designed. They should be sympathetic to the historic character of the house and made of wood.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage.



Shingle-clad foundation wall



○ **Current Address:** 2830 St. George Str.

○ **Future Address:** 123 Douglas St.



5.4 EXTERIOR WALLS

5.4.1 WOOD FRAME WALLS

The Sutherland Residence is built in traditional wood-frame construction with dimensional lumber. Wood-frame construction is one of the most affordable housing construction methods that utilized in the past old growth lumber.

Conservation Strategy: Preservation

- Preserve the existing wood-frame structure of the historic building.
- Design structural and seismic upgrades, if required, from the inside without impacting exterior character-defining elements.
- Utilize Alternate Compliance Methods outlined in the applicable building code for fire and spatial separations including installation of sprinklers where required.

5.4.2 WOOD SIDING

The original lapped wooden siding on the main and second floors is still in place and in very good condition. The lapped siding should be preserved and restored. Severely damaged lap siding can be replaced with appropriate replica siding matching the original profile and material. The double-coursed

cedar shingles at the basement level will be replaced in kind at the new location.

Conservation Strategy: Preservation

- Retain lap siding and restore in-place. Replace any damaged lap siding to match existing in material, size, profile.
- Combed or textured lumber, vinyl or fibre cement siding are not acceptable replacement materials on the historic house.
- Cleaning procedures of lap siding should be undertaken with non-destructive methods. Areas can be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as Simple Green) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances on any historic material of the exterior elevations.
- Install new double-coursed cedar shingles at the basement level matching the originals in overall dimensions and installation pattern.



Variety of siding types on the Sutherland Residence

CONSERVATION RECOMMENDATIONS

5.4.3 OTHER WOOD ELEMENTS

Original wood trim is visible on the elevations including window and door trim, watertable, fascia and bargeboards, which are architectural elements and will be preserved and restored as required. Damaged or deteriorated wood elements should be replaced in kind. The watertable may be removed due to the proposed relocation of the house.

Planter boxes

On the front facade an interesting detail are two wood planter boxes below the main floor windows. They are supported by feature triangular wooden brackets. It appears that recent repairs were carried out with combed lumber, which is not an original material. The overall condition of the planter boxes is very good and they should be preserved and moved with the house.

Conservation Strategy: Preservation

- Retain original trim including fascia and bargeboards, window and door trim that is in good or repairable condition.
- Cut out deteriorated trim sections and install matching trim board that is visually and physically compatible with the original.
- If the watertable cannot be preserved, salvage and reinstated at the new location, or replicate to match the original in material and dimensions.
- Retain the wooden planter boxes on the front facade of the house and repair as necessary.
- Combed or textured lumber, vinyl or fibre cement siding are not acceptable replacement materials on the historic house.

Right: Wooden window trim and bargeboards
Bottom: Planter box





5.5 FRONT ENTRY

The off-centre entryway to the Sutherland Residence is located on south facade and is accessed with a rebuilt straight flight of stairs with wooden treads and open risers leading to the wooden deck. The open balustrades made of rectangular pickets and top and bottom rails retained the historic height. Starting and landing newels with wooden capitals contribute to the heritage character of the historic house. The entryway is covered with a projecting hip roof and supports on either side finished with lap siding matching the main body of the house. Due to the limited setback at the new location, the front stair will rebuilt with matching details while the stair will be relocated to the side.

Conservation Strategy: Preservation

- Rebuild the front deck at the new location using salvaged material, if possible. Construct a new side-facing stair with wooden treads.
- The original height of the balustrade should be preserved. Only if necessary use alternate compliance method to meet building code requirements, e.g. installing glass panels or metal railings.
- Preserve the hip roof above the entry.
- Restore wood elements as required.



Front entryway

CONSERVATION RECOMMENDATIONS

5.6 WINDOW & WINDOW TRIM



Windows and doors are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. – Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

The window configurations were reviewed during site visits in October 2015 and March 2016. The house features on the front and side elevations original six-over-one double-hung, wood sash windows in single, double and tripartite configurations. The large tripartite window assemblies have a fixed centre sash with an arched header flanked by narrow double-hung sashes on either side. Multi-lite piano windows with true divided panes are also located on the side elevations. Only two windows on the rear elevation appear to be original while new door and window assemblies were introduced. Wide window trim with a surrounding moulding, thick mullions between double and tripartite assemblies, and simple wood sills are also original. The windows and trim and all in good condition when visually reviewed from the ground. The existing shutter elements on the front facade require further investigation to determine, if they are to be retained.



Top: Triangular siding-clad knee brackets; Bottom: Window assembly of the front facade



Window assemblies of the Sutherland Residence

Conservation Strategy: Preservation

- Retain the original wood sash windows in their original openings.
- Review the condition of each window and note deficiencies that require repair work.
- If deteriorated or damaged wood elements are observed restore in kind.
- Overhaul, tighten/reinforce joints of original windows as required. Repair frame, trim and hardware. Each original window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass of original windows.
- Window restoration should be undertaken by a contractor skilled in heritage restoration.
- Replicate missing windows to match original in material, dimensions and detailing, including the typical arched header where required. New windows on the rear elevation may be contemporary in style, and made of wood and double-glazing.
- The consultant can review window shop drawings and mock-ups for new windows.
- Prime and paint all wood windows as required in appropriate colours, based on colour schedule devised by the Heritage Consultant.
- Investigate if the existing shutters are original and preserve and restore. If shutters are later interventions they should be removed.



CONSERVATION RECOMMENDATIONS

5.7 DOOR & DOOR TRIM

The original front door on the south facade is extant and resembles the window details with a multi-lite glazing element. Original hardware and brass doorknob with plate and lock are also in place and contribute to the heritage character of the house. This is also true for the original door trim.

Conservation Strategy: Preservation

- Preserve the original door opening, front door including all accessories and surrounding trim. Retain the rear door if possible.
- To improve operation, verify that door fits properly in its frame and joints are tight. Verify that hardware is operational, particularly that hinges are tight and hinge pins not worn. Remove built-up paint at door and jamb. Repair damaged elements to match original. To reduce air infiltration, install weather stripping between door and frame.
- New doors should be sympathetic to the historic character of the house and made of wood.



Front door

5.8 ROOF AND GUTTERS

The Sutherland Residence retained its original side-gabled roof with an off-centre gabled dormer and a east-facing extension also protected with a gabled roof. As outlined earlier, the front entryway features a projecting hip roof and is like the other roofs covered with asphalt shingles. New gutters and downspouts ensure proper rainwater drainage from the envelope.

Conservation Strategy: Preservation / Rehabilitation

- Preserve the original roof structure of the Sutherland Residence, including the front hip roof, which should be moved with the main building.
- It seems that the current asphalt shingles are in good repair. If they require replacement, the roof can be re-shingled with cedar shingles. An alternate material is 'Enviroshingle Silvered Cedar' by Enviroshake or approved equivalent. Asphalt shingles may be acceptable in dark grey or black colour.
- Retain the existing gutters and downspouts or design new rainwater disposal system if required.



Roof



5.9 CHIMNEY

The Sutherland Residence has an internal common-red brick chimney with a simple corbelling detail at the top. The brickwork is overall in good condition and may need some cleaning and repointing. The existing metal flashings appear to be in fair condition and may be replaced if necessary.

Conservation Strategy: Preservation

- The existing brick chimney should be retained in place and relocated with the house.
- The brickwork can be gently cleaned of dirt and the brickwork re-pointed as necessary with suitable mortar. The brick chimney will remain unpainted.
- The condition of the existing metal flashings should be reviewed and new flashings installed as necessary.



Internal common-red brick chimney

5.10 COLOUR SCHEDULE

An important part of the restoration process of the Sutherland Residence is to finish the building in historically accurate paint colours. The colour scheme is taken from Benjamin Moore's *Historical True Colours for Western Canada*, which is based on paint chips removed from the exterior elevations of the house and documented historic paint colours from this time period.

Conservation Strategy: Restoration

- Reinststate a historically appropriate colour scheme for the Sutherland Residence, complete with historically appropriate finishes, hues and placement of applied colour. Complete all basic repairs and replacements and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are dry. Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, use an oil-based primer).
- Any substitutions or matching of custom colours shall be reviewed by the consultant. Test samples should be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

CONSERVATION RECOMMENDATIONS

COLOUR SCHEME Sutherland Residence, 2830 St. George Street, Coquitlam

Benjamin Moore's Historical True Colours

ELEMENT	COLOUR & CODE	SAMPLE
Basement Shingles	Harris Green VC-21	
Lap Siding	Craftsman Cream VC-2	
Front Porch: Newel Posts, Hand-rail, Balustrades, Porch Soffit	Craftsman Cream VC-2	
Wood Tread & Risers, Front Stair	Edwardian Porch Grey VC-26	
Wood Sash Windows	Gloss Black VC-35	
Window Trim, Bargeboard, Fascia Board, Watertable, etc.	Craftsman Cream VC-2	
Door	Sico stained & varnished TEAK	
Door Trim	Harris Green VC-21	
Gutters & Downspouts	Gloss Black VC-35	
Brick Chimney	unpainted	



6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure the integrity of the Sutherland Residence is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the structure will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

MAINTENANCE PLAN

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The Sutherland Residence should have its own information file where an inspection report can be filed. This file should also contain a log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.



6.7.1 INSPECTION CHECKLIST

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

The following checklist considers a wide range of potential problems specific to the historic building such as water/moisture penetration, material deterioration and structural deterioration.

EXTERIOR INSPECTION

Site Inspection

- ☐ Is the lot well drained?
- ☐ Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation

- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is uneven foundation settlement evident?
- ☐ Do foundation openings (doors and windows show: rust; rot; insect attack; paint failure; soil build-up?

Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Is stucco well adhered or bulging? Location?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Does the surface need cleaning?

Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

MAINTENANCE PLAN

Windows

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?

Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ Is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof

- ☐ Are there water blockage points?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Are flashings well positioned and sealed?
- ☐ Is water ponding present?

6.7.2 INSPECTION CYCLE

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint wood windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Replacement of deteriorated building materials as required.



June 3, 2015

Kevin Jones, Planner
City of Port Moody
100 Newport Drive, Box 36
Port Moody, BC V3H 3E1

Dear Mr. Jones;

Re: Modifications to 2830 St. George Street

The house currently located at 2830 St. George Street was constructed in 1944 for original owners Ross and Elizabeth Sutherland. The historic Sutherland Residence is valued for its association with the wartime development of Port Moody and for its modest Craftsman influenced architecture.

In order to allow for both the redevelopment of the 2830 St. George Street corner lot and the conservation of the heritage house, several modifications to the structure and site are being proposed:

1. Relocation of the house to 123 Douglas Street:
Moving the house will allow for the redevelopment of the St. George Street site, while ensuring the conservation of the Sutherland Residence.
2. Addition of a dormer to the north side of the building:
Livability of the second storey will be increased through the construction of the dormer.

From a heritage perspective, these proposed interventions are acceptable, as they will allow for the continued use of the historic house.

The Sutherland Residence is currently located in the Moody Centre Heritage Conservation Area within the Port Moody Centre neighbourhood. The client proposes to relocate the property to 123 Douglas Street, a nearby location which is also part of the Moody Centre Heritage Conservation Area. Relocation of a heritage building is typically only considered as an alternative to demolition because the structure is being removed from its original historic context. However, relocation of the house within its original neighbourhood will help to ensure compatibility with the surroundings of its new site. A relocation plan should be prepared prior to moving the building, which will ensure that the least destructive method of relocation is used and that the relocated Sutherland Residence is situated on the new lot in a manner consistent with its original scale and context.

The addition of the dormer should be made with minimal interruption of the historic roof structure and historic roofline, and should be invisible from the front street elevation. Any changes to the roof that affect the street appearance of the original form, scale, and massing of the house will not be considered appropriate or acceptable. We have performed a cursory review of the drawings for the proposed dormer addition and find that

DONALD LUXTON AND ASSOCIATES INC.

1030-470 GRANVILLE STREET, VANCOUVER BC, V6C 1V5
info@donaldluxton.com (604) 688-1216 www.donaldluxton.com

Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2

Attachment 5

APPENDIX A

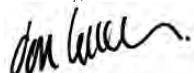
Page 2 of 2

it has been designed in a manner that is compatible with the original, historic dwelling. As shown in the drawings, the dormer addition is not visible from the front street elevation.

All modifications should comply with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Thank you and please do not hesitate to contact us for further information.

Sincerely,



Donald Luxton, Principal
Donald Luxton & Associates Inc.

DONALD LUXTON AND ASSOCIATES INC.

1030-470 GRANVILLE STREET, VANCOUVER BC, V6C 1V5
info@donaldluxton.com (604) 688-1216 www.donaldluxton.com



South elevation (St. George Street façade), October 2015

APPENDIX B



North elevation, March 2016



West elevation (two panorama images digitally merged due to site constraints), March 2016

APPENDIX B



East elevation, March 2016

Considered at the October 25, 2016 Council meeting

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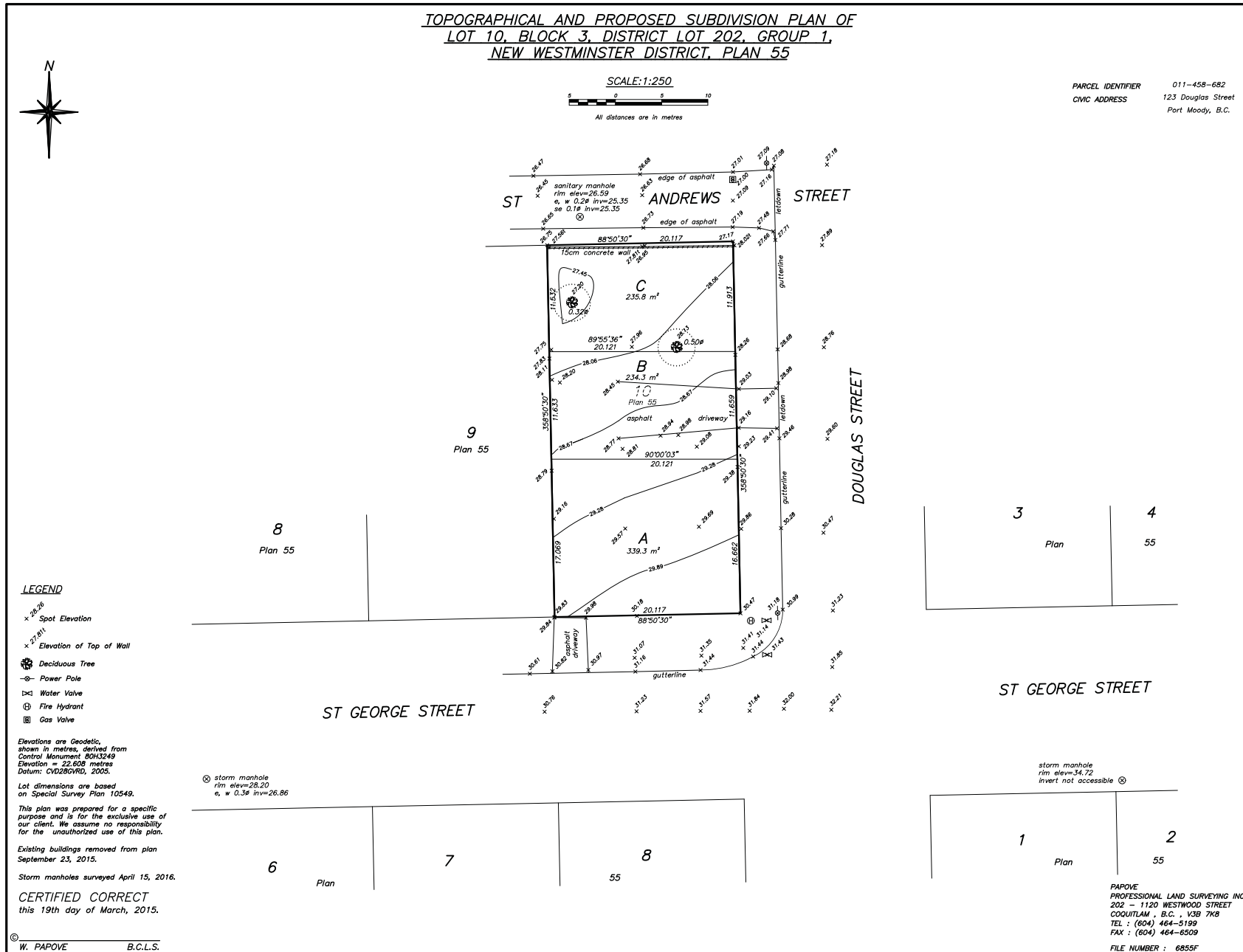
APPENDIX D

Subdivision Plan

Considered at the October 25, 2016 Council meeting

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Considered at the October 25, 2016 Council meeting

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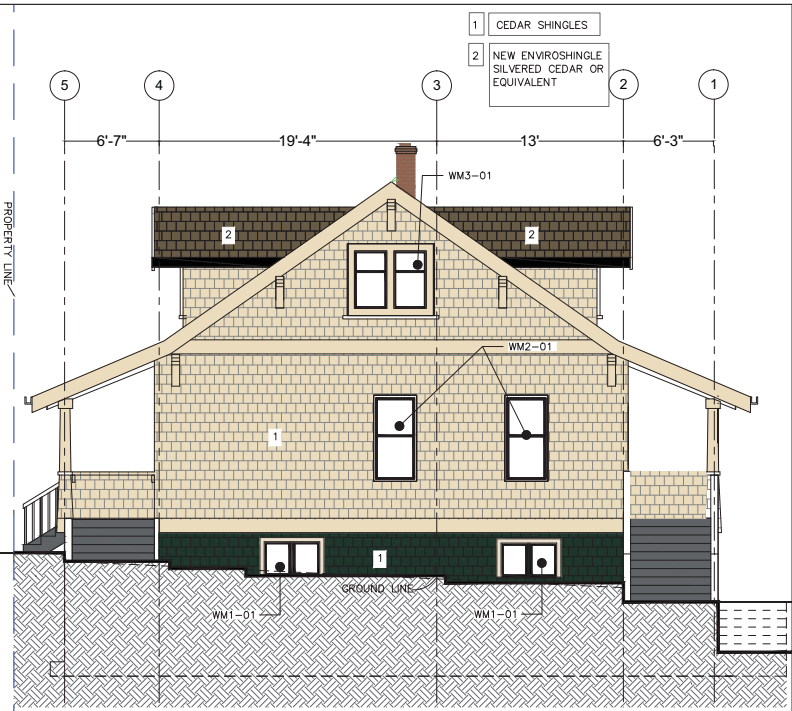
APPENDIX E

Architectural Plans

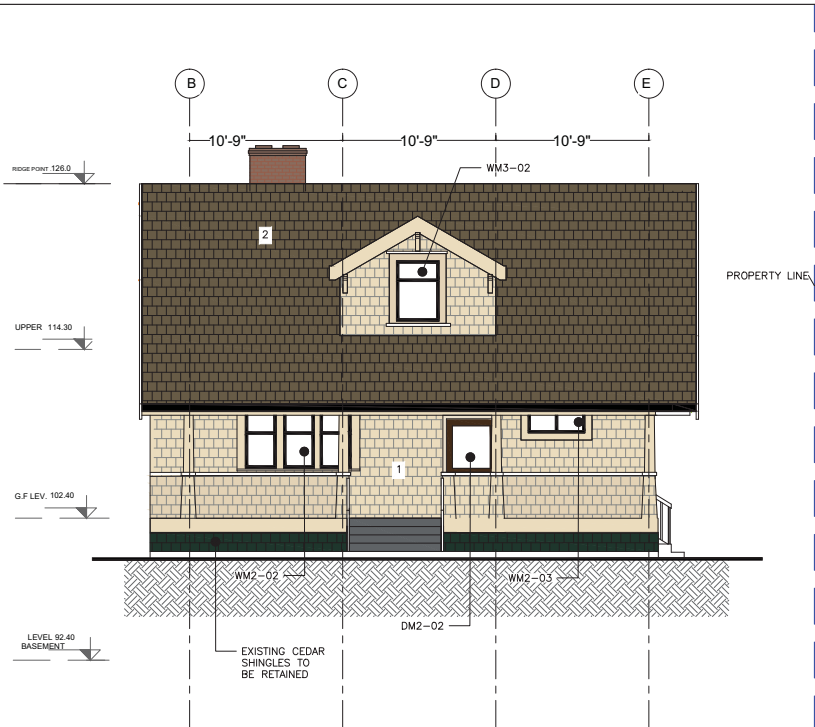
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EAST ELEVATION
DOUGLAS St.



SOUTH
ELEVATION



EAST ELEVATION
PHOTO

Moiso Residence, 2101 Clarke Street, Port Moody PRELIMINARY
COLOUR SCHEME
Based on similar houses of that era. Paint colours to be confirmed on site.
Benjamin Moore's Historical True Colours

ELEMENT	COLOUR & CODE	SAMPLE
Basement Shingles	Har's Green VC-21	
Main and Upper Floor Shingles	Oxford Ivory VC-1	
Wood Sash Windows	Gloss Black VC-35	
Window & Door Trim, Bargeboards, Fascia Board, Watertable, Other Trim	Oxford Ivory VC-1	
Door	Medium-Dark Brown Stain & Varnish	
Wood Tread & Risers, Front Stair	Edwardian Porch Grey VC-26	
Gutters & Downspouts	Gloss Black VC-35	
Brick Chimney	unpainted	



SOUTH ELEVATION PHOTO

Notes:
1. The builder shall verify all dimensions in all drawings and existing conditions in the field before commencing any portion of the work.
2. The builder shall notify the project manager in writing immediately if there are discrepancies in the drawings and/or the specifications.
3. Commencement of work shall constitute full acceptance of site conditions.
4. Dimensions shown are from finish face of concrete, grid lines and center of the stud walls unless noted otherwise.
5. Do not scale dimensions on any and all drawings.
6. All existing windows and doors to be retained and restored, unless otherwise noted.
7. All new and existing materials to be used shall conform to the conservation plan report prepared by Donald Luxton & Associates INC.

ISSUED: BUILDING PERMIT - FEB XX

REVISION 7:

REVISION 6:

REVISION 5:

REVISION 4: 2016-08-10 K.GOLLOPEN

REVISION 3: 2016-07-14 K.GOLLOPEN

REVISION 2: 2016-06-26 K.GOLLOPEN

REVISION 1: 2016-06-21

ORIGINAL DATE: APRIL 11, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
Douglas 123 Mr. Soofi's resident

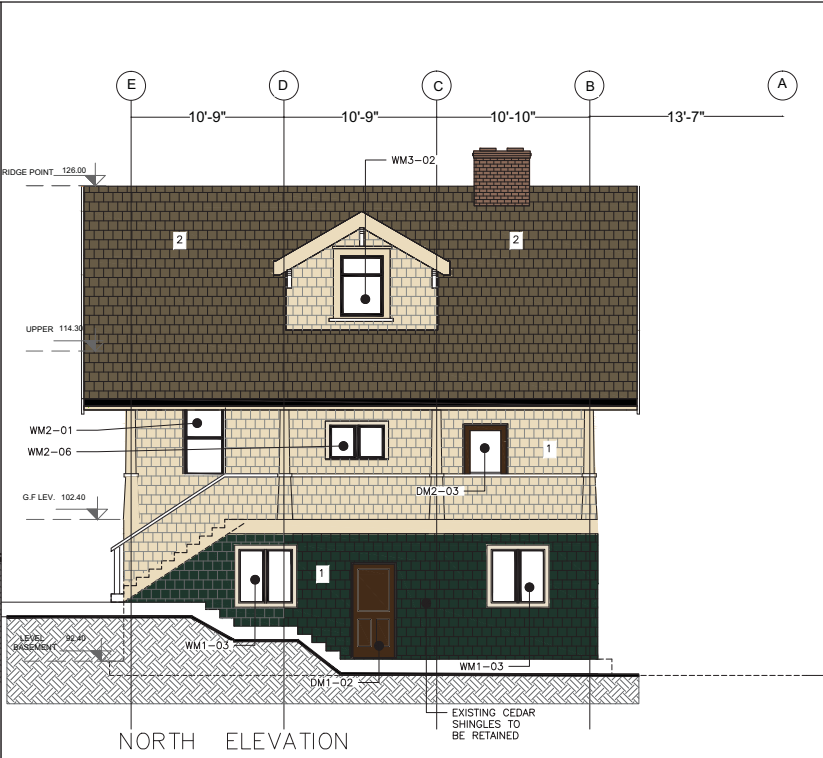
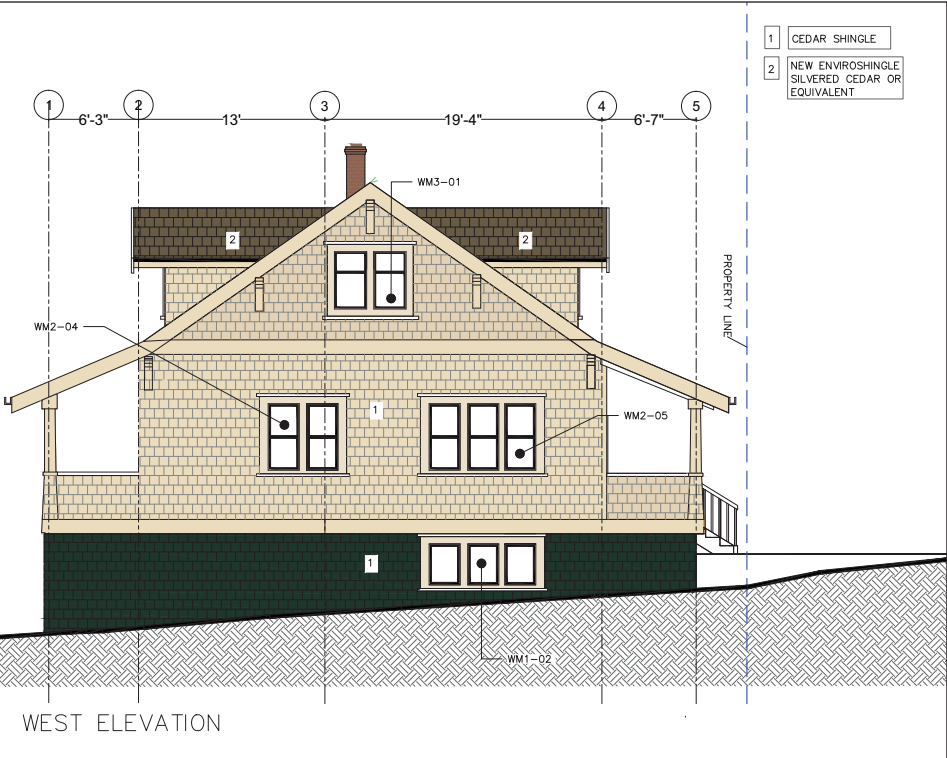
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MOISO RESIDENCE
ELEVATIONS
HERITAGE NO.1
DRAWN BY: M.MOHEET
CHECKED:
SCALE: 1/4"=1'
CAD FILE:
JOB #:
DEP#:
DRAWING NO.

A101

Considered at the October 25, 2016 Council meeting

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Item 9.2
Attachment 5



Notes:
1. The builder shall verify all dimensions in all drawings and existing conditions in the field before commencing any portion of the work.
2. The builder shall notify the project manager in writing immediately if there are discrepancies in the drawings and/or the specifications.
3. Commencement of work shall constitute full acceptance of site conditions.
4. Dimensions shown are from finish face of concrete, grid lines and center of the stud walls unless noted otherwise.
5. Do not scale dimensions on any and all drawings.
6. All existing windows and doors to be retained and restored, unless otherwise noted.
7. All new and existing materials to be used shall conform to the conservation plan report prepared by Donald Luston & Associates INC.

ISSUED: BUILDING PERMIT - FEB XX

REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:2016-08-10 K.GOLLOPEN
REVISION 2:2016-07-14 K.GOLLOPEN
REVISION 1:2016-06-26 K.GOLLOPEN
ORIGINAL DATE:APRIL, 11, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
123 Douglas
Heritage Revitalisation Agreement

SHEET TITLE:
MOISO RESIDENCE ELEVATIONS
HERITAGE NO.1
DRAWN BY: M.MOHEET
CHECKED:
SCALE: 1/4"=1'
CAD FILE:
JOB #:
DEPR:
DRAWING NO.

A102



WEST ELEVATION PHOTO

Moiso Residence, 2101 Clarke Street, Port Moody PRELIMINARY COLOUR SCHEME
Based on similar houses of that era. Paint colours to be confirmed on site.
Benjamin Moore's Historical True Colours

ELEMENT	COLOUR & CODE	SAMPLE
Basement Shingles	Harris Green VC-21	
Main and Upper Floor Shingles	Oxford Ivory VC-1	
Wood Sash Windows	Gloss Black VC-35	
Window & Door Trim, Bargeboard, Fascia Board, Watertable, Other Trim	Oxford Ivory VC-1	
Door	Medium-Dark Brown Stain & Varnish	
Wood Tread & Risers, Front Stair	Edwardian Porch Grey VC-26	
Gutters & Downspouts	Gloss Black VC-35	
Brick Chimney	unpainted	

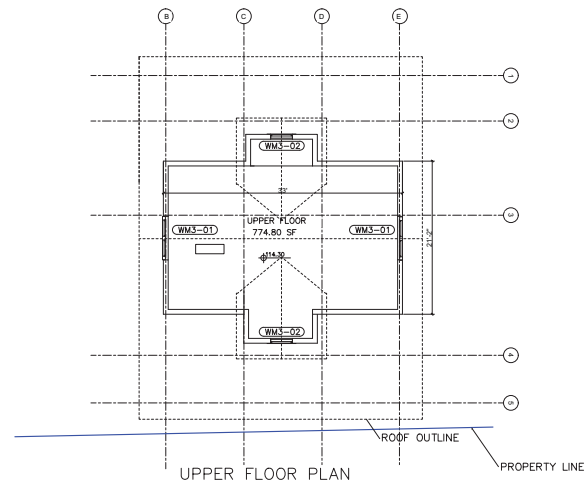
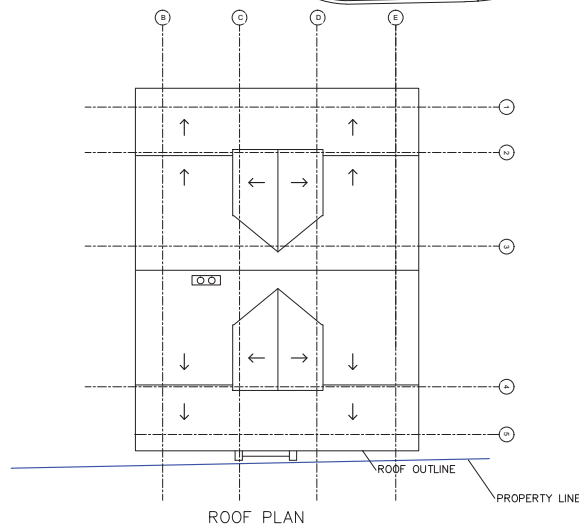
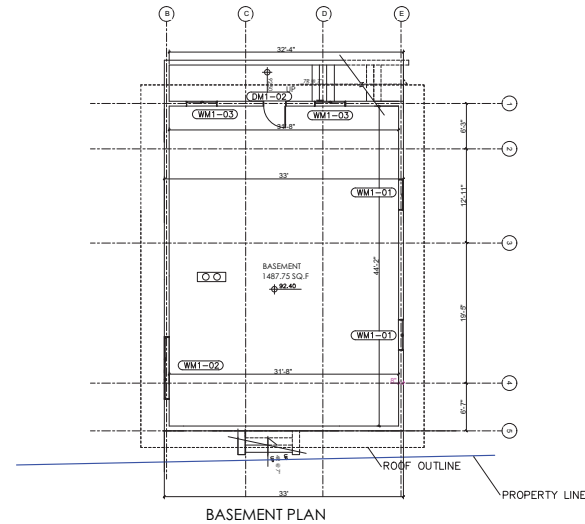
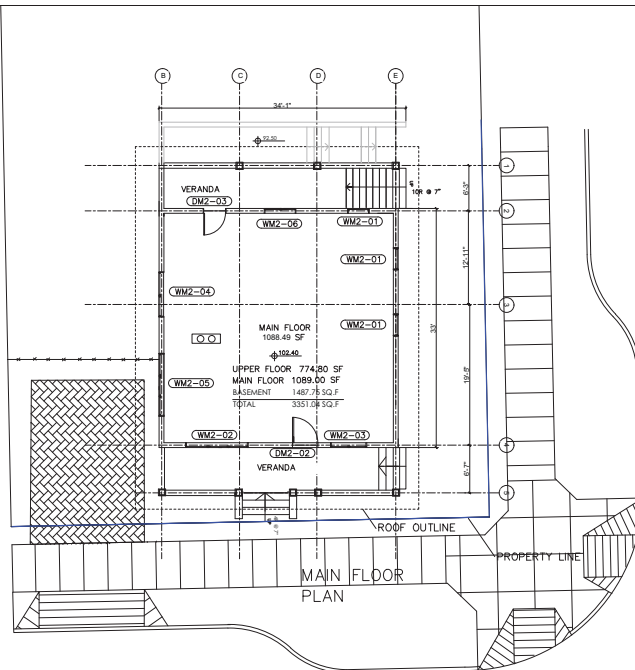


NORTH ELEVATION PHOTO

Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2
Attachment 5



- Notes:
1. The builder shall verify all dimensions in all drawings and existing conditions in the field before commencing any portion of the work.
 2. The builder shall notify the project manager in writing immediately if there are discrepancies in the drawings and/or the specifications.
 3. Commencement of work shall constitute full acceptance of site conditions.
 4. Dimensions shown are from finish face of concrete, grid lines and center of the stud walls unless noted otherwise.
 5. Do not scale dimensions on any and all drawings.
 6. All existing windows and doors to be retained and restored, unless otherwise noted.
 7. All new and existing materials to be used shall conform to the conservation plan report prepared by Donald Luxton & Associates Inc.



ISSUED: BUILDING PERMIT - FEB XX

REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: 2016-08-10 K.GOLLOPEN
 REVISION 3: 2016-07-14 K.GOLLOPEN
 REVISION 2: 2016-06-26 K.GOLLOPEN
 REVISION 1: 2016-06-21

ORIGINAL DATE: AUGUST 20, 2014

CONSULTANT: _____

PREPARED BY: _____

PROJECT NAME:
 123 Douglas Heritage
 Revitalisation Agreement

SHEET TITLE:
 HERITAGE NO 1 PLANS
 MOISSO HOUSE

DRAWN BY: M.MOHEET
 CHECKED: _____
 SCALE: - 1/4"=1'
 CAD FILE: _____
 JOB #: _____
 DEP#: _____















DRAWING NO. _____

A103

Considered at the October 25, 2016 Council meeting

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WINDOW SCHEDULE												
VIEW	LOCATION	MARK	NO	SIZE WIDTH x HEIGHT	TYPE	MATERIAL	FINISH	GLAZING	EXISTING TO BE REPAIRED	EXISTING TO BE REMOVED	NEW TO MATCH EXISTING	REMARKS
	BASEMENT	WM1-01	2	4'-6" x 2'-9"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	5/8" INSULATED			YES	
	MAIN FLOOR	WM2-06	1				AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN					
	BASEMENT	WM1-02	1	8'-8" x 4"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	5/8" INSULATED			YES	
	BASEMENT	WM1-03	2	4'-5" x 4'-5"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	5/8" INSULATED			YES	
	MAIN FLOOR	WM2-01	3	3' x 6'	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WM2-02	1	8'-8"x5'-4"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WM2-03	1	5'x3'2"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WM2-04	1	6'-1"x5'-9"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WM2-05	1	8'-8"x5'-9"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WM2-06	1	4'-6"x2'-8"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	UNKNOWN	YES			
	UPPER FLOOR	WM3-01	2	6'x5'-5"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	UNKNOWN	YES			
	UPPER FLOOR	WM3-02	2	4'x5'-4"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	UNKNOWN	YES			
DOOR SCHEDULE												
VIEW	LOCATION	MARK	NO	SIZE WIDTH x HEIGHT	TYPE	MATERIAL	FINISH	GLAZING	EXISTING TO BE REPAIRED	EXISTING TO BE REMOVED	NEW TO MATCH EXISTING	REMARKS
	BASEMENT	DM1-02	1	3'-2"x6'-9"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	N/A			YES	
	MAIN FLOOR	DM2-02	1	4'-x7'-3"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	PANELED DOOR WITH UPPER GLAZING	YES			
	MAIN FLOOR	DM2-03	1	4'-x7'-3"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 23 CONSERVATION PLAN	PANELED DOOR WITH UPPER GLAZING	YES			

Notes:
1. The builder shall verify all dimensions in all drawings and existing conditions in the field before commencing any portion of the work.
2. The builder shall notify the project manager in writing immediately if there are discrepancies in the drawings and/or the specifications.
3. Commencement of work shall constitute full acceptance of site conditions.
4. Dimensions shown are from finish face of concrete, grid lines and center of the stud walls unless noted otherwise.
5. Do not scale dimensions on any and all drawings.
6. All existing windows and doors to be retained and restored, unless otherwise noted.
7. All new and existing materials to be used shall conform to the conservation plan report prepared by Donald Luxton & Associates INC.

ISSUED: BUILDING PERMIT - FEB XX

REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: 2016-08-10 K.KOLLOPEN
REVISION 1: 2016-07-14 K.KOLLOPEN
ORIGINAL DATE: JULY 14, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
Douglas 123 Mr. Soofi's resident

SHEET TITLE:
MOISO RESIDENCE WINDOWS
AND DOOR SCHEDULE

DRAWN BY: M.MOHEET

CHECKED: N.T.S.

CAD FILE: -

JOB #: -

DEP#: -

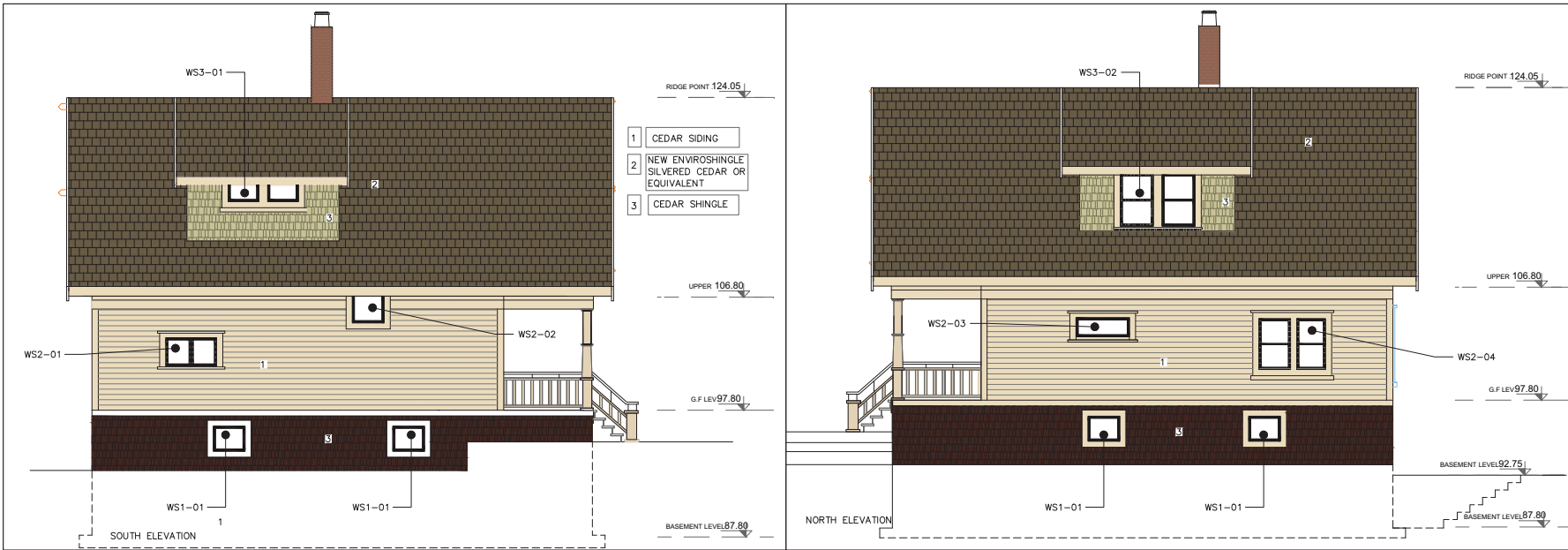
DRAWING NO.

A103A

Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2
Attachment 5



SOUTH ELEVATION PHOTO

Siddall Residence, 2901 St. Johns Street, Port Moody COLOUR
SCHEME Benjamin Moore's Historical True Colours

ELEMENT	COLOR & CODE	SAMPLE
Siding	Offwhite Ivory OC-1	
Cornerboards, Waterfalls	Offwhite Ivory OC-1	
Painted columns, balustrade rail, balustrade spindles	Offwhite Ivory OC-1	
Window sills	Offwhite Ivory OC-1	
Window sash	Black MC-10	
Door sills	Offwhite Ivory OC-1	
Front door	Midnight MC-10	
Basement windows	Midnight MC-10	
Basement window sills	Offwhite Ivory OC-1	
Basement window sash	Black MC-10	
Gable Shingles	Unwashed Green GC-20	



NORTH ELEVATION PHOTO

Notes:
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4. Dimensions shown are from finish face of concrete, grid lines and center of the stud walls unless noted otherwise.
5. Do not scale dimensions on any and all drawings.
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7. All new and existing materials to be used shall conform to the conservation plan report prepared by Donald Luxton & Associates INC.

ISSUED: BUILDING PERMIT - FEB XX

REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4: 2016-08-10 K.GOLLOPEN
REVISION 3: 2016-07-14 K.GOLLOPEN
REVISION 2: 2016-06-26 K.GOLLOPEN
REVISION 1:
ORIGINAL DATE: APRIL 11, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
123 Douglas
Heritage Revitalisation Agreement
SHEET TITLE:
SIDALL RESIDENCE ELEVATIONS
HERITAGE No.2

DRAWN BY: M.MOHEET
CHECKED:
SCALE: -
CAD FILE:
JOB #: -
DEP#:

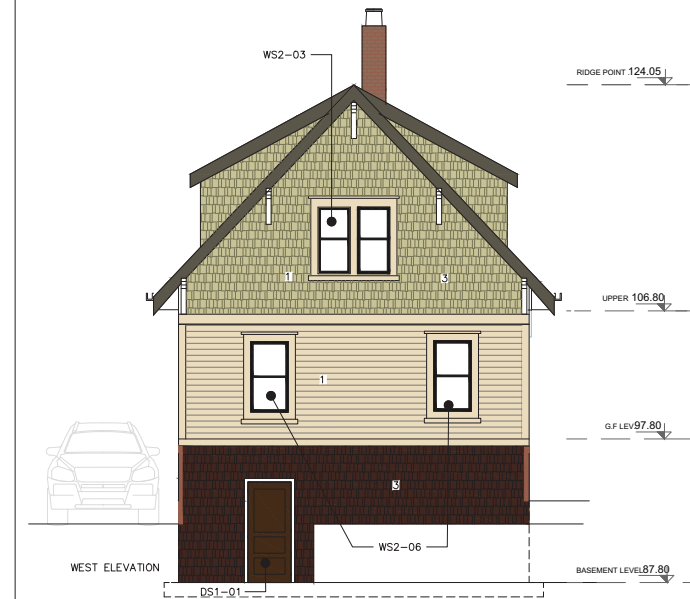
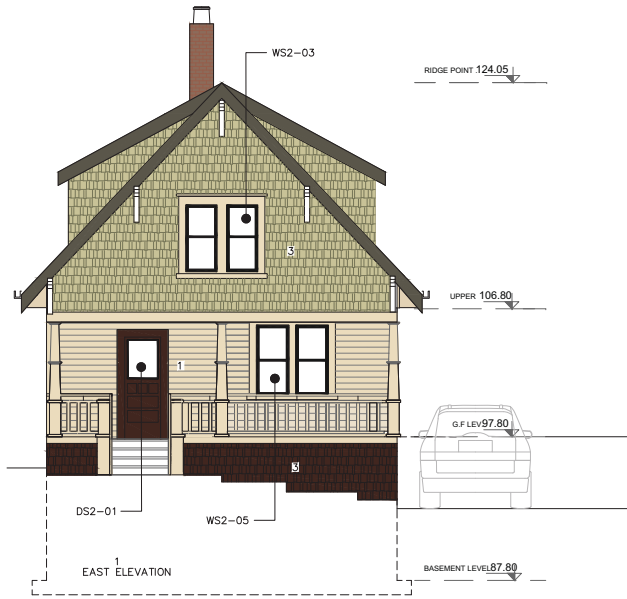
DRAWING NO.

A104A

Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2
Attachment 5



Notes:
1. The builder shall verify all dimensions in all drawings and existing conditions in the field before commencing any portion of the work.
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ISSUED: BUILDING PERMIT - FEB XX

REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4: 2016-08-10 K.GOLLOPEN
REVISION 3: 2016-07-14 K.GOLLOPEN
REVISION 2: 2016-06-26 K.GOLLOPEN
REVISION 1:
ORIGINAL DATE: APRIL 11, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
123 Douglas
Heritage Revitalisation Agreement

SHEET TITLE:
SIDALL RESIDENCE ELEVATIONS
HERITAGE No.2

DRAWN BY: M.MOHEET
CHECKED:
SCALE: -
CAD FILE:
JOB #: -
DEP#:

DRAWING NO.

A104B



EAST ELEVATION PHOTO

Siddall Residence, 2901 St. Johns Street, Port Moody COLOUR
SCHEME Benjamin Moore's Historical True Colours

ELEMENT	COLOUR & CODE	SAMPLE
Siding	Oxford Ivory VC-1	
Cornerboard, Waterable	Oxford Ivory VC-1	
Porch column, balustrade sill, balustrade pickets	Oxford Ivory VC-1	
Window trim	Oxford Ivory VC-1	
Window sash	Gloss Black VC-35	
Door trim	Oxford Ivory VC-1	
Front door	Medium-Dark Stain & Varnish	
Basement shingles	Strathcona Mahogany VC-34	
Basement window trim	Oxford Ivory VC-1	
Basement window sash	Gloss Black VC-35	
Gable Shingles	Vancouver Green VC-20	



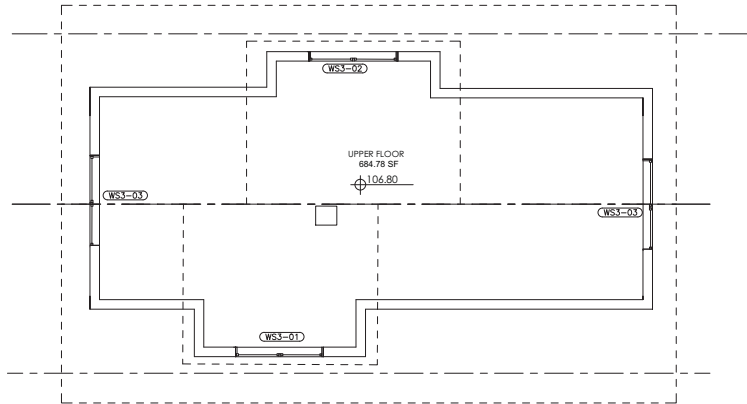
WEST ELEVATION PHOTO

REAR PORCH
REMOVED

Considered at the October 25, 2016 Council meeting

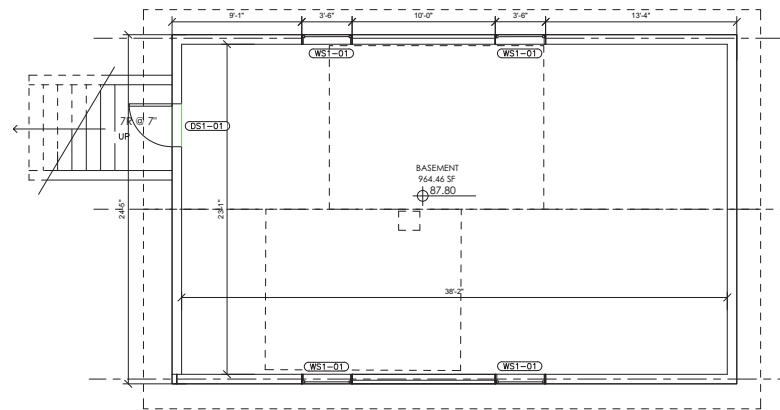
RC - Agenda - 2016 10 25

Item 9.2
Attachment 5



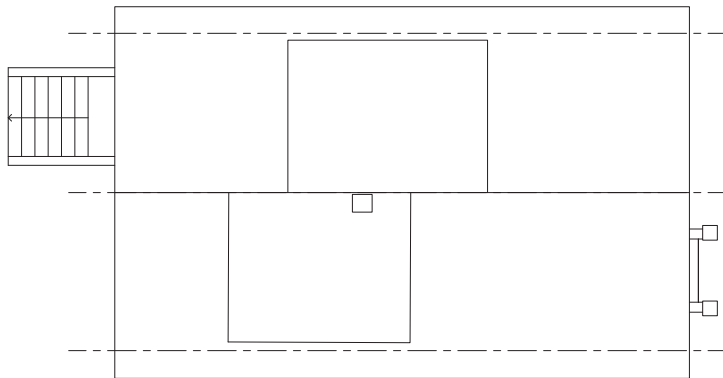
UPPER FLOOR PLAN

PROPERTY LINE



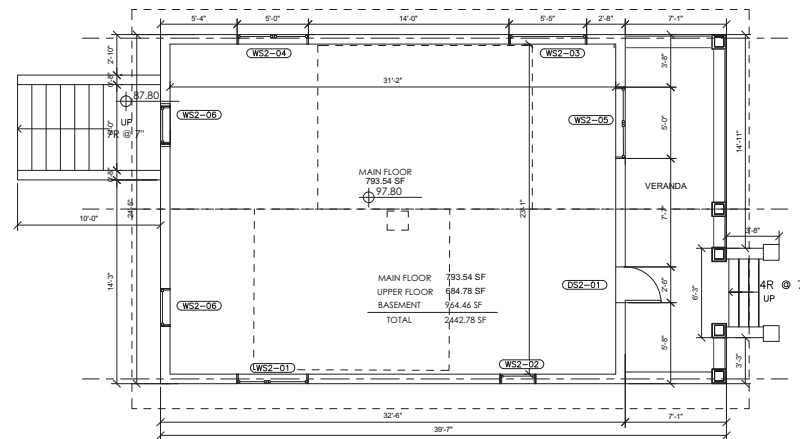
BASEMENT PLAN

PROPERTY LINE



ROOF PLAN

PROPERTY LINE



MAIN FLOOR PLAN

PROPERTY LINE

- Notes:
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ISSUED: BUILDING PERMIT - FEB XX

REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: 2016-08-10 K.GOLLOPEN
REVISION 3: 2016-07-14 K.GOLLOPEN
REVISION 2: 2016-06-26 K.GOLLOPEN
REVISION 1: _____
ORIGINAL DATE: APRIL 11, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
123 Douglas
Heritage Revitalisation Agreement

SHEET TITLE:
Siddall house

DRAWN BY: M.MOHEET
CHECKED: _____
SCALE: -
CAD FILE: _____
JOB #: -
DEPR: _____












DRAWING NO.




A105

Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2
Attachment 5

WINDOW SCHEDULE												
VIEW	LOCATION	MARK	NO	SIZE WIDTH x HEIGHT	TYPE	MATERIAL	FINISH	GLAZING	EXISTING TO BE REPAIRED	EXISTING TO BE REMOVED	NEW TO MATCH EXISTING	REMARKS
	BASEMENT	WS1-01	4	3'-6"x2'-11"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	5/8" INSULATED			YES	
	MAIN FLOOR	WS2-01	1	5'x3'	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WS2-02	1	3'-6"x2'-7"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WS2-03	1	5'-2"x2'-5"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WS2-04	1	6'-3"x5'-6"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WS2-05	1	6'x5'	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WS2-06	2	3'-7"x6'-5"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WS2-07	1	UNKNOWN	FIXED	WOOD	N/A	UNKNOWN		YES		REAR PORCH REMOVED
	UPPER FLOOR	WS3-01	1	6'-6"x2'-7"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	UNKNOWN	YES			
	UPPER FLOOR	WS3-02	1	6'-11"x4'-6"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	UNKNOWN	YES			
	UPPER FLOOR	WS3-03	2	6'x5'-11"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	UNKNOWN	YES			

DOOR SCHEDULE												
VIEW	LOCATION	MARK	NO	SIZE WIDTH x HEIGHT	TYPE	MATERIAL	FINISH	GLAZING	EXISTING TO BE REPAIRED	EXISTING TO BE REMOVED	NEW TO MATCH EXISTING	REMARKS
	BASEMENT	DS1-01	1	3'-6"x7'-3"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	N/A			YES	
	MAIN FLOOR	DS2-01	1	UNKNOWN	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 25 CONSERVATION PLAN	PANELED DOOR WITH UPPER GLAZING	YES			
	MAIN FLOOR	DS2-02	1	UNKNOWN	FIXED	WOOD	N/A	N/A		YES		REAR PORCH REMOVED

Notes:
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5. Do not scale dimensions on any and all drawings.
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7. All new and existing materials to be used shall conform to the conservation plan report prepared by Donald Lutton & Associates INC.

ISSUED: BUILDING PERMIT - FEB XX

REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: 2016-08-10 K.GOLLOPEN
REVISION 1: 2016-07-14 K.GOLLOPEN
ORIGINAL DATE: JULY 14, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
123 Douglas
Heritage Revitalisation Agreement

SHEET TITLE:
500ALL RESIDENCE WINDOWS
AND DOOR SCHEDULE

DRAWN BY: M.MOHEET

CHECKED:

SCALE: -

CAD FILE:

JOB #: -

DEP#:

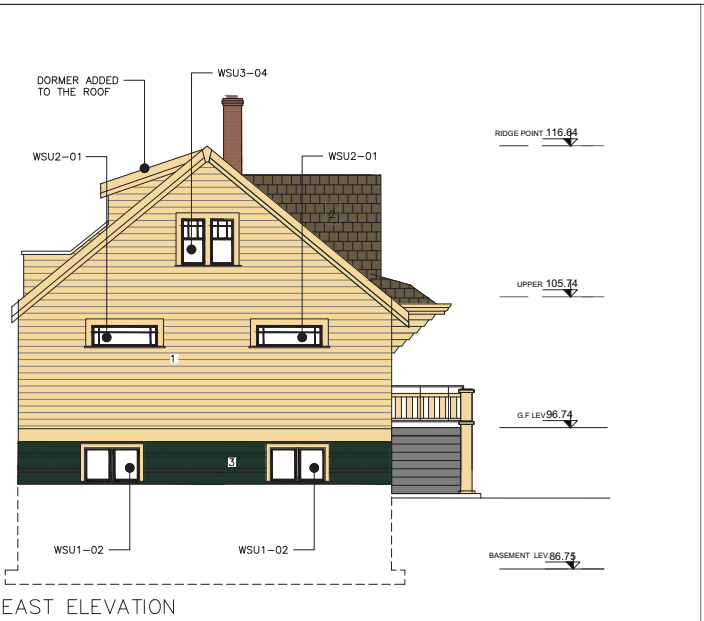
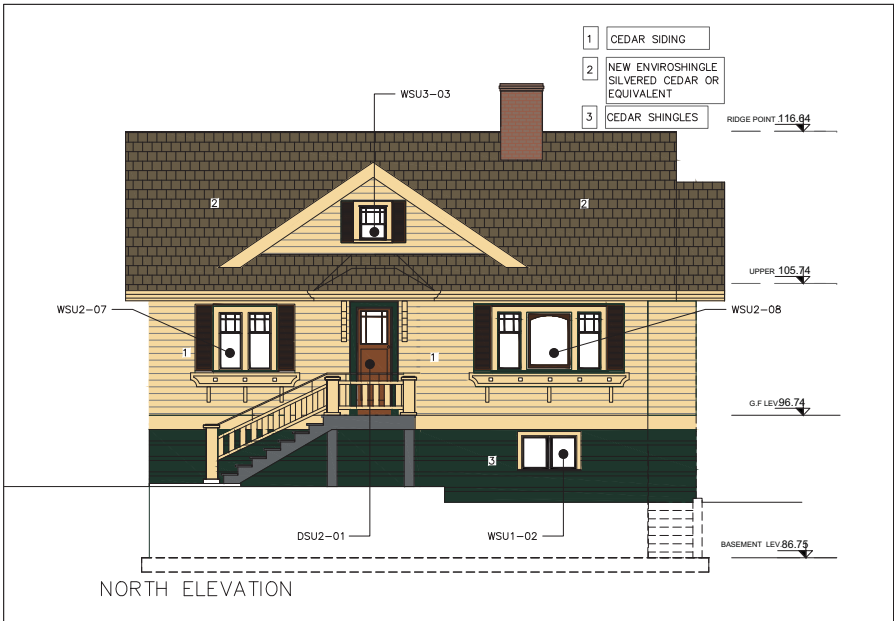
DRAWING NO.

A105A

Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2
Attachment 5



Notes:
1. The builder shall verify all dimensions in all drawings and existing conditions in the field before commencing any portion of the work.
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ISSUED: BUILDING PERMIT - FEB XX

REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4 2016-08-10 K.GOLLOPEN
REVISION 3 2016-07-14 K.GOLLOPEN
REVISION 2 2016-06-26 K.GOLLOPEN
REVISION 1: _____

ORIGINAL DATE: APRIL 11, 2016

CONSULTANT: _____

PREPARED BY: _____

PROJECT NAME:
123 Douglas
Heritage Revitalisation Agreement

SHEET TITLE:
SUTHERLAND RESIDENCE
ELEVATIONS
HERITAGE No.3

DRAWN BY: M.MOHEET
CHECKED: _____
SCALE: -
CAD FILE: -
JOB #: -
DATE: _____

DRAWING NO.

A106B



NORTH ELEVATION PHOTO

Sutherland Residence, 2830 St. George Street, Coquitlam COLOUR SCHEME Benjamin Moore's Historical True Colours

ELEMENT	COLOUR & CODE	SAMPLE
Basement Shingles	Harris Green VC-21	
Lap Siding	Craftsman Cream VC-2	
Front Porch: Newel Posts, Handrail, Balustrades, Porch Soffit	Craftsman Cream VC-2	
Wood Tread & Risers, Front Stair	Edwardian Porch Grey VC-26	
Wood Sash Windows	Gloss Black VC-35	
Window Trim, Bargeboard, Fascia Board, Watertable, etc.	Craftsman Cream VC-2	
Door	Sico stained & varnished TEAK	
Door Trim	Harris Green VC-21	
Gutters & Downspouts	Gloss Black VC-35	
Brick Chimney	unpainted	

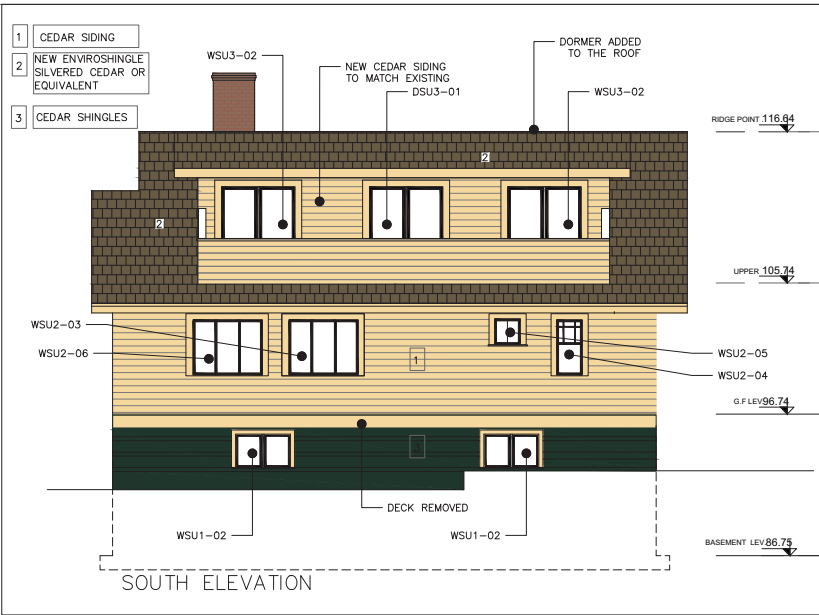
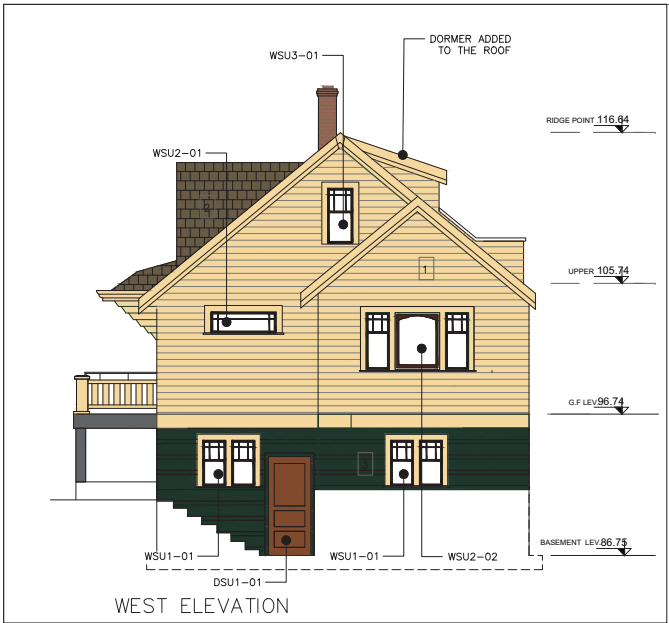


EAST ELEVATION PHOTO

Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2
Attachment 5



Notes:
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ISSUED: BUILDING PERMIT - FEB XX

REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4: 2016-08-10 K.GOLLOPEN
REVISION 3: 2016-07-14 K.GOLLOPEN
REVISION 2: 2016-06-26 K.GOLLOPEN
REVISION 1:

ORIGINAL DATE: APRIL 11, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
123 Douglas
Heritage Revitalisation Agreement

SHEET TITLE:
SUTHERLAND RESIDENCE
ELEVATIONS
HERITAGE No.3

DRAWN BY: M.MOHEET
CHECKED:
SCALE: -
CAD FILE:
JOB #: -
DATE:

DRAWING NO.

A106A



WEST ELEVATION PHOTO

Sutherland Residence, 2830 St. George Street, Coquitlam COLOUR SCHEME Benjamin Moore's Historical True Colours

ELEMENT	COLOUR & CODE	SAMPLE
Basement Shingles	Harris Green VC-21	
Lap Siding	Craftsman Cream VC-2	
Front Porch: Newel Posts, Handrails, Balustrades, Porch Soffit	Craftsman Cream VC-2	
Wood Tread & Risers, Front Stair	Edwardian Porch Grey VC-26	
Wood Sash Windows	Gloss Black VC-35	
Window Trim, Bargeboard, Fascia Board, Waterable, etc.	Craftsman Cream VC-2	
Door	Sico stained & varnished TEAK	
Door Trim	Harris Green VC-21	
Gutters & Downspouts	Gloss Black VC-35	
Brick Chimney	unpainted	

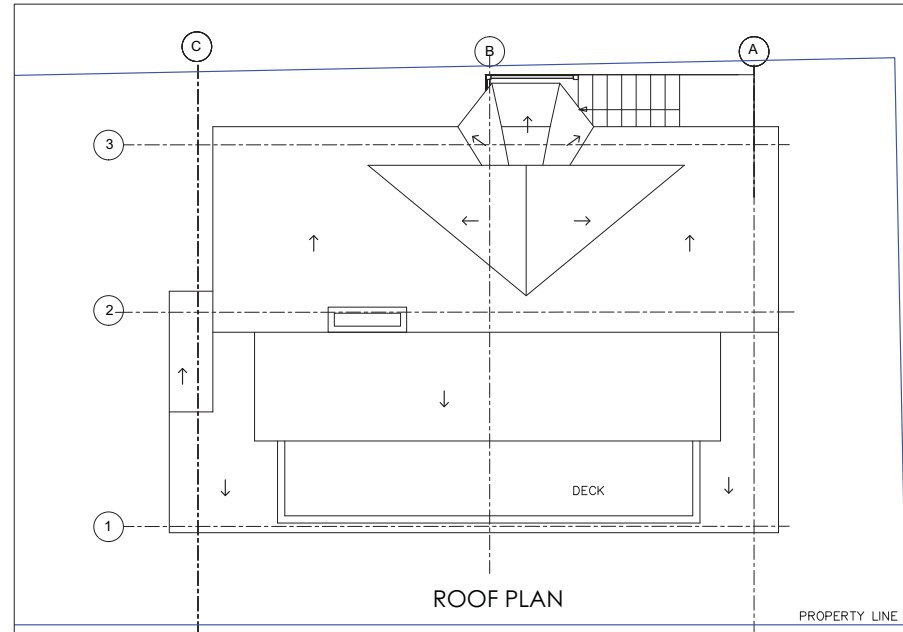
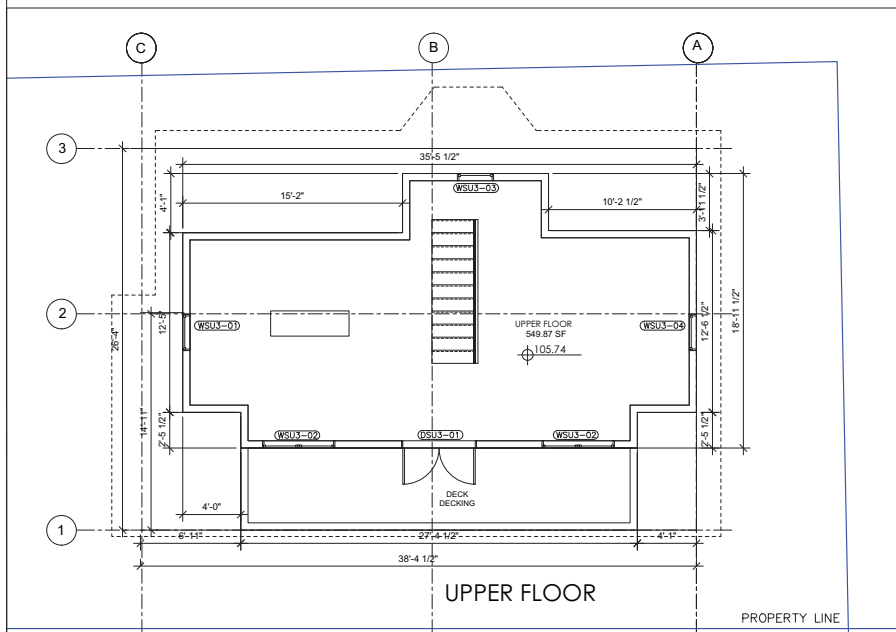
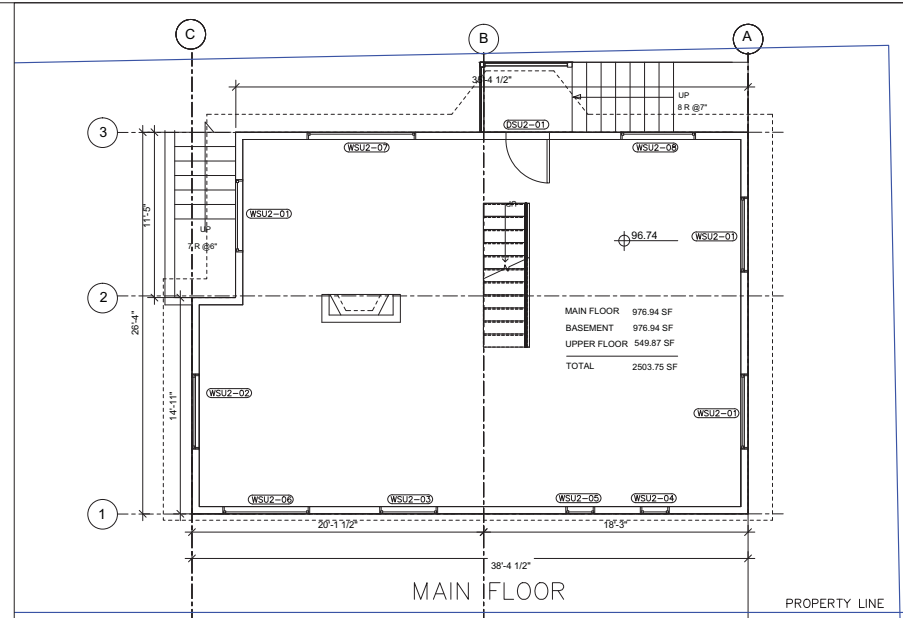
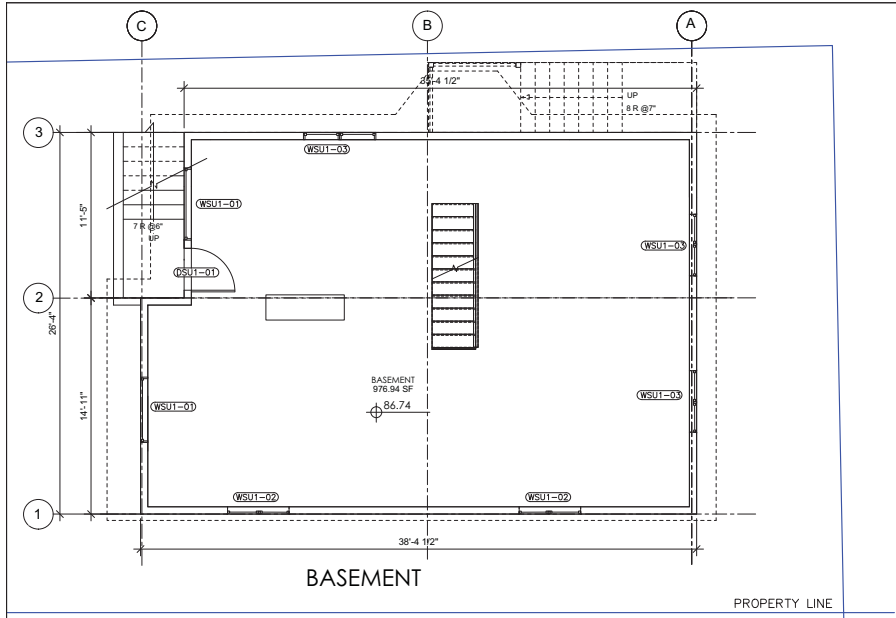


SOUTH ELEVATION PHOTO

Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2
Attachment 5



- Notes:
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ISSUED: BUILDING PERMIT - FEB XX

REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: 2016-08-10 K.GOLLOPEN
 REVISION 3: 2016-07-14 K.GOLLOPEN
 REVISION 2: 2016-06-26 K.GOLLOPEN
 REVISION 1: _____
 ORIGINAL DATE: APRIL 11, 2016

CONSULTANT: _____

PREPARED BY: _____

PROJECT NAME:
 123 Douglas
 Heritage Revitalisation Agreement

SHEET TITLE:
 HERITAGE NO 3 PLANS
 SUTHERLAND HOUSE

DRAWN BY: M.MOHEET
 CHECKED: -
 SCALE: - 1/4"=1'
 CAD FILE: -
 JOB #: -
 DEP#: -



















DRAWING NO.

A107

Considered at the October 25, 2016 Council meeting

RC - Agenda - 2016 10 25

Item 9.2
Attachment 5

WINDOW SCHEDULE												
VIEW	LOCATION	MARK	NO	SIZE WIDTH x HEIGHT	TYPE	MATERIAL	FINISH	GLAZING	EXISTING TO BE REPAIRED	EXISTING TO BE REMOVED	NEW TO MATCH EXISTING	REMARKS
	BASEMENT	WSU1-01	2	4'-6"x3'-9"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	5/8" INSULATED			YES	
	BASEMENT	WSU1-02	5	4'-6"x2'-9"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	5/8" INSULATED			YES	
	MAIN FLOOR	WSU2-01	3	5'-6"x2'-1"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WSU2-02	1	8'x4'-7"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WSU2-03	1	5'-10"x4'-5"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WSU2-04	1	2'-7"x4'-5"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WSU2-05	2	2'-7"x2'-3"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WSU2-06	1	5'-10"x4'-5"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	5/8" INSULATED			YES	
	MAIN FLOOR	WSU2-07	1	4'-6"x4'-9"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	MAIN FLOOR	WSU2-08	1	8'x4'-10"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	UPPER FLOOR	WSU3-01	1	2'-7"x4'-5"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	UPPER FLOOR	WSU3-02	2	6'-2"x4'-9"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	UPPER FLOOR	WSU3-03	1	2'-9"x2'-11"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
	UPPER FLOOR	WSU3-04	1	4'-6"x3'-9"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	UNKNOWN	YES			
DOOR SCHEDULE												
VIEW	LOCATION	MARK	NO	SIZE WIDTH x HEIGHT	TYPE	MATERIAL	FINISH	GLAZING	EXISTING TO BE REPAIRED	EXISTING TO BE REMOVED	NEW TO MATCH EXISTING	REMARKS
	BASEMENT	DSU1-01	1	3'-6"x7'-3"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	N/A			YES	
	MAIN FLOOR	DSU2-01	1	3'-5"x8"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	PANELED DOOR WITH UPPER GLAZING	YES			FRONT DOOR WILL BE PRESERVED, INCLUDING ALL ACCESSORIES AND SURROUNDING TRIM
	MAIN FLOOR	DSU2-02	1	UNKNOWN	FIXED	WOOD	N/A	UNKNOWN		YES		DOOR THAT EXIT TO THE DECK IS REMOVED
	UPPER FLOOR	DSU3-01	1	4'-4"x7'-3"	FIXED	WOOD	AS PER PRELIMINARY COLOUR SCHEME PAGE 21 CONSERVATION PLAN	5/8" INSULATED			YES	

Notes:
1. The builder shall verify all dimensions in all drawings and existing conditions in the field before commencing any portion of the work.
2. The builder shall notify the project manager in writing immediately if there are discrepancies in the drawings and/or the specifications.
3. Commencement of work shall constitute full acceptance of site conditions.
4. Dimensions shown are from finish face of concrete, grid lines and center of the stud walls unless noted otherwise.
5. Do not scale dimensions on any and all drawings.
6. All existing windows and doors to be retained and restored, unless otherwise noted.
7. All new and existing materials to be used shall conform to the conservation plan report prepared by Donald Luxton & Associates Inc.

ISSUED: BUILDING PERMIT - FEB XX

REVISION 7: _____

REVISION 6: _____

REVISION 5: _____

REVISION 4: 2016-08-10 K.GOLLOPEN

REVISION 3: 2016-07-14 K.GOLLOPEN

REVISION 2: 2016-06-26 K.GOLLOPEN

REVISION 1: _____

ORIGINAL DATE: APRIL 11, 2016

CONSULTANT: _____

PREPARED BY: _____

PROJECT NAME:
123 Douglas
Heritage Revitalisation Agreement

SHEET TITLE:
SUTHERLAND RESIDENCE WINDOWS
AND DOOR SCHEDULE

DRAWN BY: M.MOHEET

CHECKED: -

SCALE: - N.T.S.

CAD FILE: -

JOB #: -

DEP#: -

DRAWING NO.

A107A

Considered at the October 25, 2016 Council meeting

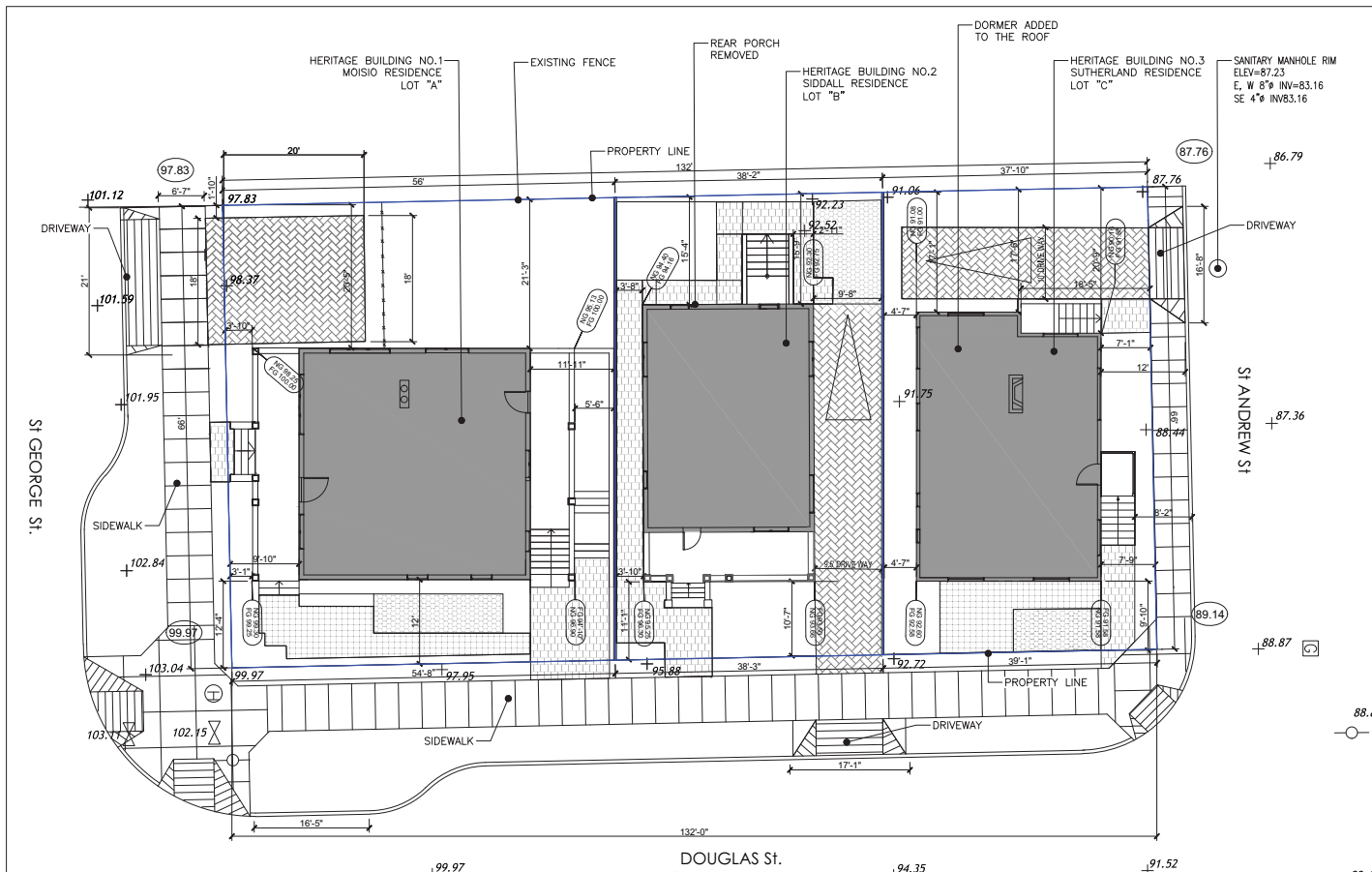
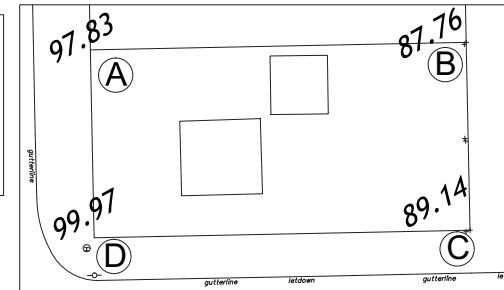
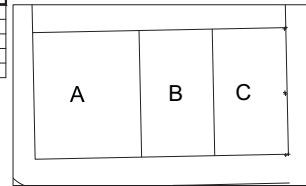
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PROJECT DATA	
LOT SIZE	8708 sqf
SITE COVERAGE	3482 sqf (40%)
ZONING	RS1
ALLOWABLE SITE COVERAGE	3482 sqf
PROPOSED SITE COVERAGE	3258.23 sqf (37.43 %)
GROSS FLOOR AREA	8297.57 sqf
PROPOSED FL. AREA RATIO	0.95

LOT DIMENSIONS	
Edge	Foot
AB	132
BC	66
CD	132
DA	66



HERITAGE BUILDING NO.1 MOISIO RESIDENCE	
UPPER FLOOR	774.80 SQ.F
MAIN FLOOR	1088.49 SQ.F
BASEMENT	1487.75 SQ.F
GROSS FL. AREA	3351.04 SQ.F

LOT "A":	3654.1 SQ.F
FOOT PRINT:	1487.75 SQ.F
SITE COVERAGE:	41%
FAR	0.91

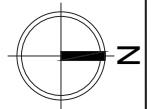
HERITAGE BUILDING NO.2 SIDDALL RESIDENCE	
UPPER FLOOR	684.78 SQ.F
MAIN FLOOR	793.54 SQ.F
BASEMENT	964.46 SQ.F
GROSS FL. AREA	2442.78 SQ.F

LOT "B":	2520.82 SQ.F
FOOT PRINT:	793.54 SQ.F
SITE COVERAGE:	31.5%
FAR	0.97

HERITAGE BUILDING NO.3 SUTHERLAND RESIDENCE	
UPPER FLOOR	549.87 SQ.F
MAIN FLOOR	976.94 SQ.F
BASEMENT	976.94 SQ.F
GROSS FL. AREA	2503.75 SQ.F

LOT "C":	2536.66 SQ.F
FOOT PRINT:	976.94 SQ.F
SITE COVERAGE:	38.5%
FAR	0.99

- Notes:
1. The builder shall verify all dimensions in all drawings and existing conditions in the field before commencing any portion of the work.
 2. The builder shall notify the project manager in writing immediately if there are discrepancies in the drawings and/or the specifications.
 3. Commencement of work shall constitute full acceptance of site conditions.
 4. Dimensions shown are from finish face of concrete, grid lines and center of the stud walls unless noted otherwise.
 5. Do not scale dimensions on any and all drawings.



ISSUED: BUILDING PERMIT - FEB XX.

REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:
ORIGINAL DATE: APRIL 11, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
Douglas 123 Mr. Soofi's resident

SHEET TITLE:
SITE PLAN

DRAWN BY: M. MOHEET
CHECKED: -
SCALE: - 1/8"=1'
CAD FILE: -
JOB #: -
DEP#: -

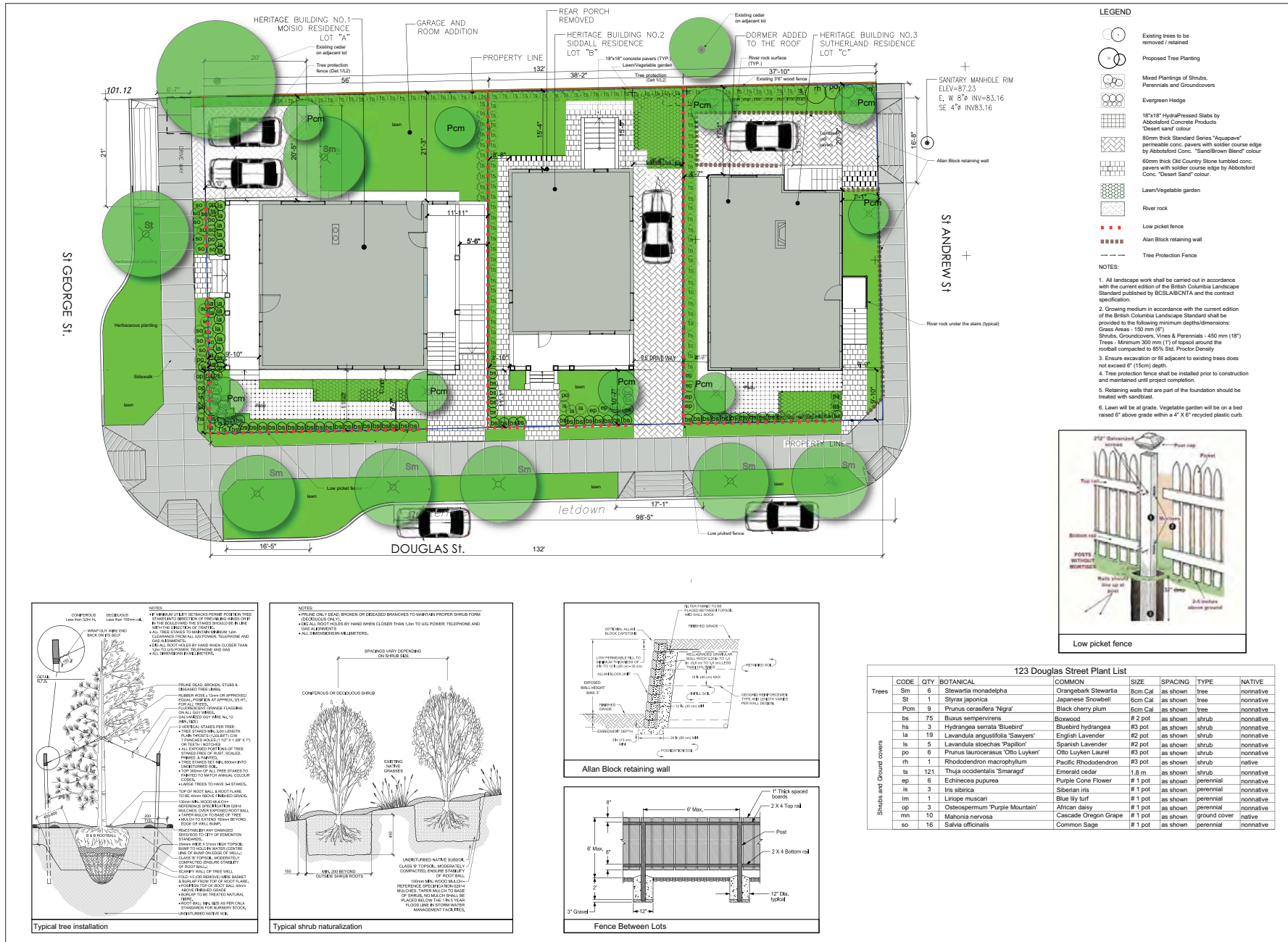
DRAWING NO.

A109

Considered at the October 25, 2016 Council meeting

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ISSUED: BUILDING PERMIT - FEB XX.

REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2: 2016-08-25 K. Golopini
REVISION 1:
ORIGINAL DATE: APRIL 11, 2016

CONSULTANT:

PREPARED BY:

PROJECT NAME:
Douglas 123 Mr. Scoff's resident

SHEET TITLE:
LANDSCAPE

DRAWN BY: K. Golopini
CHECKED:
SCALE: 1/8"=1'
CAD FILE:
JOB #:
DEP#:

DRAWING NO.

A-109A

Considered at the October 25, 2016 Council meeting

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Sustainability Checklists for New Developments

City of Port Moody



Development Application File Number: 6700-20-134

Project Address: 123 DOUGLAS

Applicant Name: FRED SOOFI (Form completed by Melissa Chalin, B.Sc., M.A., SCD certificate)

Environment		Protection and Enhancement of the Natural Environment			
1. Environmental Impact	Yes	No	N/A	Comments	Staff Rating
a. Includes measures to protect air quality by employing construction techniques during the development phase. For large developments, an operating air quality protection plan is recommended.	✓			BY RE-USING A LARGE AMOUNT OF MATERIAL, THIS PROJECT WILL REDUCE GHG EMISSIONS INVOLVED IN SHIPPING & ASSEMBLING MATERIALS.	1
b. Includes measures to minimize site disturbance by employing construction techniques during the development phase. This measure is mandatory (see sedimentation and erosions control requirements).	✓			A SEDIMENT & EROSION CONTROL PLAN WILL BE USED TO CAPTURE RUN OFF / SEDIMENT ON ST. ANDREWS (LOW SIDE OF SITE)	1
c. Incorporates light pollution reduction principles			✓	RE-USING EXISTING BUILDINGS WITH EXISTING WINDOWS LEAVES LITTLE CONTROL OF LIGHT SPILLAGE FROM THE 3 HOUSES.	1

2. Solid Waste and Recycling		Yes No N/A Comments			Staff Rating
d. Provide s a centralized recycling facility of a sufficient size and design to recycle a full range of recyclable materials. Contact city staff for more information on space requirements.			✓	EACH HOMEOWNER WILL HAVE A RECYCLING BIN (BLUE BOX).	1

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e. Includes on-site composting facilities			EACH YARD WILL HAVE A SMALL SPACE ALLOCATED FOR A SINGLE COMPOST BIN - TO BE PROVIDED BY DEVELOPER.	1
f. Includes a plan to recycle construction waste	✓		OTHER THAN FORTH WORK & BASEMENT CONSTRUCTION, THERE WILL BE LITTLE CONSTRUCTION WASTE.	1
g. Incorporates recycled building materials	✓		MOST OF THE FINISHED SQUARE FOOTAGE WILL BE RE-USED MATERIALS. (RESTORED HERITAGE.)	1
Storm Water Management				
h. Proposes a sufficient depth of topsoil to promote water penetration in the landscape plan	✓		PER LANDSCAPE PLAN - 8-12" EFFORTS TO RETAIN AS MUCH EXISTING TOPSOIL AS POSSIBLE DURING SITE PREPARATION.	1
i. Incorporates Best Management Practices in the storm water management plan for the development	✓		PER ENGINEER'S PLAN PVIOUS MATERIALS WILL BE USED FOR ALL HARDSCAPED SURFACES (EXCEPT STAIR LANDINGS & BASEMENT ACCESSSES.)	1
j. Protects groundwater from contamination		✓	TYPICAL RESIDENTIAL CONSTRUCTION.	1/2
k. Ensures ground water treatment and recharge in the storm water management plan	✓		PER ENGINEER'S PLAN. PVIOUS MATERIALS (BRICK, CONCRETE PAVERS) WILL BE USED FOR ALL HARDSCAPED SURFACES (EXCEPT STAIR LANDINGS & BASEMENT ACCESSSES.)	1

City of Port Moody Sustainability Checklist - 4 -

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4. Biodiversity		Yes	No	N/A	Comments	Staff Rating
l.	Incorporates opportunities to protect and/or augment existing flora and fauna and restore and/or improve natural habitat as part of the development proposal. <i>These measures are highly recommended and must meet the city's Environmentally Sensitive Areas management objectives, if applicable. The City is currently developing a Development Permit for ESAs which will apply to all areas with a High or Special Feature rating.</i>	✓			REPLACING 6 EXISTING TREES THAT WERE REMOVED FROM SITE WITH 16 NATIVE & ECOLOGICALLY BENEFICIAL SPECIES INCLUDING FRUIT-BEARING BOULEVARD TREES.	1
m.	Includes a plan to remove invasive plant species to preserve both naturally occurring plant and animal species. Planting plan should be Naturescape compliant, refer to Port Moody's Naturescape policy for plant choices. <i>Measures to prevent the re-establishment of invasive plant species on the property should be included in the landscape plan.</i>	✓			INVASIVES WILL BE REMOVED AS PART OF SITE PREP. NATIVE SPECIES WILL BE USED PER CITY'S NATURESCAPE POLICY.	1
n.	Incorporate fatal light awareness (e.g. bird friendly) design guidelines and/or program principles			✓	NOT APPLICABLE TO LOW-RISE VINTAGE HOMES.	N/A
5. Resource Efficiency		Yes	No	N/A	Comments	Staff Rating
Energy Efficient Construction						
o.	Achieve s an EnerGuide for New Houses rating of 80 for single family and row houses. If yes, explain how this Council endorsed target will be met.			✓	WILL STRIVE TO MAXIMIZE INSULATION WITHOUT COMPROMISING HERITAGE CONSERVATION PLAN. USE OF HERITAGE MATERIALS WILL PREVAIL.	N/A
p.	Achieves an energy performance of 25% better than the Model National Energy Code for commercial, industrial and institutional buildings. If yes, explain how this Council endorsed target will be met.			✓	RESIDENTIAL	N/A
q.	Achieves an energy performance of 25% better than the Model National Energy Code for multi-family residential buildings. If yes, explain how this Council endorsed target will be met.			✓	SINGLE-FAMILY	N/A
6. Energy Supply and Connectivity		Yes	No	N/A	Comments	Staff Rating
r.	Provide s a district energy system and on-site heat and power generation serving one or more buildings. <i>This measure is highly recommended for large developments.</i>			✓		N/A

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s. Provides on-site power generation through cogeneration plants and renewable sources <i>This measure is recommended if servicing multi-unit buildings and/or large commercial/industrial buildings.</i>			✓		N/A
t. Provides on-site renewable energy generation such as solar electricity, wind power, solar walls for space heating and/or heat exchange such as geoechange and/or heat recovery ventilation.			✓	VENMAR HEAT RECOVERY WILL BE INSTALLED TO RECOVER HEAT WHERE IT DOES NOT COMPROMISE HERITAGE CHARACTER OF INTERIOR ROOFS.	1/2
7. Green Building Features					
u. Achieve s a green building standard (e.g. LEED®, Built Green™, Green Buildings B.C.)			✓		N/A
v. Reduces the heat island affect by using green roofs, underground parking, community gardens and planted structural slabs			✓	SENSITIVE LANDSCAPING WHERE APPROPRIATE INCLUDING 10 TREES ON SITE & 6 BOULEVARD TREES.	1
w. Employs climate sensitive design features (e.g. passive solar) to minimize the impact of rain and wind			✓	RESTORING PITCHED ROOFS - DESIGN HIGHLY COMPATIBLE WITH WEST COAST CLIMATE - IN CONJUNCTION WITH RAIN BARRES	1
8. Water Conservation					
x. Serves each unit in the development with an individual water meter			✓	WATER METER VAULT AT THE CURB BUT METER WON'T BE INSTALLED.	1/2
y. Includes the use of drought tolerant plants			✓	PER LANDSCAPE PLAN.	1

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z. Incorporates non-water dependent materials in the landscape design (e.g. mix of rocks and other materials)	✓		ALL HARD SURFACES WILL BE PERVIOUS MATERIALS (BRICK OR CONCRETE PAVES).	1
aa. Include an irrigation system with central control and rain sensors		✓		0
bb. Employs other water conserving measures or devices that would promote the reuse of greywater and water storage for irrigation	✓		RAIN BARRES FOR EACH HOME WILL BE PROVIDED BY DEVELOPER.	1
9. Brownfield and Greyfield Development				
cc. Revitalizes land previously occupied by industry		✓		N/A
dd. Redevelops surface level parking to a higher use category		✓		N/A

ENVIRONMENT 22/27

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Economic				Fiscally Responsible Community	
1. Economic Sustainability	Yes	No	N/A	Comments	Staff Rating
a. Creates permanent employment opportunities and/or densities that would assist in supporting local businesses	✓			TWO ADDITIONAL FAMILIES WILL PATRONIZE LOCAL BUSINESSES.	1
b. Adheres to and supports the goals of the economic development strategy contained in Port Moody's Official Community Plan by promoting diversification of the local economy by business type and size that is appropriate for the area	✓			POTENTIAL EXISTS FOR 2 MORE HOME-BASED BUSINESSES (SUBJECT TO CITY BUSINESS LICENSE REQUIREMENTS).	1/2
c. Supports or enhances existing businesses	✓			WITHIN WALKING DISTANCE OF ST. JOHN'S STREET.	1/2
d. Expands community opportunities for training, education, entertainment, recreation, or tourism	✓			HERITAGE HOMES WILL REMAIN ON HERITAGE REGISTER UNDER SINGLE NEW ADDRESS. THEY MAY BE SOUGHT OUT BY TOURISTS DRIVEN IN A LOCAL SCHOOL CURRICULUM.	1/2
e. Supports the economic growth potential of the local economy	✓			TWO ADDITIONAL FAMILIES/HOME-BASED BUSINESSES (POTENTIALLY); WITHIN WALKING DISTANCE OF ST. JOHN'S STREET.	1/2
f. Results in a net increase in the property tax base (land conversion)	✓			SUBDIVIDING SPACIOUS SINGLE LOT INTO THREE FEE-SIMPLE LOTS.	1

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g. Initiates or operates within local functional clusters (e.g., amenities in vicinity of one another) and participate in alliances with existing companies			✓		N/A
h. Utilizes local materials and labour	✓			YOU CAN'T GET MORE LOCAL THAN THIS! MOST MATERIALS ARE FROM A FEW BLOCKS AWAY.	1

Economic 5/7

SOCIAL					
GOVT COMMUNITY DESIGN		SUSTAINABILITY CRITERIA			Score
a. Involves an efficient use of land that maximizes allowable density	✓			SUBDIVIDING SPACIOUS SINGLE LOT INTO 3 FEESIMPLE LOTS WHILE STILL REMAINING WITHIN PRESCRIBED 40% LOT COVERAGE.	1
b. Adjacent to public transit routes , thereby reducing the reliance on single occupant vehicles	✓			ST. JOHN'S STREET (BUS ARTERIAL) & NEW MOODY CENTRE EVERGREEN LINE STATION.	1
c. Results in infill development on vacant parcels of land	✓			EXISTING HOUSE WAS DEMOLISHED AS IT HAD NO HERITAGE NOR MARKET VALUE.	1
d. Utilizes pre-existing roads and services	✓			AN ADDITIONAL NEW SIDEWALK & BOULEVARDS WILL BE PROVIDED ON THREE SIDES OF THE LOT.	1

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2. Diversity of Use	Yes	No	N/A	Comments	Self Rating
e. Improves the mix of compatible uses within an area	✓			CONTRIBUTES TO A CLUSTER OF HERITAGE HOMES WITHOUT TAKING AWAY FROM DIVERSITY OF NEIGHBOURHOOD.	1
f. Provides for a diversity of housing types and forms	✓			SHOWS LEADERSHIP IN PROVIDING MORE AFFORDABLE SINGLE FAMILY HOUSING.	1
g. Provides rental housing				AT EACH OWNER'S DISCRETION, THIS MAY ADD TO PORT MOODY'S RENTAL HOUSING STOCK.	N/A
h. Offers a diversity of unit sizes	✓			DIVERSE SIZE, LAYOUT & CHARACTER.	1
i. Includes seniors housing or adaptable housing (the ability to age in place)			✓		N/A
j. Includes affordable housing units or contribute to the city's affordable housing reserve fund				SHOWS LEADERSHIP IN PROVIDING MORE AFFORDABLE SINGLE-FAMILY HOUSING.	1/2
k. Incorporates accessibility measures beyond the minimum code requirements				RESTRICTED BY PRESERVING HERITAGE FEATURES & OVERALL CHARACTER.	N/A

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3. Siting Location		YES	NO	N/A	Comments	Score
l. Is located in proximity to existing residential and/or commercial areas, facilities and amenities		✓			IN MOODY CENTRE	1
m. Creatively employs existing topography and landscape features		✓			HOUSES SET IN 'STEPPED FASHION' ALONG DOUGLAS TO FOLLOW EXISTING SLOPE.	1
n. Is located in proximity to public transit (within 400 m)		✓			BUS ROUTES ON ST. JOHNS STREET.	1
4. Responsive Transportation		YES	NO	N/A	Comments	Score
o. Is located within proximity to an existing transportation node		✓				0
p. Minimizes the amount of surface parking		✓			ALL PARKING SURFACES WILL BE COVERED BY PERVIOUS MATERIALS.	1/2
q. Provide s transit oriented amenities (e.g. shelters and benches) that address safe pick up and drop off areas for all users			✓			N/A

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r. Includes pedestrian only zones	✓		NEW SIDEWALKS TO BE INSTALLED ALONG ST. GEORGE, ST. ANDREW & DOUGLAS STREETS.	1
s. Includes a car share and/or bike share program		✓		N/A
t. Includes designated facilities for electric plug-in vehicles and designated parking for scooters	✓		OUTDOOR 120V PLUGS WILL BE INSTALLED ON EXTERIOR OF BUILDING NEAR DRIVEWAYS.	1
SUSTAINABILITY CHECKLIST YES NO N/A COMMENTS San Bruno				
u. Assists in the prevention of crime through building location, landscaping, lighting, and building design. Refer to CPTED (Crime Prevention Through Environmental Design) principles.	✓		DEUSITY PROVIDES MORE EYES ON PUBLIC SPACES. HERITAGE ROOF LINES CREATE LESS SHADOWING COMPARED WITH TYPICAL NEW CONSTRUCTION.	1
v. Incorporates physical traffic calming in the road design with the use of wide speed bumps, traffic circles and narrowed intersections	✓		A NEW BULB WILL BE PROVIDED AT ST. GEORGE & DOUGLAS (DESIGNED BY CIVIL ENGINEER).	1
w. Includes pedestrian friendly features such as street lighting, crosswalks, and pedestrian overpasses	✓		THREE PEDESTRIAN RAMPS WILL BE CUT INTO SIDEWALKS AT ST. GEORGE & ST. ANDREW'S CROSSINGS.	1
x. Addresses safety for cyclists and pedestrians through the separation of trails and pathways from vehicular traffic	✓		NEW SIDEWALKS DESIGNED FOR ST. GEORGE, ST. ANDREW & DOUGLAS STREETS.	1

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y. Provides safe, universal access			PRESERVATION OF ✓ HERITAGE VERANDAHS & STAIRS PREVAIL.	0
<div> <div>Street Connectivity</div> <div>YES/NO/NA</div> <div>Comments</div> <div>Score</div> </div>				
z. Creates or enhances community social gathering places (e.g. village square, halls, youth and senior facilities, bulletin board or pier)	✓		(WILL ENHANCE INTIMATE NATURE OF RESIDENTIAL NEIGHBOURHOODS.)	1/2
aa. Provides areas that could be used as an amenity space for community activities (e.g. childcare, dog runs, community gardens or <u>urban agriculture</u>)	✓		EXTERIOR GROUNDS WILL BE SENSITIVELY LANDSCAPED TO INCLUDE RAISED BEDS FOR EDIBLE GARDENS.	1/2
bb. Integrates well with the surrounding community and not overshadow or impact the privacy of adjacent buildings	✓		TALLEST HOME WILL BE 3 FT LOWER THAN ALLOWABLE HEIGHT.	1
<div> <div>Pedestrian and Cycling Movement</div> <div>YES/NO/NA</div> <div>Comments</div> <div>Score</div> </div>				
cc. Maintains existing pedestrian/cycling routes	✓		NEW SIDEWALKS TO BE ADDED TO ST. GEORGE, ST. ANDREW & DOUGLAS STREETS.	1
dd. Promotes and/or improves local bike networks and trails	✓		WILL ENHANCE INTIMATE NATURE OF THE RESIDENTIAL NEIGHBOURHOODS.	N/A
ee. Promotes and/or improves amenities for pedestrians and cyclists (e.g. benches, interpretive plaques, bike racks, etc.)	✓		NEW SIDEWALKS - ST. GEORGE, DOUGLAS & ST. ANDREW STREETS.	1

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ff. Provides links to amenities (such as schools, shopping, services, food stores, public transit etc.)	✓	WITHIN WALKING DISTANCE OF PORT MOODY SECONDARY, ST. JOHNS ST. & KYLE CENTRE.	1/2
gg. Creates green spaces or provides strong connections to natural features, parks and open spaces nearby	✓	WITHIN WALKING DISTANCE OF HILLSIDE PARK, CHIVES PARK & KYLE PARK.	1/2
hh. Includes bicycle parking and storage lockers for cyclists as well as the provision of showers and change rooms in commercial developments	✓	BICYCLES WILL BE EASILY ACCOMMODATED ON LOT & IN BASEMENTS (STORAGE).	1/2

SOCIAL 27/33

Cultural					Artistic, Culturally Inclusive and Historically Rich Community	
1. Cultural Sustainability		Yes	No	N/A	Comments	Staff Rating
a. Incorporates exemplary urban design to create an inviting street character , encourage walkability and create quiet areas	✓				ADDS UNIQUE HERITAGE CACHET TO DOUGLAS & SURROUNDING STREETS.	1
b. Employs high quality design elements and public art to add vibrancy and promote community values and identity	✓				MAINTAINS MOODY CENTRE'S HERITAGE CHARACTER.	1

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c. Provides public art that reflects the multicultural community			✓		N/A
d. Incorporates outstanding architectural design	✓			RESTORING & REVITALISING REGISTERED HERITAGE HOMES - UNIQUE FEATURES TO BE RESTORED.	1
e. Promotes flexible creative space for residents to work	✓			HERITAGE BUILDINGS ARE VERY ATTRACTIVE TO CREATIVE PROFESSIONALS WHO WORK FROM HOME.	1/2
f. Promotes and contribute to our reputation as the City of the Arts	✓			THERE HAS BEEN EXTENSIVE & VERY POSITIVE MEDIA COVERAGE OF MR. SOO'S EFFORTS IN LOCAL & NATIONAL MEDIA.	1
g. Encourage opportunities for cultural awareness and exchange	✓			PROTECT PROCESS (OPEN HOUSES) BUILD AWARENESS FOR PRESERVING HERITAGE. FINAL PROJECT WILL BE WELL.	1
h. Incorporates the revitalization of a heritage building in a manner that preserves its authentic style and materials	✓			UNEQUIVOCALLY!	1
i. Is compatible with Port Moody's historic character and/or the character of Port Moody's neighbourhoods	✓			PROTECT WILL SERVE TO ENCOURAGE OTHER OWNERS TO CARE FOR THE HERITAGE VALUE	1

CULTURAL 7.5/8

OF THEIR OWN RESIDENCE & NEIGHBOURHOOD.

