



Tuesday, July 20, 2021

Kevin Jones, Planner
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Dear Mr. Jones;

Completion of Heritage Conservation Work: Moiso Residence, 2101 Clarke Street (formerly 2614 St. Johns Street)

Please accept this letter as confirmation that the Heritage Conservation work at the Moiso Residence, addressed 2101 Clarke Street in Port Moody, is substantially complete as verified by Donald Luxton & Associates on June 15th, 2021.

The conservation strategy included the preservation and restoration of exterior character-defining elements, and relocation along Douglas Street in the Moody Center Neighborhood.

The Heritage Conservation work completed was deemed substantially complete and is generally in conformance with the Moiso Residence Conservation Plan based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, as outlined in our comments that follow.

Please do not hesitate to contact us, if you have any further questions about this project.

Sincerely,

Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.

Item	Conservation Recommendation <i>(summary based on the Heritage Conservation Plan Nov 2015 Rev July 2016)</i>	Substantial Completion Review Notes <i>(Review on Monday, 15 June 2020)</i>
5.1	SITE (Rehabilitation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> The historic structure was carefully relocated to its new location along Douglas Street in the Moody Centre neighborhood, following appropriate relocation plan, and preserving the heritage value of the Moisio Residence. Newly constructed foundation consists of reinforced concrete, which is deemed historically appropriate. Site rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.2	FORM, SCALE AND MASSING (Preservation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> Form, scale and massing preservation work is substantially complete and deemed acceptable from a heritage point of view.
5.3	FOUNDATION (Rehabilitation) <ul style="list-style-type: none"> The house will be permanently relocated and placed onto new reinforced concrete foundation. 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. 	Comments: <ol style="list-style-type: none"> Newly constructed foundation consists of reinforced concrete, which is deemed historically appropriate. Foundation rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.4.1	WOOD FRAME WALLS (Preservation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> Wood-frame structure underwent relocation, and structural and seismic upgrades without impacting exterior character-defining elements Wood-frame wall preservation work is substantially complete and deemed acceptable from a heritage point of view.
5.4.2	WOOD SIDING (Restoration) <ul style="list-style-type: none"> 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. Install new cedar shingles at the basement level closely matching the originals in overall 	Comments: <ol style="list-style-type: none"> Cedar shingle siding was retained and restored as required. Textured lumber was identified at a number of locations including watertable and window casings at basement level. Note that there was no consultation with the Heritage Consultant prior to installation. Cedar shingle siding of appropriate size and

	dimensions and installation pattern.	dimensions installed at the basement level. 4. Wood siding restoration work is substantially complete.
5.4.3	WOOD TRIM (Restoration) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> Original trim in good condition was retained and restored as required. Trim deteriorated beyond repair was replaced with textured lumber at a number of locations including watertable and window casings at basement level. Note that there was no consultation with the Heritage Consultant prior to installation. Wood trim restoration work is substantially complete.
5.5	VERANDAH (Restoration/Rehabilitation) <ul style="list-style-type: none"> 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. Design new wooden front and rear stairs with closed treads and risers. The Heritage Consultant can advise on the design. 	Comments: <ol style="list-style-type: none"> Front and rear verandah were preserved and relocated with the historic structure. Original veranda elements restored include tapered columns with capitals and wooden sills. Verandah restoration and rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.6	WINDOW & WINDOW TRIM (Restoration) <ul style="list-style-type: none"> 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. New windows at the basement level can be made of wood and the design should be 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. 	Comments: <ol style="list-style-type: none"> Original wood sash windows and historic glass in good condition were retained and restored as required. Wood sash windows beyond repair were replaced with non-wood windows, without consultation with the Heritage Consultant prior to installation. Window shop drawings or specifications were not reviewed by the Heritage Consultant prior to installation. Windows were painted in accordance with the colour schedule devised by the Heritage Consultant. Window and window trim restoration work is substantially complete.

5.7	DOOR & DOOR TRIM (Restoration) <ul style="list-style-type: none"> • Preserve original front and surrounding trim and mouldings of both door openings, if possible. • New doors should be sympathetic to the historic character of the house. 	Comments: <ol style="list-style-type: none"> 1. Original front and surrounding trim and mouldings were restored as required. 2. New doors were observed to be sympathetic to the historic character of the house, and deemed historically appropriate. 3. Door and door trim restoration work is substantially complete.
5.8	ROOF AND GUTTER (Restoration/Rehabilitation) <ul style="list-style-type: none"> • Preserve the historic roof design including front and rear dormers, if possible. • The roof can be reshingled with cedar shingles. An alternate material is 'Enviroshingle 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. 	Comments: <ol style="list-style-type: none"> 1. Historic roof design was preserved. 2. Dark grey asphalt roof shingles were observed installed and deemed historically appropriate. 3. Roof and gutter restoration and rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.9	CHIMNEY (Restoration) <ul style="list-style-type: none"> • 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. 	Comments: <ol style="list-style-type: none"> 1. Brick chimney was not reconstructed in original dimensions or configuration. 2. Chimney restoration work is substantially complete.
5.10	COLOUR SCHEME (Restoration) <ul style="list-style-type: none"> • Reinststate 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. • 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. 	Comments: <ol style="list-style-type: none"> 1. Historically appropriate colour scheme was reinstated. 2. Prime and paint restoration work is substantially complete and deemed acceptable from a heritage point of view.

REFERENCE PHOTOS



Figure 1: Context photo, as viewed from St. George Street and Douglas Street intersection.



Figure 2: Front elevation of Moisio Residence, as viewed from St. George Street.

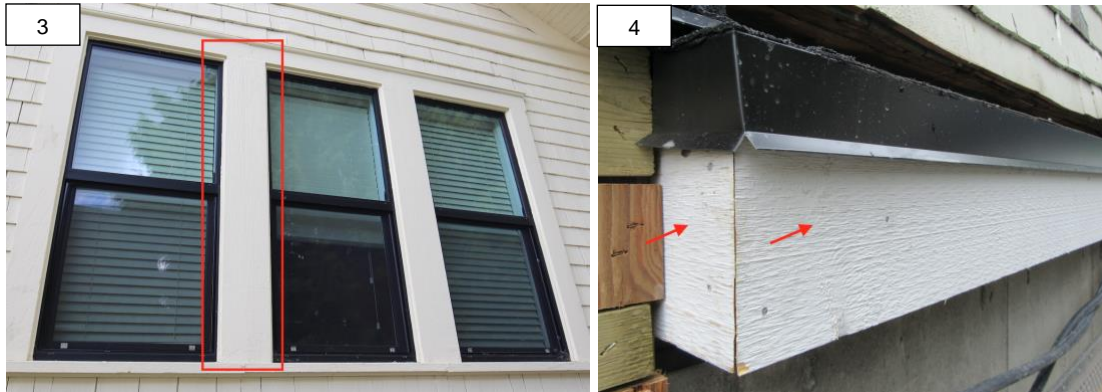


Figure 3 and 4: Detail photos showing textured lumber applications at window casing and watertable.



Figure 5: South-west view of Moisio Residence outlining non-wood new and replacement windows.

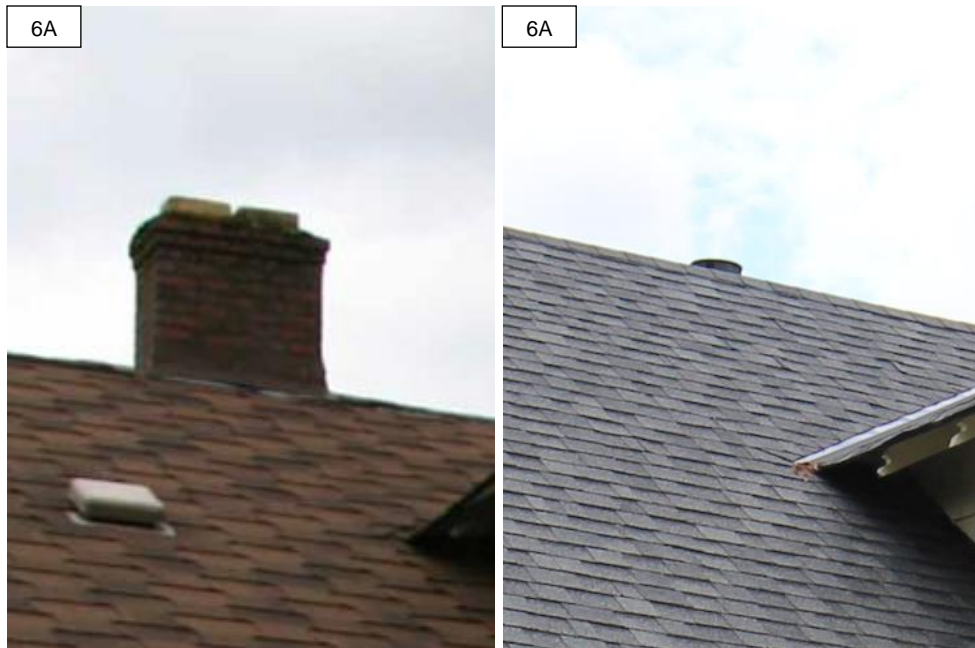


Figure 6A: Internal brick chimney with corbelling before removal.

Figure 6B: Observed chimney at time of review.



Tuesday, July 20, 2021

Kevin Jones, Planner
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Dear Mr. Jones;

Completion of Heritage Conservation Work: Siddall Residence, 2901 St. Johns Street

Please accept this letter as confirmation that the Heritage Conservation work at the Siddall Residence, addressed 2901 St. Johns Street in Port Moody, is substantially complete as verified by Donald Luxton & Associates on June 15th, 2021.

The conservation strategy included the preservation and restoration of exterior character-defining elements, and relocation along Douglas Street in the Moody Center Neighborhood.

The Heritage Conservation work completed was deemed substantially complete and is generally in conformance with the Siddall Residence Conservation Plan based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, as outlined in our comments that follow.

Please do not hesitate to contact us, if you have any further questions about this project.

Sincerely,

Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.

Item	Conservation Recommendation <i>(Summary based on the Heritage Conservation Plan Nov 2015 Rev July 2016)</i>	Substantial Completion Review Notes <i>(Review on Monday, 15 June 2020)</i>
5.1	SITE (Rehabilitation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> The historic structure was carefully relocated to its new location along Douglas Street in the Moody Centre neighborhood, following appropriate relocation plan, and preserving the heritage value of the Siddall Residence. Newly constructed foundation consists of reinforced concrete, which is deemed historically appropriate. Site rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.2	FORM, SCALE AND MASSING (Preservation) <ul style="list-style-type: none"> Preserve the overall form, scale and massing of the Siddall Residence. 	Comments: <ol style="list-style-type: none"> Form, scale and massing preservation work is substantially complete and deemed acceptable from a heritage point of view.
5.3	FOUNDATION (Rehabilitation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> Newly constructed foundation consists of reinforced concrete, which is deemed historically appropriate. Foundation rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.4.1	WOOD FRAME WALLS (Preservation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> Wood-frame structure underwent relocation, and structural and seismic upgrades without impacting exterior character-defining elements Wood-frame wall preservation work is substantially complete and deemed acceptable from a heritage point of view.
5.4.2	WOOD SIDING (Restoration) <ul style="list-style-type: none"> Retain lap and shingle siding and cornerboards and restore in-place. Replace any damaged lap siding to match existing in material, size, profile. Combed or textured lumber, vinyl or fibre cement 	Comments: <ol style="list-style-type: none"> Wood lap siding was retained and restored as required. Textured lumber was identified at a number of locations including watertable and window

	<p>siding are not acceptable replacement materials on the historic house.</p> <ul style="list-style-type: none"> Install new cedar shingles at the basement level matching the originals in overall dimensions and installation pattern. 	<p>casings at basement level. Note that there was no consultation with the Heritage Consultant prior to installation.</p> <ol style="list-style-type: none"> Cedar shingle siding of appropriate size and dimensions installed at the basement level and gable walls. Wood siding restoration work is substantially complete.
5.4.3	<p>WOOD TRIM (Restoration)</p> <ul style="list-style-type: none"> 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 	<p>Comments:</p> <ol style="list-style-type: none"> Original trim in good condition was retained and restored as required. Trim deteriorated beyond repair was replaced with textured lumber at a number of locations including watertable and window casings at basement level. Note that there was no consultation with the Heritage Consultant prior to installation. Wood trim restoration work is substantially complete.
5.5	<p>PORCH (Restoration/Rehabilitation)</p> <ul style="list-style-type: none"> Preserve and restore the front porch including the timber columns, balustrade, soffit, mouldings and other features as a significant character-defining element. 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. 	<p>Comments:</p> <ol style="list-style-type: none"> Porch was preserved and relocated with the historic structure. Original porch elements restored include timber columns. Balustrade was restored at height that is historically inappropriate. Note that there was no consultation with the Heritage Consultant prior to installation. Porch restoration and rehabilitation work is substantially complete.
5.6	<p>WINDOWS (Restoration)</p> <ul style="list-style-type: none"> 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 window including leaded glass. Replicate missing window to match original in material, dimensions and detailing including the typical arched header. Prime and paint all wood windows as required in appropriate colours, based on colour schedule devised by the Heritage Consultant. 	<p>Comments:</p> <ol style="list-style-type: none"> Original wood sash windows and historic glass in good condition were retained and restored as required. Wood sash windows beyond repair were replaced with non-wood windows, without consultation with the Heritage Consultant prior to installation. Window shop drawings were not reviewed by the Heritage Consultant prior to production, manufacturing and installation. Windows were painted in accordance with the colour schedule devised by the Heritage Consultant. Window and window trim restoration work is substantially complete.
5.7	<p>DOOR & DOOR TRIM (Restoration)</p> <ul style="list-style-type: none"> Preserve the original door opening, front and 	<p>Comments:</p> <ol style="list-style-type: none"> Original front and surrounding trim and mouldings

	<p>surrounding trim. Retain the rear door if possible.</p> <ul style="list-style-type: none"> New doors should be sympathetic to the historic character of the house and made of wood. 	<p>were restored as required.</p> <ol style="list-style-type: none"> New doors were observed to be sympathetic to the historic character of the house, and deemed historically appropriate. Door and door trim restoration work is substantially complete.
5.8	<p>ROOF AND GUTTER (Restoration/Rehabilitation)</p> <ul style="list-style-type: none"> Preserve and repair the original roof design of the Siddall Residence. The roof should be re-shingled with cedar shingles. An alternate material is 'Enviroshake Silvered Cedar' by Enviroshake or approved equivalent. Asphalt shingles may be acceptable in dark grey or black colour after a review the by Heritage Consultant. Design an adequate rainwater disposal system and ensure drainage from the elevations. 	<p>Comments:</p> <ol style="list-style-type: none"> Historic roof design was preserved. Dark grey asphalt roof shingles were observed installed and deemed historically appropriate. Roof and gutter restoration and rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.9	<p>CHIMNEY (Restoration)</p> <ul style="list-style-type: none"> 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. New metal flashings should be installed. 	<p>Comments:</p> <ol style="list-style-type: none"> Brick chimney was not reconstructed in original dimensions or configuration. No consultation with the Heritage Consultant prior to installation. Chimney restoration work is substantially complete.
5.10	<p>COLOUR SCHEME (Restoration)</p> <ul style="list-style-type: none"> Reinstate 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. 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. 	<p>Comments:</p> <ol style="list-style-type: none"> Historically appropriate colour scheme was reinstated. Prime and paint restoration work is substantially complete and deemed acceptable from a heritage point of view.

REFERENCE PHOTOS



Figure 1: Context photo, as viewed from Douglas Street.



Figure 2: Rear elevation of Siddall Residence.

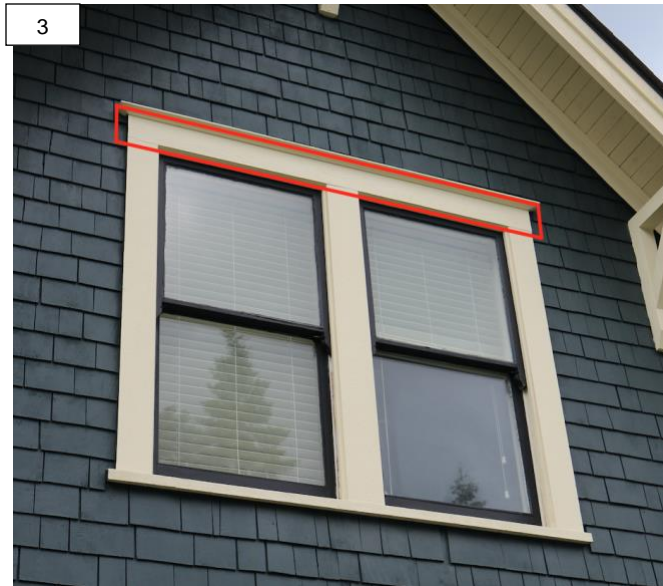


Figure 3: Detail photo showing textured lumber application at window casing.



Figure 4A: Internal brick chimney with corbelling before removal.



Figure 4B: Observed chimney at time of review.



Tuesday, July 20, 2021

Kevin Jones, Planner
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Dear Mr. Jones;

Completion of Heritage Conservation Work: Sutherland Residence, 2133 St. Andrews Street

Please accept this letter as confirmation that the Heritage Conservation work at the Sutherland Residence, addressed 2133 St. Andrews Street in Port Moody, is substantially complete as verified by Donald Luxton & Associates on June 15th, 2021.

The conservation strategy included the preservation and restoration of exterior character-defining elements, and relocation along Douglas Street in the Moody Center Neighborhood.

The Heritage Conservation work completed was deemed substantially complete and is generally in conformance with the Sutherland Residence Conservation Plan based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, as outlined in our comments that follow.

Please do not hesitate to contact us, if you have any further questions about this project.

Sincerely,

Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.

Item	Conservation Recommendation <i>(Summary based on the Heritage Conservation Plan Nov 2015 Rev July 2016)</i>	Substantial Completion Review Notes <i>(Review on Monday, 15 June 2020)</i>
5.1	SITE (Rehabilitation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> The historic structure was carefully relocated to its new location along Douglas Street in the Moody Centre neighborhood, following appropriate relocation plan, and preserving the heritage value of the Sutherland Residence. Newly constructed foundation consists of reinforced concrete, which is deemed historically appropriate. Site rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.2	FORM, SCALE AND MASSING (Preservation) <ul style="list-style-type: none"> Preserve the overall form, scale and massing of the Sutherland Residence. 	Comments: <ol style="list-style-type: none"> Form, scale and massing preservation work is substantially complete and deemed acceptable from a heritage point of view.
5.3	FOUNDATION (Rehabilitation) <ul style="list-style-type: none"> 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.. 	Comments: <ol style="list-style-type: none"> Newly constructed foundation consists of reinforced concrete, which is deemed historically appropriate. Foundation rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.4.1	WOOD FRAME WALLS (Preservation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> Wood-frame structure underwent relocation, and structural and seismic upgrades without impacting exterior character-defining elements Wood-frame wall preservation work is substantially complete and deemed acceptable from a heritage point of view.
5.4.2	WOOD SIDING (Preservation) <ul style="list-style-type: none"> 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 	Comments: <ol style="list-style-type: none"> Wood lap siding was retained and restored as required. Textured lumber was identified at a number of locations including watertable and window

	<p>siding are not acceptable replacement materials on the historic house.</p> <ul style="list-style-type: none"> Install new double-coursed cedar shingles at the basement level matching the originals in overall dimensions and installation pattern. 	<p>casings at basement level. Note that there was no consultation with the Heritage Consultant prior to installation.</p> <ol style="list-style-type: none"> Cedar shingle siding of appropriate size and dimensions installed at the basement level. Wood siding restoration work is substantially complete.
5.4.3	<p>OTHER WOOD ELEMENTS (Preservation)</p> <ul style="list-style-type: none"> 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. Retain the wooden planter boxed 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 	<p>Comments:</p> <ol style="list-style-type: none"> Original trim in good condition was retained and restored as required. Trim deteriorated beyond repair was replaced with textured lumber at a number of locations including watertable and window casings at basement level. Note that there was no consultation with the Heritage Consultant prior to installation. Wooden planter boxes were not retained due to the re-configuration of the front entry stairs. Wood trim restoration work is substantially complete.
5.5	<p>FRONT ENTRY (Preservation)</p> <ul style="list-style-type: none"> 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. 	<p>Comments:</p> <ol style="list-style-type: none"> Front deck was relocated with the historic structure and reconstructed. Original balustrade height not retained. Note that there was no consultation with the Heritage Consultant prior to installation. Hip roof above the entry was preserved and rehabilitated. Note that there was no consultation with the Heritage Consultant prior to installation. Front entry preservation work is substantially complete.
5.6	<p>WINDOWS & WINDOW TRIM (Preservation)</p> <ul style="list-style-type: none"> Retain the original wood sash windows in their original openings. Retain historic glass of original windows. 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. Investigate if the existing shutters are original and preserve and restore. If shutters are later interventions, they should be removed. 	<p>Comments:</p> <ol style="list-style-type: none"> Original wood sash windows and historic glass in good condition were retained and restored as required. Wood sash windows beyond repair were replaced with non-wood windows, without consultation with the Heritage Consultant prior to installation. Window shop drawings were not reviewed by the Heritage Consultant prior to production, manufacturing and installation. Existing shutters were not preserved. Windows were painted in accordance with the colour schedule devised by the Heritage Consultant. Window and window trim restoration work is substantially complete.
5.7	<p>DOOR & DOOR TRIM (Preservation)</p> <ul style="list-style-type: none"> Preserve the original door opening, front and surrounding trim. Retain the rear door if possible. New doors should be sympathetic to the historic character of the house and made of wood. 	<p>Comments:</p> <ol style="list-style-type: none"> Original front and surrounding trim and mouldings were preserved as required. New doors were observed to be sympathetic to the historic character of the house, and deemed

		historically appropriate. 3. Door and door trim preservation work is substantially complete.
5.8	ROOF AND GUTTER (Preservation/Rehabilitation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> Historic roof design was preserved. Dark grey asphalt roof shingles were observed installed and deemed historically appropriate. Roof and gutter restoration and rehabilitation work is substantially complete and deemed acceptable from a heritage point of view.
5.9	CHIMNEY (Preservation) <ul style="list-style-type: none"> 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. 	Comments: <ol style="list-style-type: none"> Brick chimney was not reconstructed in original dimensions or configuration. No consultation with the Heritage Consultant prior to installation. Chimney restoration work is substantially complete.
5.10	COLOUR SCHEME (Restoration) <ul style="list-style-type: none"> Reinstate 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. 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. 	Comments: <ol style="list-style-type: none"> Historically appropriate colour scheme was reinstated. Prime and paint restoration work is substantially complete and deemed acceptable from a heritage point of view.

REFERENCE PHOTOS



Figure 1: Context photo, as viewed from corner of St. Andrews Street and Douglas Street.



Figure 2: North-west elevation of Sutherland Residence.



Figure 3A: Front façade wood planter boxes before removal.

Figure 3B: Front façade at time of review.



Figure 4A: Internal brick chimney with corbelling before removal.

Figure 4B: Observed chimney at time of review.



Figure 5: Detail photo showing textured lumber applications at window casing and watertable prior to painting.