



# P. BURNS & CO. BUTCHER SHOP

2419 CLARKE STREET, PORT MOODY

## CONSERVATION PLAN

OCTOBER 2021

**DONALD LUXTON**  
AND ASSOCIATES INC







*2419 Clarke St p. Burns & Co. Butcher Shop . page 26. Donald Luxton & Associates. Published 1999.*

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# 1 INTRODUCTION

<b>BUILDING NAME:</b>	P. Burns & Co. Butcher Shop
<b>HISTORICAL BUILDING NAME:</b>	P. Burns Co. & Butcher Shop
<b>CIVIC ADDRESS:</b>	2419 Clarke Street
<b>LEGAL DESCRIPTION:</b>	Plan NWP72, Block 9, Lot 9
<b>YEAR OF CONSTRUCTION:</b>	1908-1909
<b>ORIGINAL OWNER(S):</b>	Patrick Burns
<b>ARCHITECT/DESIGNER:</b>	Unknown
<b>BUILDER:</b>	P. Burns & Co.

The P. Burns and Co. Butcher Store survives in virtually original condition and has been completely and authentically restored, and provides an important link to the early commercial history and development of Port Moody. It is a two-storey wood-frame commercial building that stands in a grouping of similar small-scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.

The store is of value as a rare surviving example of a 'Boomtown' or false-front commercial building. Built with an extended front parapet to increase the apparent size of the building and to provide increased opportunity for signs, these vernacular structures proliferated in early communities throughout western Canada.

The store is significant as part of a successful western Canadian industrial and retail empire. Built for P. Burns and Co. circa 1908-09, it formed part of the company's extensive chain of retail butcher stores.

The primary intent is to preserve the existing historic structure and includes the relocation, restoring and rehabilitating the historic mixed-used structure towards the southwest corner of the redevelopment.

The relocation seeks to preserve and restore the last remaining example of a 'Boomtown' false-facade commercial all-wood structure along Spring Street and Queens Plaza.

The major proposed interventions of the overall project are to:

- Relocation of the historic building to the southwest corner along Spring Street Promenade and Queens Plaza;
- Preservation of surviving, original exterior character-defining elements of the historic mixed-use P. Burns & Co. Butcher Shop on the front (north), west, east and south side elevations;
- Restoration of exterior character-defining elements that have been altered or damaged over time;
- Restoration of window assemblies and storefront;
- Rehabilitation of non character-defining internal structure, rear (south) elevation, and side (west) elevation; and
- Construction of a new adjacent multi-unit residential development on surrounding site.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.

## 2 HISTORICAL CONTEXT

### HISTORIC CONTEXT

#### MOODY CENTRE

The P. Burns and Co. Butcher Store 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, where the P. Burns shop is located, 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.

By 1880, the area witnessed substantial 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. However, shortly following this momentous event, the CPR began construction on the extension of the rail line that would see Vancouver become the ultimate western terminus, effectively halting the rapid development of Port Moody. Still, development

did not permanently cease. 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.

Many of the houses in Port Moody's historic centre were built during the Edwardian era boom, along with many of the early businesses and industries which supported commercial activity in the community. A sawmill had opened in the area in 1905, employing 125 men, followed by several oil refineries. Industrial development was followed by commercial development, particularly along Clarke Street and St. John's Street, with grocers, shops and other services on offer. The P. Burns and Co. Butcher Store was constructed between 1908 and 1909, forming part of the company's extensive chain of retail butcher shops. The continued growth of Port Moody was furthered in 1915, when the Imperial Oil Company established a large development just outside of the Port Moody city boundary, attracting labourers and their families 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.



## 2 HISTORICAL CONTEXT

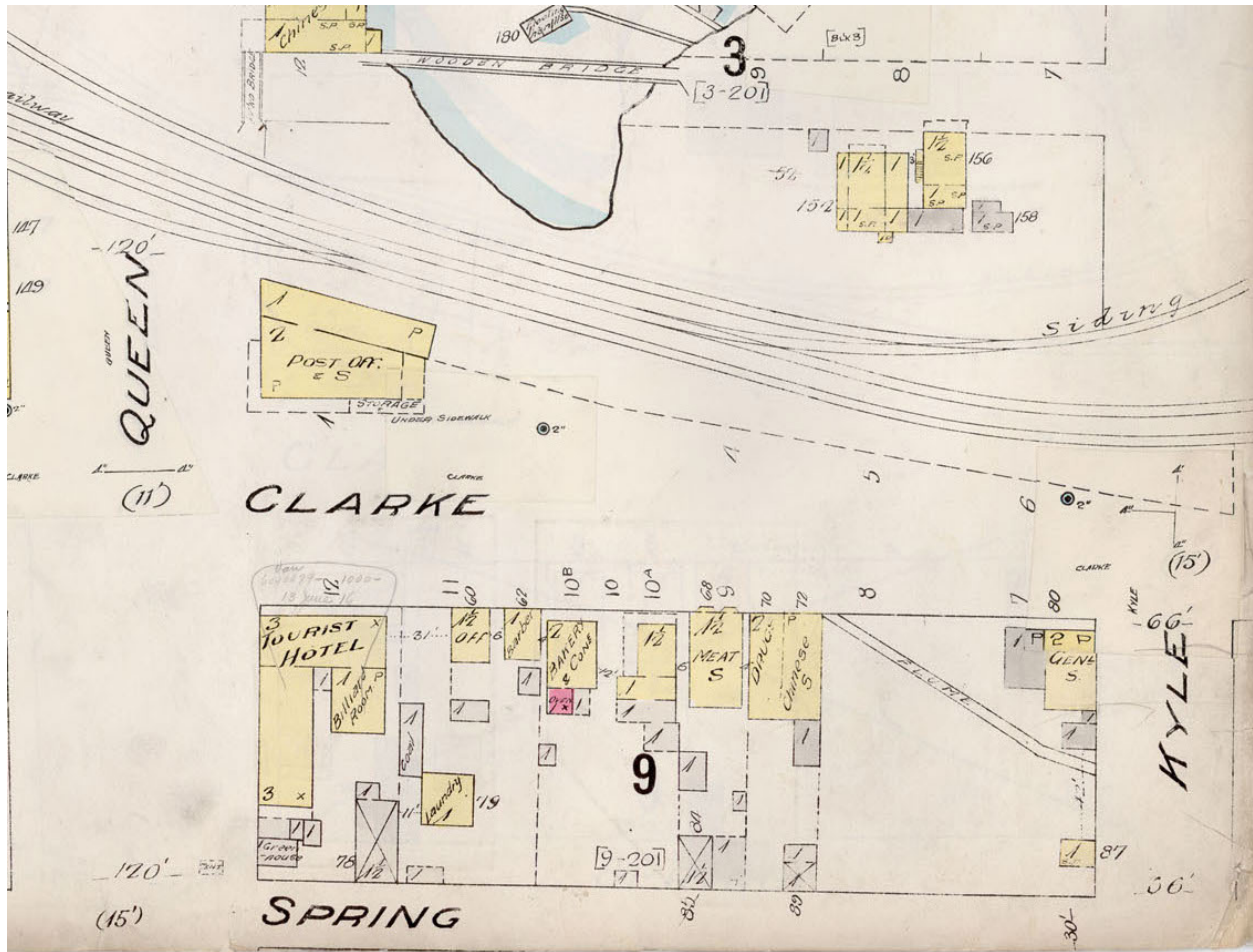


Top: 1910(ca.) Timms, Philip. Clarke Street, Port Moody [VPL 7040]

Bottom: 1910s(ca.) Clarke Street before fire [PMHS 1971.036.001]



## 2 HISTORICAL CONTEXT



1915. Port Moody [Fire Insurance Plan]. Chas. E. Goad, 1907 (rev. 1915) Sheet 03 [LAC] Detail of Block 9

**PATRICK BURNS AND THE P. BURNS AND CO.**

P. Burns and Co. was founded in Calgary in 1890 by original owner and rancher, Patrick Burns. Born in Oshawa, Ontario in 1856, Burns and his brothers made the move west beginning in 1878. As their journey was prior to the transnational railway system, the brothers travelled by steamship and then by foot before settling in Minnedosa, Manitoba. Burns found success running a mobile slaughterhouse, which he operated as a contractor to the ever-expanding railway – providing meat to the labourers as the line was extended across the country.

Burns settled in Calgary, Alberta in 1890, the same year he started his packing house, which was then expanded into extensive ranch operations; he would go on to open packing houses in other major western Canadian cities including Vancouver, Edmonton, and Regina. As his business grew, Burns turned his attention to his private life, marrying Eileen Ellis in 1901 and hiring renowned architect, Francis Rattenbury to design his grand house in Calgary.

In 1912, Burns, along with A.E. Cross, A.J. McLean, and George Lane (known collectively as the 'Big Four') started the Calgary Stampede. By the time the first Stampede was held, in September 1912, Burns was among the most successful people in western Canada.



## 2 HISTORICAL CONTEXT



1943(ca.) Evelyn G. Clark with Blitz on steps of Post Office and her home (B) [PMHS 2011.050.010, Collection of Valerie Julian]

eventually opening abattoir and packing facilities as far away as Australia and Great Britain. From the early 1900s to 1914, Burns was the principal meat supplier for the workers during the construction of the railways and, during the First World War, was a critical part of the supply chain, providing meat to Canada's overseas troops.

As Burns' reach increased across Canada, he purchased multiple tracks of land in various locations, including Vancouver. With the intent of utilizing the Vancouver land for cattle grazing, Burns soon realized some of the lots were actually wetland, which were unsuitable for grazing. That area, now known as Burns Bog, remained in its wetland state until peat harvesting began in the 1940s. In order to service his Vancouver market, Burns had a building constructed along West Hastings Street (18 West Hastings), which acted as both his regional head office and one of the

company's retail locations in the Lower Mainland. As part of his retail store expansion, the Port Moody shop was constructed between 1908 and 1909.

By the 1920s, Patrick Burns had become one of Canada's wealthiest and most successful businessmen; boasting over 100 retail shops within British Columbia and Alberta alone. In addition to his abattoirs and retail meat shops, Burns also established creameries, cheese factories, and fruit houses.

Burns Foods was sold to Dominion Securities in 1928 for \$15,000,000 for \$15 million; the sale allowed Burns himself to focus on his ranches, located mainly in southern Alberta, and the company was renamed Burns & Co. Ltd. In 1932, Vancouver's Sterling Food Markets Ltd. Purchased 31 of the Burns company retail stores, including the Port Moody location along Clarke Street.



## 2 HISTORICAL CONTEXT

### BURNS RETAIL STORES SOLD

Sterling Food Markets Limited of this city have purchased 31 retail meat markets of Burns & Co. and will take them over on July 4, according to an announcement made today by Blake M. Wilson, who is resigning as assistant manager and superintendent of retail stores for Burns & Company Limited.

Burns & Company Limited, because of the change in retail merchandising conditions, are retiring from the retail business in Vancouver in order to concentrate on their large wholesale and export business.

Five stores are at present being operated by Sterling Markets Limited. Thirty-six markets in all will come under the company's control following the change in ownership. Operations of the enlarged firm will be confined to Vancouver, North Vancouver, New Westminster, Coquitlam, Port Moody and Langley Prairie.

The new company will handle all the nationally advertised packing house products. Buying in an open market, they will make a feature of prices and value, at the same time retaining the high quality standards established by the Burns Company in the past.

No change will be made in the managements of the individual Burns stores, under the new management.

The new Sterling stores will be uniform in appearance following out a black and white color treatment.

Sterling Food Markets Limited is a local concern, operated by local men, and purchasing B. C. products wherever possible. Directors of the new company are George A. Martin, president of Gillespie, Hart & Co., and Arthur Proctor, C.A., with Blake M. Wilson acting as president and general manager. Offices of the new company are in the Shelley Building.

B. C.  
• 48 •  
MARKETS



**Sterling**  
Food Markets Ltd.

ALBERTA  
• 17 •  
MARKETS

## THANK YOU / VANCOUVER

**1932**

**OUR FIRST ANNIVERSARY**

The Sterling Food Markets Limited appreciate the co-operation and patronage received from the housewives of Vancouver during the past 12 months.

The Sterling Food Markets Limited is positively a Canadian organization, buying Canadian products and employing Canadian labor. It contributes to the purchasing power of Vancouver district with a payroll of approximately \$15,000 per month.

Our system of buying allows us to give you the finest quality meats and provisions at the lowest possible prices. Since the inauguration of this company we have practiced a policy of giving our patrons the advantage of the market and the finest quality it offers. The success of this company is attributed to this policy and the kindness of the Vancouver public to realize this. This policy will be continued by us, and it is hoped that you will continue to support it as you have done in the past.

Once more The Sterling Food Markets Limited THANK YOU!

**1933**

### EFFECTIVE TWO DAYS • ANNIVERSARY SPECIALS • FRI., SAT. JULY 14-15

VALUES NEVER SEEN BEFORE EXTRA VALUES IN BRANDED PRODUCTS

<p><b>MILK FED VEAL</b></p> <p><b>SHOULDER ROASTS, lb. 8¢</b></p> <p><b>LOIN ROASTS, lb. 16¢</b></p> <p><b>RUMPS, lb. 14¢</b></p> <p><b>LEGS, lb. 12¢</b></p> <p><b>Veal Stew 3 lbs. ... 20¢</b></p>	<p><b>NO. 1 STEER BEEF</b></p> <p><b>BLADE RIBS, lb. 7½¢</b></p> <p><b>ROUND BONE, lb. 7½¢</b></p> <p><b>CROSS RIBS, lb. 12½¢</b></p> <p><b>RUMPS, lb. 15¢</b></p> <p><b>Boneless Stew 3 lbs. ... 25¢</b></p>	<p><b>FLETCHERS No. 1 Bacon</b></p> <p><small>By the Piece Sliced</small></p> <p><b>15¢ lb. 18¢ lb.</b></p> <p><b>No. 1 HAMS</b></p> <p><small>Half or Whole lb</small></p> <p><b>13¢</b></p>	<p><b>• BURNS • SMOKED PICNICS</b></p> <p><small>5 to 6 lbs. Average, lb.</small></p> <p><b>10¢</b></p> <p><b>NEW STYLE — BAKED VIRGINIA HAM</b></p> <p><small>Sliced; lb. ....</small></p> <p><b>35¢</b></p>
<p><b>Sterling Quality LAMB</b> <small>Choice Cuts</small></p> <p><b>LEGS, lb., ... 24¢</b> <b>Shoulders lb. .... 14¢</b></p>	<p><b>LOCAL—MILK-FED POULTRY</b></p> <p><small>FRESH KILLED DRY PICKED</small></p> <p><b>FRYING CHICKEN 25¢ EACH</b></p> <p><b>2000 PLUMP YOUNG FOWL</b></p> <p><small>Small Size 50¢ En Birds 65¢ Ea.</small></p>	<p><b>STERLING COMET SPECIAL</b></p> <p><small>SMALL LINK</small></p> <p><b>CAMBRIDGE SAUSAGE lb. 10¢</b></p>	<p><b>WEEK-END PICNIC SPECIALTIES</b></p> <p><b>VEAL LOAF</b> <small>Sliced, lb. ....</small> <b>20¢</b></p> <p><b>Variety Loaf</b> <small>Sliced, lb. ....</small> <b>25¢</b></p> <p><b>Fletcher's Honey Ham, lb. 20¢</b></p> <p><b>GAINER'S BACK BACON</b></p> <p><small>BY THE PIECE, lb., ... 18¢ lb. .... 20¢</small></p> <p><b>MUSHROOMS</b> <small>Each for</small> <b>25¢</b></p>

Left: 1933-07-14 Vancouver Sun pg.11

Right: 1932-06-30 Vancouver Sun pg.12

## 2 HISTORICAL CONTEXT

Then Prime Minister of Canada (and good friend of Burns), Richard Bedford (R.B. Bennett, 1930-1935) appointed Patrick Burns to the Senate of Canada in 1931. Burns remained on the Senate until 1936 when he stepped down due to ill health; he passed away the next year at the age of 80. Upon his death, Burns left his estate to his nieces and nephews, as well as many charities – he had been predeceased by his wife and son. Interestingly, the tax on Burns' estate was high enough that it offset Alberta's deficit and balanced the provincial budget. Due to the estate of one man, the Social Credit Party chose to permanently eliminate the provincial sales tax.

In addition to his vast career accomplishments, Burns was a well-known philanthropist, contributing money and supplies to emergencies in both Alberta and British Columbia (including the 1903 rockslide in Frank, Alberta and the 1908 fire in Fernie, British Columbia). Additionally, Burns provided support to churches across Alberta, even when they were outside of his own Catholic denomination, as well as toward educational pursuits including contributions that lead to the establishment of Western Canada College (now Western Canada High School in Calgary), the construction of St. Joseph's College at the University of Alberta in Edmonton, and the expansion of

**BURNS SALE**

# NO LAYOFFS PLANNED

## Maple Leaf Foods takeover of Burns is finalized

**MEL DUVAL**  
Calgary Herald

Maple Leaf Foods Inc. still has no plans to lay off staff or close any of its western Canadian operations following the finalization of its takeover of Burns Foods of Calgary.

Michael McCain, president of Toronto-based Maple Leaf Foods, said in a phone interview Tuesday that the company is hopeful it can expand business in the West — not cut operations to save costs.

"It's still early days, but what we do know is that we're committed to the region and committed to growing the business," he said.

"There are a number of opportunities — particularly in Japan — that we have yet to exploit."

Maple Leaf announced its acquisition of the fresh pork and prepared meat operations of Burns Foods on Sept. 16.

The deal marked the end of an era for the private company, which was founded by Senator Pat Burns in 1890 and grew to become a pillar of corporate Calgary.

The sale became final Tuesday after receiving regulatory approval. Financial details have not been released.

McCain announced that Larry Harding, the former president of Burns Meats, will continue on as president of Maple Leaf's Burns and Gainers divisions.

The company is also rolling out its Signature Pork program, which was launched in Ontario earlier this year, throughout its western operations.

The program is designed to reward farmers who consistently produce hogs which meet a set of quality ratings and specifications. Producers are rewarded with financial incentives and long-term contracts.

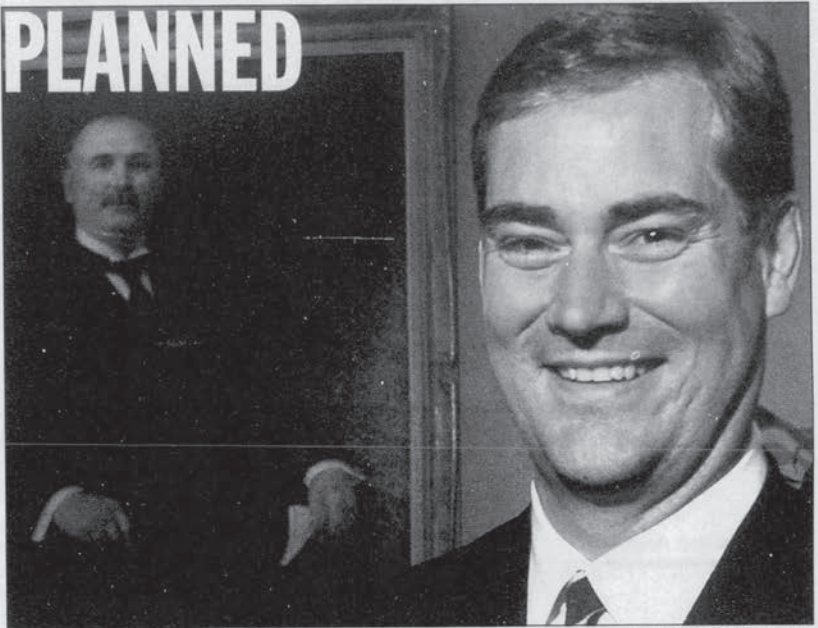
McCain said the program helps producers predict long-term cash flow so they can expand their operations and invest in new technology.

"Consumers benefit from improved pork quality and more competitive prices."

Maple Leaf is Canada's largest food processing company, with annual revenues of about \$3 billion. Under the sale, it acquired a Burns hog plant in Winnipeg, a prepared foods plant in Tuelon, Man., a small beef slaughterhouse in Lethbridge, and the Gainers division, with plants in Edmonton and North Battleford, Sask.

Those plants had combined annual sales of about \$600 million.

Burns still maintains a head office in Calgary and continues to operate food distributor Scott National, trucking company TCT Canada, and Snowcrest Packers, a B.C. fruit and vegetable business.



**SALE FINAL:** Maple Leaf president Michael McCain with Burns founder Senator Pat Burns in painting

Tannis Toohey, Calgary Herald

■ **Schneider chopping 600 jobs at Ontario plant** D4

1996-10-30 Calgary Herald pg.D4



## 2 HISTORICAL CONTEXT

Vancouver's Vancouver College. Burns' will left one third of his estate to the Burns Memorial Fund, which was bequeathed to three groups: widows and orphans of Calgary's police force; widows and orphans of Calgary's fire brigade; and children of Calgary in need of support and care. The fund exists today and is comprised of the Children's Fund and the Police Fund and the Fire Fund. In 2008, Burns was named Alberta's greatest citizen.

In 1996, Maple Leaf Foods took over the Burns Foods empire.

The P. Burns and Co. shop was one of the early commercial businesses in Port Moody, constructed during the pre-war construction boom and is associated with one of the most successful and well-known Canadians of the early twentieth century.



*nd. 2419 Clarke Street [PMHS 2018.019.025]*



*1999(ca.) 2419 Clarke Street [DLA. Heritage Inventory. City of Port Moody, 1999]*



# 3 STATEMENT OF SIGNIFICANCE

## **P. BURNS & CO. BUTCHER SHOP 2419 CLARKE STREET, PORT MOODY, B.C.**

### **Description of the Historic Place**

The P. Burns and Co. Butcher Store is a two-storey wood-frame commercial building that stands in a grouping of similar small-scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.

### **Heritage Value of the Historic Place**

The P. Burns and Co. Butcher Store has community value for its association with the early commercial activity of the city, and for its ties to a prominent retailing chain. It is of historical importance as it served a growing population drawn by an economy that stabilized around the lumber industry at the turn of the nineteenth century and was part of the growing commercial area that serviced the community at the time.

The store is significant as part of a successful western Canadian industrial and retail empire. Built for P. Burns and Co. circa 1908-09, it formed part of the company's extensive chain of retail butcher stores. Patrick Burns (1856-1937) was born in Oshawa, Ontario, and with little formal schooling, he began to freight goods from Winnipeg and trail neighbours' cattle to the Winnipeg market. By 1885, he was buying cattle full-time. His business grew with the railway boom and he expanded his interests into ranching, packing, and the retail meat trade. In 1890, he settled in Calgary and built an abattoir, supplying it with beef from his own ranches. He expanded into British Columbia in 1895. By the time of the First World War he was established internationally and had become one of Canada's most successful business people. Burns was appointed as a Canadian senator in 1931.

The store is of value as a rare surviving example of a 'Boomtown' or false-front commercial building. Once typical, there are now few intact examples in the Lower Mainland of British Columbia. Built with an extended front parapet to increase the apparent size of the building and to provide increased opportunity for signs, these vernacular structures proliferated in early communities throughout western Canada. This is a very sophisticated example of the style, with paired

projecting front bays on the second floor that increase the scale and prominence of the building, and side gable wall dormers that open onto a second floor residential suite. The large storefront opening uses the maximum amount of glazing both to increase display space and also take advantage of natural lighting.

The P. Burns and Co. Butcher Store survives in virtually original condition and has been completely and authentically restored, and provides an important link to the early commercial history and development of Port Moody

### **Character-Defining Elements**

Key elements that define the heritage character of the P. Burns & Co. Butcher Shop are its:

- landmark siting at the edge of a remaining cluster of historic commercial buildings along Clarke Street
- two storey form, with relative scale increased through the use of a false-front parapet and paired second floor projecting front bays
- mixed uses, with retail at ground level and residential above
- inset central storefront entry; offset entry to upper floor
- front gable roof with side gable wall dormers
- original exterior features such as lapped wooden siding, cornerboards and trim
- double-hung wooden-sash 1-over-1 windows on the second floor
- rectangular storefront opening with maximum glazing including transom windows
- surviving original interior features such as wooden floors and wooden door and window trim



*Top: South side of 2400 2400 Block, Clarke Street, looking East (Port Moody Station Museum #971.36.1). Note P. Burns & Co. Butcher Shop is the second building from the left on the original mercantile strip of Port Moody.*

*Bottom: South Side of Block 2400 Facing East Circa WW2 (Collection of Valerie Julian). Concrete sidewalk has replaced the original wood decking that existed along Clarke Street. Note the presence of painted signs on all of the commercial buildings advertising their businesses, typical of the era.*



# 4 CONSERVATION GUIDELINES

## 4.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for residential uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

In line with the City of Port Moody's 2000 Official Community Plan, the P. Burns & Co. Butcher Shop has been identified as one of the remaining original commercial structures that saw the rise of the city's original commercial and residential downtown core

### Proposed Redevelopment Scheme

The development scheme for this property has been prepared GBL Architects, and includes the relocation, restoring and rehabilitating the historic mixed-used structure towards the southwest corner of the redevelopment. The relocation seeks to preserve and restore the last remaining example of a 'Boomtown' false-facade commercial all-wood structure along Spring Street and Queens Plaza.

The major proposed interventions of the overall project are to:

- Relocation of the historic building to the southwest corner along Spring Street Promenade and Queens Plaza;
- Preservation of surviving, original exterior character-defining elements of the historic mixed-use P. Burns & Co. Butcher Shop on the front (north), west, east and south side elevations;
- Restoration of exterior character-defining elements that have been altered or damaged over time;
- Restoration of window assemblies and storefront;
- Rehabilitation of non character-defining internal structure, rear (south) elevation, and side (west) elevation; and
- Construction of a new adjacent multi-unit residential development on surrounding site.

### Relocation of Historic Building

The relocation of an historic building on an existing lot is the least intrusive relocation approach with regards to loss of historic context and invasive work to the structure. The following **Relocation Guidelines** should be implemented for the relocation of the P. Burns & Co. Butcher Shop:

- 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 proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the historic building.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations including the [include character-defining elements that require retention and preservation. For brick chimney(s): Preserve the original brick chimney(s) projecting vent in situ and relocate with the main structure if possible. Alternatively reconstruct chimney with salvaged bricks to match historic appearance, if unable to relocate with the historic building due to structural reasons.]
- Appropriate foundation materials shall be used at the new site, which can include reinforced concrete foundations and floor slab. The final relative location to grade should match the original as closely as possible, taking into account applicable codes.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.



# 4 CONSERVATION GUIDELINES

## 4.2 STANDARDS AND GUIDELINES

The P. Burns & Co. Butcher Shop is a municipally designated and protected building, and is a significant historical resource in the City of Port Moody. Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the P. Burns & Co. Butcher Shop includes aspects of preservation, restoration, and rehabilitation.

**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 P. Burns & Co. Butcher Shop should be based upon the Standards outlined in the *Standards & 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 & Guidelines: Conservation Decision Making Process

#### UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**  
An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**  
On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

#### PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE & SUSTAINABLE USE**  
Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**  
Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**  
While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**  
The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

#### INTERVENING

- **UNDERTAKE THE PROJECT WORK**  
Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**  
The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

# 4 CONSERVATION GUIDELINES

## 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 elements 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 elements 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.
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.

## 4.3 CONSERVATION REFERENCES

The proposed work entails the Preservation/ Restoration/Rehabilitation of the exterior of the P. Burns & Co. Butcher Shop. The following conservation resources should be referred to:

## 4 CONSERVATION GUIDELINES

### **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 3: Improving Energy Efficiency in Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

*Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.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 11: Rehabilitating Historic Storefronts.*

<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

*Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.*

<http://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm>

*Preservation Brief 25: The Preservation of Historic Signs.*

<http://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm>

*Preservation Brief 31: Mothballing Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>

*Preservation Brief 32: Making Historic Properties Accessible.*

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

*Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.*

<http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm>

*Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.*

<http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm>

*Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.*

<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

*Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

*Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.*

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.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>

*Preservation Brief 49: Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement.*

<https://www.nps.gov/tps/how-to-preserve/briefs/49-decorative-metal.htm>

### **4.4 SUSTAINABILITY STRATEGY**

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation



## 4 CONSERVATION GUIDELINES

and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

*These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

### 4.5 ALTERNATE COMPLIANCE

As a listed building on the Municipal Heritage Register / municipally designated site, the P. Burns & Co. Butcher Shop may 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.

#### 4.5.2 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 that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation

## 4 CONSERVATION GUIDELINES

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 can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

### 4.5.3 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 & Guidelines for the Conservation of Historic Places in Canada* for further detail about “Energy Efficiency Considerations.”

### 4.5.4 HOMEOWNER PROTECTION ACT

The Homeowner Protection Act was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended on protecting homeowners by ensuring home warranty insurance

was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home. As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage projects, and consequently resulted in the loss of significant heritage fabric through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects. An example being the requirement to remove original wooden siding that has successfully protected the building for 100 years, and replace it with a rainscreen assembly that is only warrantied for five years. Not only was valuable heritage fabric lost, but new materials will likely not last nearly as long as the original.

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 with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

The P. Burns & Co. Butcher Shop falls into the second category, as the proposed project involves

## 4 CONSERVATION GUIDELINES

retaining a high degree of the original structure and less than 75% of the building will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and will be exempt from the requirement of a warranty. This amendment will enable a higher degree of retention and preservation of original fenestration, siding and woodwork.

### 4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the P. Burns & Co. Butcher Shop is left vacant, it should be secured against intrusion and vandalism through the use of appropriate fencing and security measures. This is especially important if the building is missing windows or doors, or if they have been removed temporarily, or the structure is left elevated for any period of time. Security measures may include mothballing the historic property and/or hiring a security guard for the duration of the work. Generally, once a heritage property is no longer undergoing conservation work and is under occupancy of its owners, lockable doors and lower level windows and continued monitoring by the owners should be adequate protection. A comprehensive site protection plan should be developed in discussion between owner, contractor and/or architect. Plan may be reviewed by Heritage Consultant, is desired.

In the event that the P. Burns & Co. Butcher Shop is damaged or destroyed, the owner will be required to pay the damages and may face additional fines. Section 21.2 under the Preservation Intervention category of the Heritage Conservation Act states “if the minister considers that property protected under section 13 (2) is subject to damage or deterioration and is being unreasonable neglected by the owner, the minister may order the owner, on terms and conditions and to specifications that the minister considers appropriate, to preserve the property at the expense of the owner or at the expense of the owner and the government on a cost sharing basis”.

The P. Burns & Co. Butcher Shop is currently vacant and the structure should be temporarily closed up to protect it from the weather and to prohibit unauthorized access.

The following checklist will ensure that work items for the protection during the temporary mothballing of the historic structure are not inadvertently omitted and the listed heritage resource secured:

#### Moisture

- ☐ Is the roof watertight?
- ☐ Is exterior cladding in good condition to keep water out?
- ☐ Is the site of the temporary location properly graded for water run-off?



*Four Pillars of Sustainability [City Plan 2030 - City of Norwood*

#### 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?



## 4 CONSERVATION GUIDELINES

### **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?
- ☐ Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
- ☐ Is the site securely fenced and regularly patrolled?
- ☐ Is the building signed identifying it as a protected heritage building with a phone number for citizens to call with questions or concerns or report vandals?

The aforementioned items will assist in protecting the listed heritage resource that is currently unoccupied during the planning process until actual site work commences.

# 5 CONSERVATION RECOMMENDATIONS

A condition review of the P. Burns & Co. Butcher Shop was carried out during a site visit in June 2021. In addition to the visual review of the exterior of the building, paint samples were taken from exterior building materials and examined. The recommendations for the preservation and rehabilitation of the historic façade are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following section describes the materials, physical condition, and recommended conservation strategies for the P. Burns & Co. Butcher Shop based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

## 5.1 SITE

Once the historic town centre, this protected city-registered heritage structure is located on Clarke Street which is in the Moody Centre Heritage Conservation Area.

Current urban design trends along Clarke Street has shifted towards large, mixed-use developments which has made the P. Burns Butcher Shop's

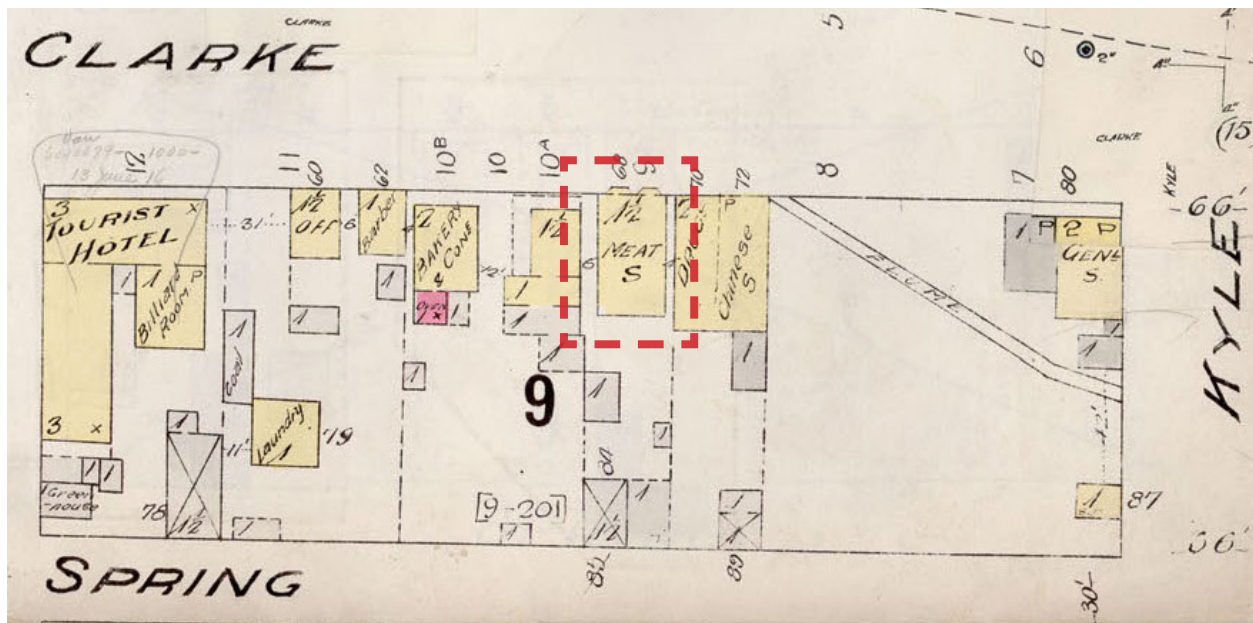
building, out of scale and context in its existing environment. If left in its current location, light and ventilation will be diminished as larger buildings encroach.

The historic building is to be relocated from its current location on Clarke Street to the nearby proposed Springs Street Promenade, adjacent to Queens Street Plaza. This southwest corner location align the P. Burns & Co. Butcher Shop along a proposed pedestrian path and strategically relocates the heritage structure in a mews environment, where its significance is maximized.

All heritage resources within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection & Stabilization for further information.

### Conservation Strategy: Relocation and Rehabilitation

- Relocate historic building to southwest corner of the redevelopment facing Spring Street Promenade.
- Rehabilitate surrounding site to accommodate proposed development while remaining appropriate to the historic residential context.



Detail close-up of City Block No. 9 and outline of P. Burns Butcher Shop. 1915 Port Moody (Fire Insurance Plan) Chas. E. Goad, 1907 (rev. 1915) Sheet 03 [LAC].jpg



*Last surviving heritage commercial structure along Clarke Street, the P. Burns & Co. Butcher Shop was built in 1908 to 1909 by Patrick Burns & Co., Calgary, as part of their extensive chains of butcher stores. It remains as the only surviving example of a 'Boomtown' false-facade. This was achieved by which the front of the building rises to form a parapet (upper wall) above the roof line which makes for a more impressive facade.*





# 5 CONSERVATION RECOMMENDATIONS

- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Design new infill structures that are “physically and visually compatible with, subordinate to, and distinguishable from the historic place” as recommended in **Standard 11**.

## 5.2 FORM, SCALE & MASSING

P. Burns & Co. Butcher Shop features a commercial form, scale and massing as expressed by its

false-front facade with an extended parapet that increases the height of the building to provide more prominence and opportunities for larger signages. Behind this false-facade is a two-storey rectangular building, with front / rear roof gables and a pair of side dormers on the east and west elevations.

### Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the building.
- The historic false-front facade with its storefront at its base; side entry to the upper



*“This building is in virtually original condition, and has been completely and authentically restored including the reconstructed upstairs suite.”*

*Excerpt from the book, Heritage Inventory for the City of Port Moody, by Donald Luxton & Associates, 1999. Page 26.*

*Existing facade of P. Burns & Co. Butcher Shop August 2021.*



*August 2021 East Elevation of building features a stepped poured-in-place concrete foundation following the slope of the site. The intent is to relocate the heritage building to its new location on Spring Street corner Queens Street.*



level and two projecting bay windows on the upper level should be retained along with the side and rear elevations.

### 5.3 FOUNDATIONS

The heritage building sits on an original concrete foundation, which was not inspected at time of review.

The existing foundation will be demolished as part of the relocation plan and new foundations will be

constructed. Careful attention should be executed to ensure the exterior walls above grade, particularly the front façade, are not damaged during relocation and rehabilitation work.

#### **Conservation Strategy: New**

- New foundations are required at proposed location of house. Concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a

# 5 CONSERVATION RECOMMENDATIONS

course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

## 5.4 EXTERIOR WOOD-FRAME WALLS

The exterior elevations features wood frame construction with original sidings and trims. The Edwardian-style design features include drop wood siding on the all elevations which appear to be original to the building. Exposed original drop wood siding is in varying degrees of condition ranging from fair to poor with evidence of degradation and moisture damage, though appears to be mostly sound.

In general, the exterior wood-frame walls appear to be in good condition with signs of minor deterioration in the form of discolouration and staining, broken or missing pieces, and holes from redundant fasteners. The exterior walls also show biological growth in localized areas, which indicate moisture retention, and potential water ingress

particularly in areas where sun exposure is limited. Further investigation is required to determine extent of damage and condition of original material. Original material will be retained while altered or damaged material will be replaced in-kind.

### Conservation Strategy: Preservation and Restoration

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations, if possible, and clean surface for repainting.
- Replace damaged siding to match existing in material, size, profile and thickness.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more

*Right: South facing weathered original drop wood siding of false-front facade in varying states of deterioration. Visible signs of pest infiltration is clearly evident on sections of the exposed sidings. Warping and buckling as a result of excessive moisture is visible. Overall exposure to weather and time has exposed all surfaces and is in need of proper maintenance.*







*Current state of drop wood sidings on east and north elevations of the building. August 2021. Evidence of cracks, splitting, breaking of wood is visible. Peeling flaking and staining of paint on the facade after decades of exposure to the elements.*

## 5 CONSERVATION RECOMMENDATIONS

intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

### 5.4.1 WOOD TRIM

The historic building features original wood trim and is extant on the exterior elevations, including corner boards, and parapet. All trims appears to be in fair to good condition and should be preserved and repaired, as required. Further investigation is required to determine condition of each wood trim element. Any missing trim should be reinstated to match original.

#### Conservation Strategy: Restoration

- Any existing trim should be preserved, and new material that is visually physically compatible with the original should be reinstated when original fabric is missing. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable



### 5.4.2 ENTABLATURE & PARAPET CAP FLASHING

The existing entablature and metal flashing over the false-front facade's appears to have been replaced since it was built. Deterioration of the wood coping and metal flashing due to exposure of its underside to rain and water was noted during visual inspection from the ground level. Crown mouldings have been removed on either ends of the entablature.

No access to the roof during the site visit was possible and further investigation on its condition will be made at a later date to determine the appropriate interventions to its conservation.

#### Conservation Strategy: Rehabilitation

- Evaluate the overall condition of the parapet cap flashing to determine whether more than protection, maintenance and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required and apply appropriate primer for galvanized surface.
- Repair or replace deteriorated flashing, as



*Current state of entablature and metal flashing on left and right sides of the false-front 'Boomtown' facade. Note missing crown mouldings on the returns.*



*Two sets of extant roof dormers on the East and West elevations of the building with one-over-one, double-hung wood windows appear to have been restored and preserved. Further investigation to determine its condition to be done when possible.*



*Two extant projecting hexagonal bays above the storefront with three operable double-hung, one-over-one extant wood windows appear to have been restored and preserved.*



# 5 CONSERVATION RECOMMENDATIONS

required. Repairs should be physically and visually compatible.

- If new flashings are installed, ensure that the colour is compatible with the overall colour scheme.

## 5.5 FENESTRATION

*“Windows, doors and storefronts 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.*

### 5.5.1 WINDOWS

Two projecting hexagonal bays above the storefront facing Clarke Street have three original framed double-hung all wood window assemblies. Extant double-hung windows were also observed on the roof dormers by the east and west elevations.

### SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood windows to match the appearance and character of the original wood windows.
- New wood windows to be through mortise and tenon construction.
- Each side of the window sash will be made from one piece of wood; splices are *not* acceptable
- The use of finger-jointed wood is *not* acceptable.
- Wood to be solid kiln dried Douglas Fir.
- Frames:
  - Heads and Jambs: solid flat grain Douglas Fir
  - Stops: solid vertical grain Douglas Fir
  - Sills: solid vertical grain kiln dried Douglas Fir.
- Sash horns (if present on original windows) must be replicated as an *integral part* of the side sash. Pinned or glued-on horns are *not* acceptable.

### SPECIFICATIONS FOR NEW WOOD STOREFRONTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood storefronts to match the appearance and character of the original storefronts.
- Wood to be solid kiln dried Douglas Fir.
- Each part of the storefront will be made from one piece of wood; splices are *not* acceptable
- The use of finger-jointed wood is *not* acceptable.

# 5 CONSERVATION RECOMMENDATIONS

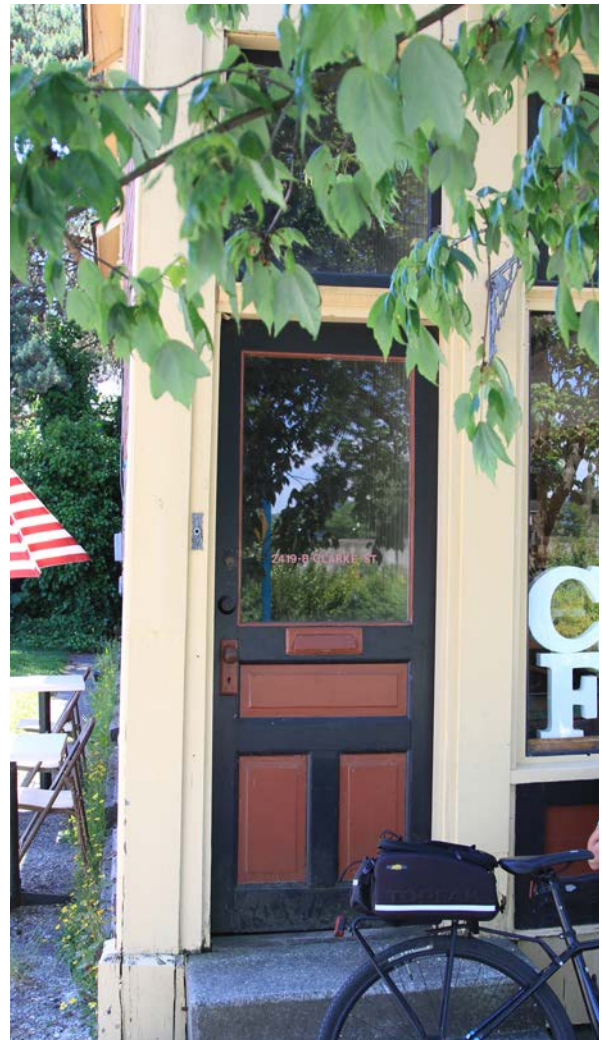
Typical of 'Boomtown' false facades of the era, projecting bay windows extended the scale and proportion of a one-storey building by giving it vertical emphasis and prominence from the ground level. The use of window dormers on either sides of the building's upper level also employed this technique while bringing in more light and air.

## **Conservation Strategy: Restoration and Preservation**

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

## **5.5.2 DOORS**

Twin wood-framed glass doors with double action spring saloon door hinges are original to the storefront's central entrance and a similar single wood-framed glass door for access to the upper level remain extant on the east side of the front elevation. A rear door on the south elevation has been observed but not reviewed at the time of this review and will have to be verified.



*Original door opening on east side of the front elevation provides direct access from Clarke Street. Note metal mail slot, door hardware original to the paneled combination 2/3 glass and (3) Three panelled door.*

## 5 CONSERVATION RECOMMENDATIONS



Existing double swing doors of main level commercial space facing Clarke Street. Note original metal mail slot on left paneled combination 3/4 glass and (1) One paneled door.

All extant door assemblies original to the heritage structure should be refurbished, repaired and restored as part of the conservation.

### Conservation Strategy: Preservation and Restoration

- Retain the door openings in their original locations, and preserve and repair all original door in kind.
- New doors should be visually compatible with the historic character of the building.

#### 5.5.3 STOREFRONT

The existing false-front storefront retains original fine woodworking details still evident on all its vertical and horizontal wood framing. The centrally located double doors and are framed by two large display windows with a solid base and overhead transoms. Adjacent to the commercial storefront towards the east is the entry doorway that leads to the upper level. The residential doorway is framed by an overhead transom. All window glazing appears to have been replaced with new.



Existing Storefront wood elements: Tapered central posts with chamfered edges flanking main doorway, transom window horizontal banding across entire building facade equally divided into 8 panels, 3 of which are operable; 2 oversized window displays over paneled storefront base; 2 corner end posts and signage banding over transoms framing the main level units.



Further investigation is necessary to verify the condition of entire storefront and its components in order to determine the best approach for its conservation.

#### **Conservation Strategy: Restoration**

- Preserve original storefront elements, as possible, including posts, mouldings, trim and cladding.
- Rehabilitate storefront system, where required.
- Integrate commercial signs and new lighting systems as required.

## **5.6 ROOF**

The two storey mix-use building features a simple front-gabled roof that is also reflected on the rear elevation and two dormers on opposite sides of the building. The existing roof is clad in asphalt and is not original to the time it was constructed. The traditional material for pitched roofs would have been cedar shingles and its reinstatement is encouraged.

#### **Conservation Recommendation: Rehabilitation**

- Preserve the roof structure in its current configuration, as expressed by its existing pitched roof and dormers.
- If required, roofing membrane and cladding



system may be rehabilitated. Cedar shingles are the preferred material.

- Retain the original bargeboards and fascia boards, as well as the soffit any exposed roof elements.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts are recommended. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.

### *5.6.1 CHIMNEY*

The building features two internal brick chimneys. Access was not available at the time of investigation, and further inspection is required. Condition and structural integrity of both original chimneys are unknown. Visual observation from the ground level shows extensive biological growth on both chimneys; possible structural failure; in need of cleaning; remortaring and repointing.

Chimney may be rehabilitated or dismantled and re-built as per relocation requirements, and should replicate historic original as per archival photos, as possible.



### Conservation Recommendation: Rehabilitation

- Preserve the chimneys in its original configuration, if possible.
- Both chimneys may require structural stabilization.
- Investigate condition of brickwork. If required, brickwork may be repointed and cleaned using a natural bristle brush and mild rinse detergent.



*Extant chimney on the northeast side of the roof towards to front of the building at the apex of the gable roof*

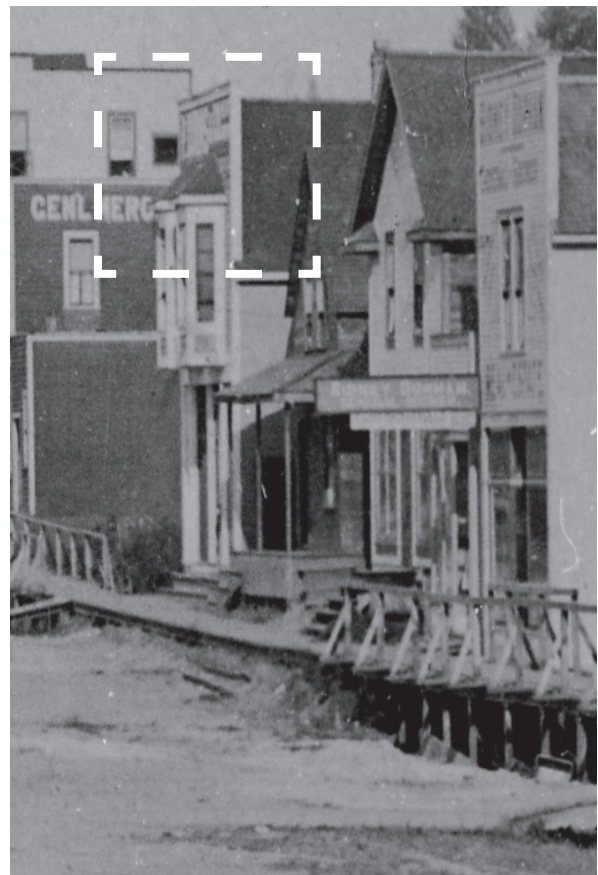


*Extant chimney on the southwest side of the roof at the rear of the building.*

## 5.7 SIGNAGE

Commercial signs are an integral feature of historic commercial buildings. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs. Signs often reflect the ethnic history of a neighborhood and its character, as well as the social and business activities carried within it, and it is important to preserve or commemorate these markers of the building's social and economic history.

As part of the redevelopment, the facade fronting Clarke Street would benefit from a paint analysis to uncover painted ghost signs of the past that might have been original to the structure at the time it was built.



*Dashed lines of painted 'P. Burns & Co.', above projecting bay windows advertising their business.*

### **Conservation Strategy: Restoration and Rehabilitation**

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*, which states that “new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building”.

- New painted signs can be inspired by signs from an earlier era that are original to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Signs were historically illuminated with front lighting.



## 4 CONSERVATION GUIDELINES

### 5.8 EXTERIOR COLOUR SCHEDULE

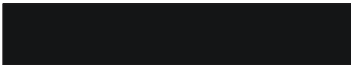

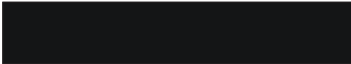


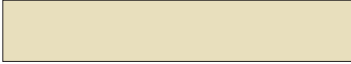
Part of the conservation process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been derived by the Heritage Consultant, based on-site paint sampling and microscopic paint analysis. The colours have been matched to Benjamin Moore's Historical True Colours Palette. Further on-site analysis is required for final colour confirmation once access is available.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

#### Conservation Strategy: Preserve / Rehab / Restore

- Restore with appropriate historic colour scheme for exterior painted finishes, as per colour table.
- Alternate options to be reviewed by heritage consultant.

#### **PRELIMINARY COLOUR TABLE: P. BURNS & CO. BUTCHER SHOP, 2419 CLARKE STREET, PORT MOODY, B.C.**

Element	Colour*	Code	Sample	Finish
Front Facade: Window Frames	Black	VC-35		Gloss
Window Sashes	Harris Green	VC-21		Gloss
Front Facade: Door	Black	VC-35		High Gloss
Storefront: Transom frames & Sashes, wood mouldings	Oxford Ivory	VC-1		High Gloss
Horizontal drop wood sidings	Strathcona Red	VC-27		Semi-Gloss
Corner trims, watertable board	Oxford Ivory	VC-1		Semi-Gloss

\*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

# 6 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 P. Burns & Co. Butcher Shop. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report 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 P. Burns & Co. Butcher Shop is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building 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 & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & 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

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city 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 & 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 be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these 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.

# 6 MAINTENANCE PLAN

## 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & 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 and most gentle 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. Major issues of concern should be extracted from the report by the property manager.

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 the 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.

### 6.6.1 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 MAINTENANCE PLAN

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 P. Burns & Co. Butcher Shop, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

#### EXTERIOR INSPECTION

##### Site Inspection:

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

##### Foundation

- ☐ Does pointing need repair?
- ☐ Paint peeling? Cracking?
- ☐ Is bedding mortar sound?
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation crawl space vents clear and working?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

##### Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-fluorescence present? Location?
- ☐ Need for pointing repair? Condition of existing

## 6 MAINTENANCE PLAN

- ☐ pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

### Wood Elements

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

### 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?

### Windows

- ☐ Is there glass cracked or missing?
- ☐ Are the seals of double glazed units effective?
- ☐ 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?
- ☐ Are drip mouldings/flushing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

### Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Do metal doors show signs of corrosion?
- ☐ Is metal door sprung from excessive heat?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, 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?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- ☐ Are the nails sound? Are there loose or missing shingles?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightning protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water dam-

# 6 MAINTENANCE PLAN

- age? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?

## INTERIOR INSPECTION

### Concealed spaces

- ☐ Is light visible through walls, to the outsider or to another space?
- ☐ Are the ventilators for windowless spaces clear and functional?
- ☐ Do pipes or exhausts that pass through concealed spaces leak?
- ☐ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ☐ Infestations - are there signs of birds, bats, insects, rodents, past or present?

## 6.7.2 MAINTENANCE PROGRAMME

### 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 concrete 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.
- Check for plant, insect or animal infestation.
- 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 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)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.



# APPENDIX A: RESEARCH SUMMARY

## RESEARCH SUMMARY

### SOURCES:

- City Directories
- Fire Insurance Plans
- DLA. Assessment Roll Search, Port Moody, 1999 [PMHS]
- DLA. Port Moody Statements of Significance. City of Port Moody, 2004
- Heritage Register. City of Port Moody, 2015
- MacEwan, G. Pat Burns - Cattle King. Western Producer Prairie Books, 1979
- Norton, D.M. Early History of Port Moody. Hancock House Publishers, 1987
- Pat Burns fonds [Archives and Special Collections, UofC F0315]
- Tracks in Time. Port Moody Heritage Society, 2012
- Soldiers of the First World War: <http://www.bac-lac.gc.ca/eng/discover/military-heritage/first-world-war/first-world-war-1914-1918-cef/Pages/canadian-expeditionary-force.aspx>

### NEWSPAPER ARTICLES:

- 1904-04-07 Vancouver Daily Province pg.01
- 1932-06-30 Vancouver Sun pg.12
- 1932-08-23 Nanaimo Free Press pg.01
- 1932-09-02 Nanaimo Free Press pg.01
- 1933-07-14 Vancouver Sun pg.11
- 1940-02-26 Vancouver Daily Province pg.05
- 1996-10-30 Calgary Herald pg.D4