



Conservation Plan

Martha Johnston Residence – 2131 St. Johns Street, Port Moody

January 2022





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1. INTRODUCTION

Address: 2131 St. Johns Street, Port Moody

Legal Description: Lot 11, Block 3, District Lot 202, Land District 1 and 36, Plan NWP55

Neighbourhood: Moody Centre

Zoning: RS-1

Type of Resource: Building; Residential; Single Family

Historic Name: Martha Johnston Residence

Original Owner: Martha Johnston

Date of Construction: c. 1908

Architect: Not known

Builder: Not known

Heritage Status: Listed on Port Moody Heritage Register, Protected by Heritage Designation; Proposed HRA

The Martha Johnston Residence, located at 2131 St. Johns Street, is noted as a building of historical significance, and also legally protected by by-law, by the City of Port Moody and is proposed to be rehabilitated. It was constructed circa 1908, and is characterized by its two-storey massing, Foursquare form and prominent wrap-around porch with its entry facing St. Johns Street. It is representative of houses that were constructed in the Lower Mainland, and Port Moody in particular, as part of a province-wide building boom between roughly 1907 and 1913, leading up to the onset of World War I.

The proposed conservation strategy for the Martha Johnston Residence includes its relocation on the property, and the preservation and rehabilitation of the character defining elements along each elevation. Although this report is primarily focused on the exterior, the interior is proposed to have alterations and upgrades, and a strategy for the interior is briefly noted.

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

2. HISTORIC CONTEXT

The property on which the Martha Johnston Residence is located, at 2131 St. Johns Street, has been a single-family residence since its construction around 1908, and retains that use to the current day. It is situated in the westerly end of the neighbourhood known as Moody Centre, west of the downtown core of Port Moody (Figure 1).

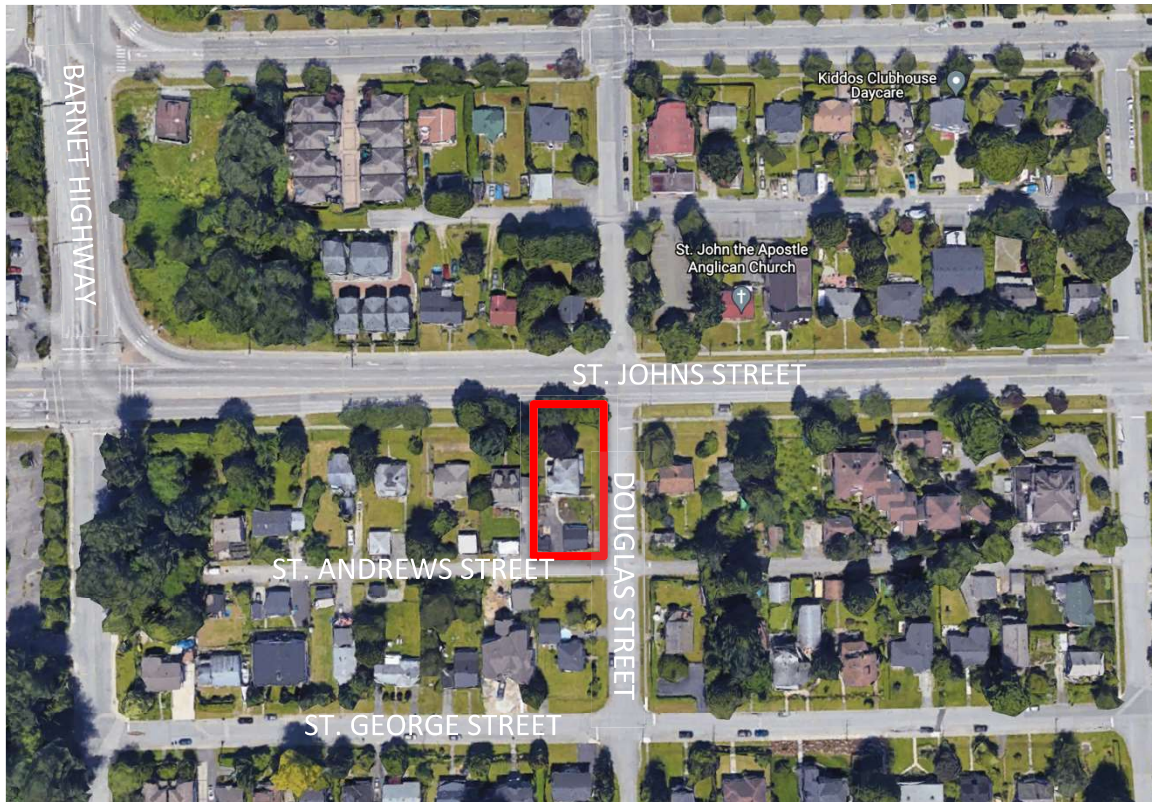


Figure 1: Location of the Martha Johnston Residence, 2131 St. Johns Street.

The Martha Johnston Residence is located within the Moody Centre Heritage Character Area, immediately west of the Moody Centre Heritage Conservation Area (Figure 2). The historic sites in close proximity to the Martha Johnston Residence include three historic character houses immediately to the south facing Douglas Street. St. John the Apostle Anglican Church is situated to the north-east and, similar to the Martha Johnston Residence, is both listed on the Port Moody Heritage Register and legally designated by-law.

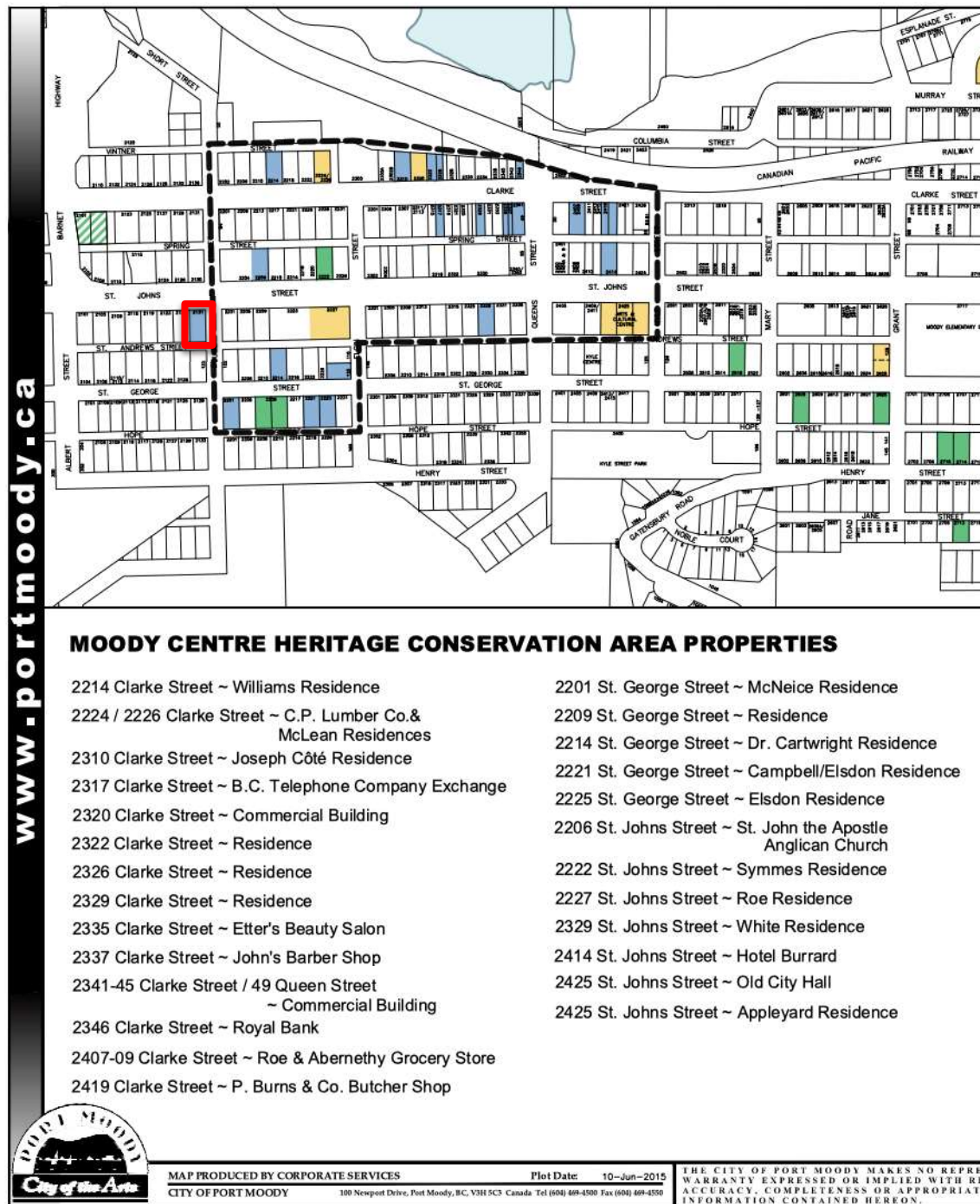


Figure 2: Moody Centre Heritage Conservation Area Map, City of Port Moody

The Martha Johnston Residence is an illustration of some of the earliest residences in Port Moody, as the city gradually began to grow, with the focus of development near

the Canadian Pacific Railway (CPR) station to the north-west and industry located along Burrard Inlet. The original layout of the town, at the time of the anticipated terminus of the CPR, places the later-built Martha Johnston Residence at the far west end, fairly close to the location of the railway station (Figure 3).

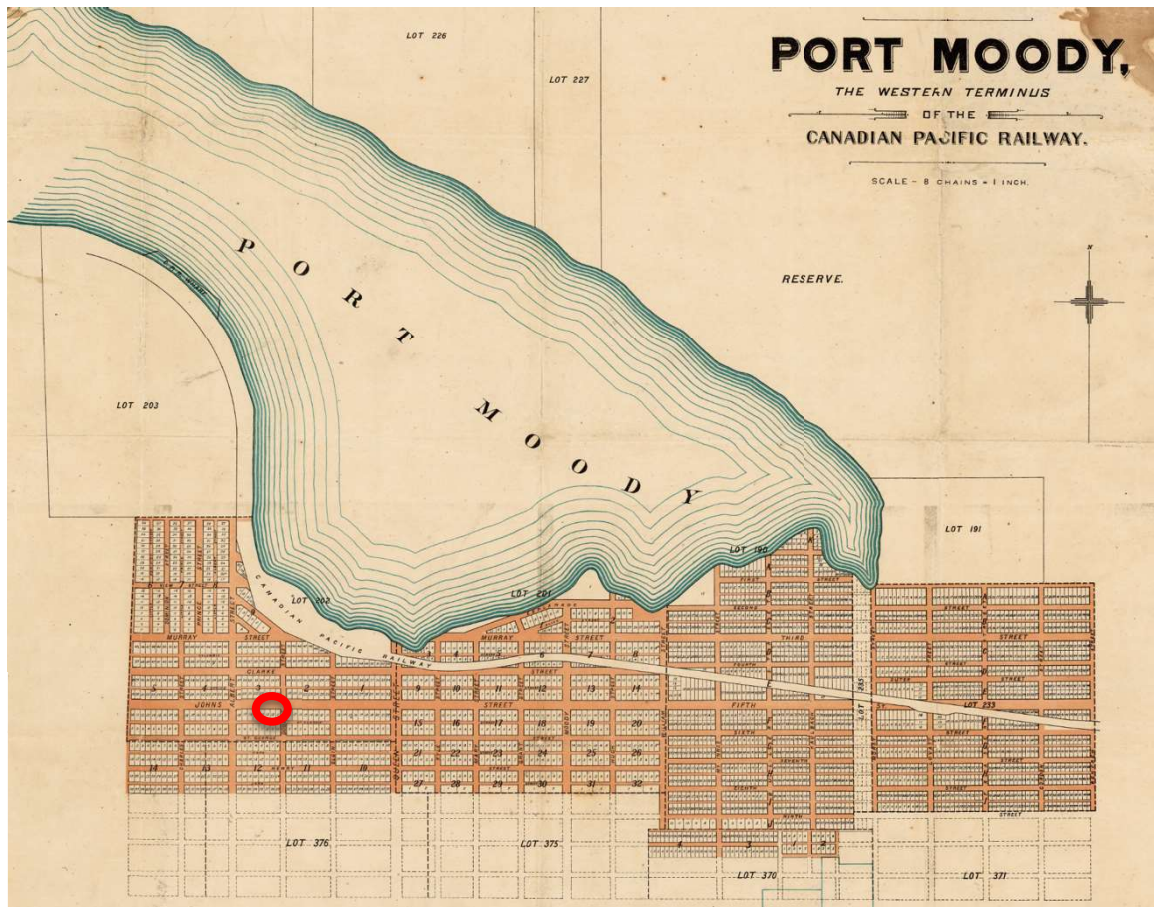


Figure 3: Port Moody – Western Terminus of Canadian Pacific Railway c. 1884 City of Vancouver Archives AM54-513, Map 91. Subject site circled.

The relationship of the CPR Station to other early dwellings located at the westerly end of the town is illustrated in Figure 4.



Figure 4a: Second CPR Station, Port Moody, c. 1908. Looking south. Port Moody Heritage Society 1979.025.001.



Figure 4b: Photo noted above, magnified to show the Martha Johnston Residence. Port Moody Heritage Society 1979.025.001 (in part).

2.1. EVOLUTION OF THE MARTHA JOHNSTON RESIDENCE

In order to implement a truly effective Conservation Plan, the evolution of any building must be fully understood. The Martha Johnston Residence is an excellent example of early residential development in Port Moody, but its current form, design and details have changed somewhat since its construction c. 1908. The house has evolved over time to serve the various tenants and owners and address their living conditions. Changes to any building can be character-defining elements in their own

right, by expressing that evolution, and the Martha Johnston Residence is no exception to this principle.

The original form of the house was a true “Foursquare” with roughly equal frontage and depth, with a variation on the west side: a narrow extension providing kitchen area. At the front of that extension, there was a secondary front porch facing St. Johns Street (Figure 5).



Figure 5: Magnified photo of the westerly end of Port Moody, which captures the front of the Martha Johnston Residence. Note the secondary front porch (right), prior to its enclosure. Port Moody Heritage Society 1979.025.001 (in part).

At a later date, the porch was removed and replaced by a single-storey enclosure on a new concrete foundation with basement space. This is evident from examining the concrete foundation: a line distinguishing the original concrete from the newer is visible along the west side (Figure 6).

At the rear of that extension there was also a narrow rear porch immediately behind the kitchen, spanning roughly half of the width of the house. A small accessory building was set behind that porch (Figures 7 and 8).



Figure 6: Current view of front of Martha Johnston Residence with enclosed porch area highlighted.

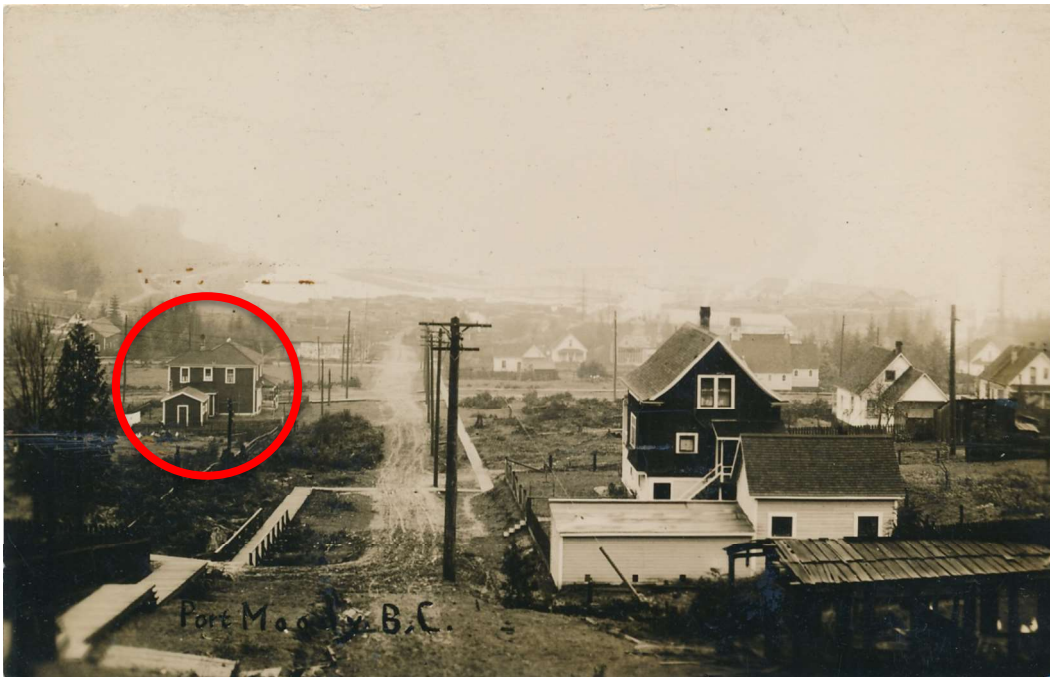


Figure 7: Looking North to the rear of the McNeice house at 2201 St George looking down Douglas Street. House on left is the back of the Martha Johnson Residence at 2131 St Johns Street. Printed on back: Post Card. Hand written on back: "our home in Port Moody, B.C. Oct 20-1910." Port Moody Heritage Society 2015.012.006.



Figure 8: Looking from 2201 Saint George down Douglas Street to back of the Martha Johnson Residence at 2131 Saint Johns Street. Port Moody Heritage Society 2015.012.010.

The partial-width rear porch was removed and replaced with an extension to the kitchen (in the form of an eating nook), and a new rear porch was added to span the remainder of the rear (Figure 9).



Figure 9: Rear of Martha Johnston Residence, with the rear addition to the kitchen; the porch was extended to span the full width of the rear.

The expression of the evolution of the Martha Johnston Residence through the compatible and subtly distinguishable front porch enclosure, kitchen extension and rear porch extension have become character-defining elements in their own right.

3. STATEMENT OF SIGNIFICANCE

MARTHA JOHNSTON RESIDENCE

DESCRIPTION OF HISTORIC PLACE

The Martha Johnston Residence is a two-storey, wood-frame Foursquare house with a hipped roof and a large wraparound verandah. The house is located on a prominent, terraced lot at the corner of St. Johns and Douglas Streets, within the low-density neighbourhood of Moody Centre, with extensive views of Port Moody and the North Shore mountains.

HERITAGE VALUE

The Martha Johnston Residence is valued as a good example of a Foursquare design, generally symmetrical in its detailing and massing. In keeping with Port Moody's mill town origins, the house is built entirely of wood-frame construction. Set on a prominent corner lot, it was one of the larger and more elaborate homes built in Port Moody during the Edwardian era. It was constructed circa 1908 for Martha Johnston, who owned the house until the mid-1920s, by which time she was listed as a 'housewife'. When the house was built, Port Moody's prosperous economy was driven by industrial activity. The local growth of the lumber industry had increased job opportunities in the city, leading to a steady influx of residents during the boom years that followed the turn of the twentieth century.

It is additionally significant for its location within the residential neighbourhood of Moody Centre, which is associated with the continuing early twentieth-century economic and population growth of Port Moody. Situated just west of the downtown area, it is valued for its association with Port Moody's early development patterns. Some of the city's most prominent homes were located on the lots closest to the downtown while more modest houses were built further to the south.

Donald Luxton and Associates, c. 2015.

CHARACTER DEFINING ELEMENTS

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

- Sloping site that drops to the north, with views over Port Moody and Burrard Inlet
- Corner lot location facing St. Johns, Douglas and St. George Streets

- Residential form, scale and massing as expressed by its two-storey height, hipped roof and wraparound verandah
- Main floor set slightly above grade at the front, and at grade at the rear
- Wood frame construction with wooden drop siding and cornerboards
- Edwardian era detailing such as projecting side square bay with gabled roof and inset squared shingles, lathe-turned columns, and square balusters and verandah screen
- Single, double and triple assembly windows
- Mature deciduous and coniferous trees

4. CONSERVATION GUIDELINES

4.1. STANDARDS AND GUIDELINES

The Martha Johnston Residence is a historic resource located west of downtown Port Moody, in the neighbourhood of Moody Centre. Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the Standards and Guidelines, the work proposed for the Martha Johnston Residence 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 historic buildings should be based upon the Standards outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to a historic property.

STANDARDS

Standards Relating to All Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining 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 on-going 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.

4.2. CONSERVATION REFERENCES

The proposed work entails the Preservation, Rehabilitation and Restoration of the Martha Johnston Residence. The following conservation resources should be referenced:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada <http://www.historicplaces.ca/en/pages/standards-normes.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 4: Roofing for Historic Buildings
<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.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 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
<http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.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 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes

<http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.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 Rehabilitation of Historic Buildings. Keeping Preservation in the Forefront. <https://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-rehabilitation.htm>

Preservation Brief 43: The Preparation and Use of Historic Structure Reports.

<http://www.nps.gov/tps/how-to-preserve/briefs/43-historic-structure-reports.htm>

4.3. GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the Martha Johnston Residence, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for adaptive use. As part of the scope of work, exterior character-defining elements will be preserved, missing or deteriorated elements will be restored, and inappropriate alterations that detract from the overall heritage character will be removed. It will be relocated while retaining its historical context of being set on a corner location. The building will undergo a seismic retrofit and structural upgrades as part of a new foundation. There will also be an interior reconfiguration: this will not affect the exterior, which will remain intact.

The major proposed interventions of the overall project are to:

- Preserve the original form, scale and massing;
- Preservation and repair of exterior woodwork;
- Rehabilitation of the roofing;
- Rehabilitation and repair of fenestration, and in particular, the windows and doors;
- Voluntary seismic upgrade of the structure.

4.4. SUSTAINABILITY

Heritage conservation works in conjunction with sustainable development as a realistic and critical goal of any rehabilitation project. The conservation, continued use and adaptive re-use of historic buildings and structures can attain a high level of retention that accordingly reduces the overall carbon footprint. The embodied

energy in historic buildings is a measurement that is often ignored or discounted, yet is crucial to understanding the wider benefits of retention tied to reducing greenhouse gas emissions (GHG) and global warming. While new construction is touted as offering the benefit of the highest level of energy efficiency, it should be recognized that retaining a historic building can still achieve an excellent level of energy efficiency while avoiding the significant levels of GHGs by reducing solid waste, eliminating or at least minimizing the need for new structural components, conserving existing material rather than producing new, and overall saving a significant amount of embodied energy.

4.5. ALTERNATE COMPLIANCE

4.5.1. BC BUILDING CODE

The BC Building Code specifies minimum provisions relating to the overall safety of buildings, referencing public health, fire protection and structural sufficiency. There is the understanding that, on a number of levels, heritage buildings do not perform in the same way as new construction, and if they were brought up to code, it could compromise historic appearance or authenticity. As such, other options are available that will not compromise public safety objectives of the Code, commonly referred to as “alternate compliance methods”. These are typically considered on a case-by-case basis as individual circumstances can vary greatly, and their application is to balance the viable alternate methods with the highest degree of conservation possible under those site circumstances.

4.5.2. ENERGY EFFICIENCY ACT

The Energy Efficiency Act (EEA) is amended to February 2021. It exempts components such as doors, glazing for door slabs, sidelights and transoms, for a “designated heritage building”. This is defined by the province as either protected provincially under the Heritage Conservation Act, a municipal heritage designation by-law or included in a community heritage register under either the *Local Government Act*, *Vancouver Charter*, or *Islands Trust Act*. This allows a more sensitive approach by maintaining a higher degree of integrity for character-defining components that are often challenging, expensive, or impossible to replicate. The principle is that heritage buildings can be made more energy efficient through non-intrusive or alternate compliance methods, such as those that are “hidden” inside such as mechanical systems.

Various EEA regulatory bulletins pertaining to heritage are found at:
<https://www2.gov.bc.ca/gov/content/industry/electricity-alternative-energy/energy-efficiency-conservation/policy-regulations/standards/regulated-products>

Energy efficiency considerations can also be found in *Standards and Guidelines for the Conservation of Historic Places*.

4.6. SITE PROTECTION AND STABILIZATION

Site protection is an important component of the general conservation. It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. It must be protected against unauthorized access or damage with the securing of all doors, windows and any other openings, and with the use of fencing, lighting and other security measures.


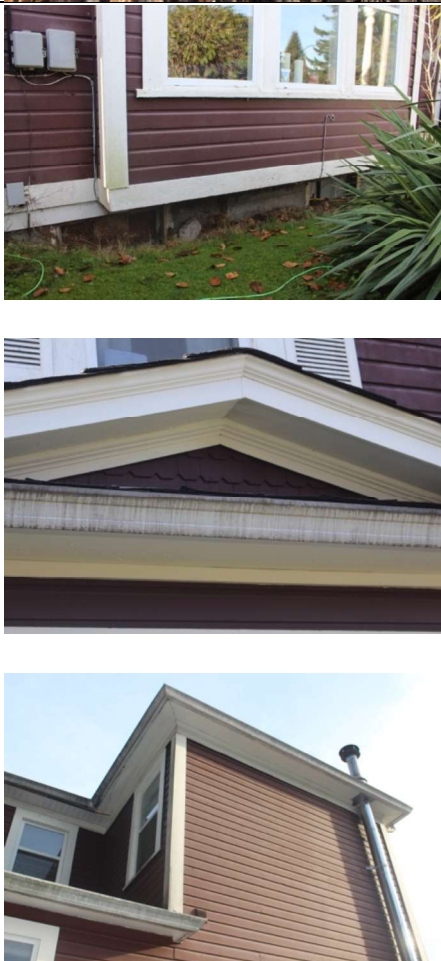
A site protection strategy should be developed through discussion with the owner, contractor and architect.




5. CONDITION ASSESSMENT AND OBSERVATIONS

A condition review of the exterior and interior of the Martha Johnston Residence was completed as part of site visits on **December 18, 2021 and January 22, 2022**, where a comprehensive assessment was conducted and photo documentation completed. Recommendations for the preservation and rehabilitation of this heritage building are based on archival material and research prepared by *Donald Luxton and Associates* as part of the initial Statement of Significance, physical material samples, site review, and an assessment of the original appearance of the heritage building in relation to how it relates to its current condition and integrity.





The following sections outline the condition, and the specific approach to take on each of the major components of the Martha Johnston Residence, including the materials, physical condition and recommended conservation strategy (Section 6).




	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.1 SITE AND LANDSCAPING	<p>The Martha Johnston Residence is a two-storey wood frame building designed as a Foursquare style on the south side of St. Johns Street, at the corner of Douglas Street in Port Moody. The building is set close to both side lot lines: its frontage is on St. Johns Street, with a strong street presence on Douglas Street and along St. Andrews Street due to it being a corner double-fronting lot. The building is highly visible and prominent, a landmark in Moody Centre.</p> <p>The overall site is in excellent condition, comprising minimal landscape elements, trees at the front, concrete stairs leading to the entry and a fence along the sides and rear.</p>	
5.2 FORM, SCALE AND MASSING	<p>The massing of the Martha Johnston Residence comprises the original two-storey section comprising roughly the Foursquare form and footprint, with a two-storey protrusion on the west side. There have been minor enclosures of what were outdoor (porch) spaces on the west and south sides – the former illustrated on the magnified archival photo.</p> <p>Despite the minor changes to the side and rear, the current form, scale and massing of the Martha Johnston Residence is excellent and well balanced on the two street facings, and anchored by the wrap-around porch. Overall it is in good condition.</p>	  

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
<p>5.3 FOUNDATION AND PERIMETER</p>	<p>The foundation of the Martha Johnston Residence consists of a poured-in-place concrete wall on all sides. The floor is a poured-in-place concrete floor slab. Overall it is in good condition.</p> <p>The foundation is older board-formed concrete except for one small section on the north-west corner which is newer. This defines the point between the original basement and a secondary front porch accessed off the west protrusion. This is confirmed by the archival photo (see Sections 2.1 and 5.2).</p> <p>The foundation under the kitchen extension (rear) was not visible.</p>	
<p>5.4 CLADDING</p>	<p>The cladding on the main and upper floor is drop tongue-and-groove. There is an accent cladding in the low-pitched gabled bay on the east side, which features squared shingles. The tongue-and-groove cladding is in very good condition overall, and in excellent condition in those areas where it has been protected such as on the inside of the front porch. The shingles in the east side gable are in excellent condition.</p> <p>The cladding on the lower level is a vertical tongue-and-groove board that is lacking the same curved profile of the original on the main and upper floors. It appears to be a newer application, nevertheless it is in good condition overall.</p>	

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.5 FACIA AND SOFFITS	<p>The soffits are enclosed around the entire perimeter of the house, on both the upper floor, the main floor bay on the west side, and around the porches. Along the west side, in front of the upper interior corner, the soffits have been replaced by aluminum, indicating a prior problem. Along the east side they appear to have been replaced with a board and are in fair condition.</p> <p>In many areas, the soffits are displaying signs of deterioration caused by water ingress. This is particularly notable around the rear porch, and west sides. (See further comments in Section 5.9 Rear Porch.)</p> <p>Facia trim boards under the soffits are all in good condition.</p>	  

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.6 DOORS	Both the front door and the rear door have been replaced with a newer style. Although the front door has decorative inset glazing, it is not period-appropriate. The rear door is slightly more period-appropriate. Both doors are in very good condition.	 

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
<p>5.7 WINDOWS, SILLS AND TRIM</p>	<p>All of the windows on the house have been replaced except those in the basement, west side, and the fixed window to the right of the front door.</p> <p>The basement windows on the east side are in poor condition, missing sashes. Dirt and vegetation have accumulated against what were two windows on the east side under the bay, and all that is left is the frame. The basement windows on the west side, including sills, frames and sashes, are in fair to poor condition. The one exception is the single window adjacent the basement stairwell entry, which is in good condition.</p> <p>On the main floor, the front window sills and trim are in excellent condition, and the fixed window with original sash and glazing adjacent the door is also excellent. The east side window sills and trim along the porch are also in excellent condition. The east side bay, sills and trim boards are in good condition, showing minor sign of paint loss but no rot or wood grain exposure. On the west side main floor, the single window sill and trim are in good condition, while the kitchen window is in fair condition. The rear kitchen window is in very good condition.</p> <p>The window sills and trim on the upper floor are in fair to good condition overall. Specifically at the rear, the left window shows some deterioration on the sill, while the middle and right window sills are in good condition, and the trim boards for all three windows are in very good condition.</p>	   

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.8 FRONT PORCH AND STAIRS	<p>The front porch includes the turned posts, balustrade, decorative grille along the top, flooring, and stairs with railing and posts. There are varying levels of condition, depending on the element and its degree of exposure.</p> <p>The trim boards around the outer flooring are in fair condition and require repair and replacement. There is paint deterioration on the porch floor, but otherwise in good condition.</p> <p>The posts have varying conditions. The one at the south east corner is showing advanced signs of wood grain exposure and its base is in rough shape. (It has had a wood insert at the bottom.) The next two posts (east side and northeast corner) are in good condition, no sign of decay but bottom is rough with some exposed paint. The front post, to the left of stairs, is in good condition, although it has had a new wood piece insert at bottom. Northwest corner post has also had an insert piece at the bottom, otherwise it is in good condition besides some peeling paint. Half posts on the façade are in very good condition.</p> <p>The balustrade is in good condition, along with the vertical decorative grid running along the top of the porch.</p> <p>The stairs are in fair condition. While the left post at the bottom of the stairs is in poor condition, showing signs of decay, the right post is in good condition, as are the posts at the top of the stairs. The bottom edges of both railings are in poor condition, showing signs of decay.</p> <p>The porch ceiling, in tongue-and-groove board, is good condition. The inside face of the support beam on the east side is showing significant signs of paint deterioration, likely the result of moisture penetration from above (i.e. roof). The soffit is in fair condition.</p>	  

5.9 REAR PORCH

The rear porch has had the flooring replaced with plywood. It is generally in fair condition. Deterioration on the outer edges is evident.




The porch posts are in good condition.

The balustrade is in fair condition but some connections to the posts, along the bottom and at the outer (south-east) corner, are in poor condition.

The soffits around the rear porch are in poor condition due to water ingress (see Section 5.11 Roof for more detail.) The ceiling has been replaced with a type of wood chip board and is similarly in poor condition.

There is also an enclosure of a vent pipe on the back wall, that appears to be in good condition.



	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
<p>5.10 BASEBOARDS AND CORNER BOARDS</p>	<p>The corner boards on the front corner, under the porch, are in excellent condition. Those that frame the corners of the east bay appear to have been replaced; those at the southeast corner of the house are in good condition, except for the lower area (closer to ground) displaying some deterioration. Those on the southwest corner are in fair condition, they have lost paint protection and are showing some minor deterioration.</p> <p>The baseboards on the east side are in fair condition with a limited degree of rot visible. Those on the west side are in good condition.</p>	 
<p>5.11 ROOF</p>	<p>The main roof and the porch roofs are covered with asphalt shingles. They are in poor condition, showing signs of curling and a high degree of granule loss. This has likely contributed to the deterioration in the upper soffits, with certain areas already having had replacement material such as the rear porch ceiling (see Sections 5.5 Facia and Soffits and 5.9 Rear Porch).</p>	

6. CONSERVATION STRATEGY

The following are the standards that define the principles of good conservation practice, and an assessment of how they relate to the proposed interventions of the Martha Johnston Residence.

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.

While the interior is proposed to be reconfigured to allow for new (non-residential) use, consideration should be given to retaining certain interior components. These include, but are not limited to, the staircase and upper floor posts and balustrade, the recessed plaster ceiling in the front room, interior window sills and trim, doors and trim, and wrap-around baseboards. It is recognized that some removal will be necessary, but a strategy for reinstating some or all of these elements (if removed) needs to be developed.

6.1. SITE AND LANDSCAPING

The Martha Johnston Residence will be relocated. While this will alter its context, it will retain its corner orientation as expressed by its wrap-around porch and other design elements, fronting Douglas Street with secondary orientation to St. Andrews Street.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the corner orientation of the building fronting Douglas Street. All rehabilitation work should occur within the property line and building envelope.
- Preserve the historic secondary facing, with orientation along St. Andrews Street (to the south).
- Address drainage issues through the provision of adequate site drainage measures.

6.2. FORM, SCALE AND MASSING

The form, scale and massing of the Martha Johnston Residence is to remain intact.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing, including its height.
- Preserve its historic orientation of main floor to grade.
- The historic exterior facades are to be preserved and rehabilitated.
- For the exterior, if seismic interventions should be required to be installed, these are to be as minimally intrusive to the appearance of the building as possible.

6.3. FOUNDATION AND PERIMETER

The foundation of the Martha Johnston Residence consists of a poured-in-place concrete wall on all sides. The floor is a poured-in-place concrete floor slab. With the proposed relocation, the building will have a new foundation and floor slab, and undergo seismic upgrades. New minimally-invasive seismic interventions that might be required should be discreet and not be visible from the exterior, and require the absolute minimal degree of removal of material. Any such materials removed must be inventoried and safely stored on a temporary basis, and be reincorporated so as to not impact any character-defining elements.

Besides the foundation, other perimeter features such as the basement stairwell entry and concrete stairs leading to the front porch will be replaced.

Conservation Strategy: Rehabilitation

- Rehabilitate the house and provide seismic reinforcement by providing a new concrete foundation on which the house will be set.
- Where the opportunity allows, consider new perimeter features that speak to the original configuration of the site, such as a small set of concrete stairs set back from the house leading to the front porch.

6.4. CLADDING

The cladding of the Martha Johnston Residence is to remain intact.

Conservation Strategy: Preservation

- Preserve the cladding in its existing state, with minor repair and replacement of any components only where deterioration has occurred that is not repairable.
- Removal of entire sections or faces of the cladding is not acceptable. Any replacement cladding must be milled to match the profile of the existing cladding.

6.5. FACIA AND SOFFITS

The fascia boards and soffits of the Martha Johnston Residence require some aspects of repair and replacement, primarily to address the compromised condition of the soffits.

Conservation Strategy: Preservation, Restoration and Rehabilitation

- The fascia boards are to largely remain intact, with select repair where necessary.
- The soffits of the upper floor, and those around the perimeter of the front and rear porches, are to be rehabilitated in their entirety, the majority of which will require restoring it to its original appearance. Replacement material shall be wood tongue-and-groove boards to match the dimensions and profile of the ceiling boards of the front porch.

6.6. DOORS

The front and rear doors of the Martha Johnston Residence are not original to the house, and the front door in particular is not period-appropriate.

Conservation Strategy: Preservation and Restoration

- Preserve the frames and trim of both doors.
- Restore the front door to a style that is appropriate to the period of construction, which shall be in wood and shall include inset glazing.
- Replacement of the rear door is optional, otherwise it should be preserved. If it is replaced, the door should similarly be restored in a manner appropriate to the period of construction and be wood with inset glazing. It should be less decorative than the front door.

6.7. WINDOWS, SILLS AND TRIM

The windows on the main floor and upper floor of the Martha Johnston Residence were removed at a prior time and replaced with vinyl windows. This provides the opportunity to reinstate new wood windows to match the originals.

Conservation Strategy: Restoration and Preservation

- On the main and upper floors, restore the windows with new wood windows to match existing in terms of material and profile. Most will be double hung windows, with an equal proportion (height) of lower and upper sash.
- The one remaining original window on the main floor, the fixed window adjacent the entry door, shall be preserved in its existing state, including its decorative translucent glazing.
- Preserve the sills and trim of all main and upper floor windows except where deterioration is evident and repair and replication is necessary with materials and dimensions to match existing.

- With the relocation of the house to a new foundation, if windows are required on the basement level, they will need the flexibility to be configured in a pattern to provide for new interior spatial configurations. These new windows shall be wood sash, and should be similar in dimensions and profile to the existing basement windows, with vertical muntins. These windows may be set as singles, paired or tripartite with trim, sills and dividers to match those on the existing house. The intact window on the west side should serve as an example for replication.

6.8. FRONT PORCH AND STAIRS

The front porch of the Martha Johnston Residence is to be retained and repaired. The front stairs will need to be replicated due to the anticipated change in grade due to the proposed eastward orientation of the house.

Conservation Strategy: Rehabilitation and Restoration

- Restore the front porch post situated at the south-east corner. This will require using one of the other front porch posts to achieve an exact copy. The remainder of the front porch posts, including the shorter posts set at either side of the top of the stairs, require rehabilitation by way of retention, repair and reinstatement.
- Retain and rehabilitate the floor of the front porch, with the outer edge boards replaced on an as-needed basis depending on their condition.
- The balustrade and decorative upper grill are to be rehabilitated, with select repair and replacement limited to only those components that cannot be repaired.
- The ceiling of the front porch shall be retained and rehabilitated, with select repair and replacement with material and profile to match the existing tongue-and-groove wood board, with select repair and replacement limited to only those components that cannot be repaired. Any replacement is to match existing in terms of material and profile.
- Restore the front stairs, with the number of treads either the same or different depending on the new relationship of the house to grade.
- Restore the deteriorated lower left post to match existing, and rehabilitate the lower right post.

6.9. REAR PORCH

The rear porch of the Martha Johnston Residence is to be retained and repaired.

Conservation Strategy: Rehabilitation and Restoration

- Restore the floor of the front porch to match that on the front porch.
- Restore the balustrade and rehabilitate the decorative upper grill, with select repair and replacement limited to those components that cannot be repaired, in

particular the balustrade. Any replacement is to match existing in terms of material and profile.

- Rehabilitate the porch posts.
- Restore the porch ceiling to match that on the front porch – using wood tongue-and-groove boards.

6.10. BASEBOARDS AND CORNER BOARDS

The baseboards and corner boards of the Martha Johnston Residence are to be retained.

Conservation Strategy: Rehabilitation

- Retain and, where necessary, repair and replace deteriorated components of the baseboards and corner boards with material and profile to match existing.

6.11. ROOF

The roof of the Martha Johnston Residence is to be replaced.

Conservation Strategy: Rehabilitation

- Replace the entire roof – asphalt shingles on the upper roof, and roof of the front and rear porches – with new asphalt shingles in a neutral colour – black, dark grey or weathered wood (see Section 6.12 Colour Scheme).




6.12. COLOUR SCHEME

The existing colour scheme of the body (i.e. cladding) of the Martha Johnston Residence is close to what is considered historically-appropriate. A minor adjustment to the body, along with new historically-appropriate colours, are necessary for other areas such as trim, windows and doors.

Conservation Strategy: Rehabilitation

- Restore a finish, hue and placement of colours that is historically appropriate to the heritage building.
- Substitutions or matching of custom colours are to be reviewed by the heritage consultant. Test samples can be applied to the heritage building in advance of painting which will allow a review and approval in the field. This will become part of the final report by the heritage consultant verifying that all conditions for the conservation have been met.

Proposed Colour Scheme

ELEMENT	COLOUR	CODE	SAMPLE	FINISH
Siding	Strathcona Mahogany	VC-34		Matte
<i>Alternative</i>	<i>Mellish Rust</i>	<i>VC-28</i>		<i>Matte</i>
Door and Window Trim, Soffit, Fascia, Porch Columns and Stair Posts, Balustrade and Trim, Corner Boards	Oxford Ivory	VC-1		Semi-gloss
Window Sash	Gloss Black	VC-35		Semi-gloss
Porch Floor, Front Stair (Treads and Risers)	Edwardian Porch Grey	VC-26		Semi-gloss
Front Door	Natural Stain			Semi-gloss
<i>Alternative</i>	Gloss Black	VC-35		
Roof Shingles	Weathered Wood (asphalt), Black or Dark Grey	Brand to be determined		

7. MAINTENANCE PLAN

Given the proposal to preserve and rehabilitate the Martha Johnston Residence, a maintenance plan ensures that the objectives of long-term legal protection can be met and monitored. An overall maintenance plan should include provisions for:

- Terms of reference for maintaining the building through any management or maintenance contract(s);
- Regular scheduling of work, and clearly defining what components are repetitive (i.e. monthly or annual, for the same elements) or singular one-time focused or broad-based (i.e. throughout the building)
- Clarifying what work is required immediately and what work is planned further and under what timelines;
- Owner's records of all maintenance procedures;
- Drawings and photos of the building for either the owner or maintenance/management contractor.

The owner should retain the plan for future reference. It will ensure the long-term integrity of the Martha Johnston Residence and be in keeping with the legal heritage protection. Regular upkeep combined with good standards of workmanship and materials is the guiding principle of a comprehensive and well-executed maintenance plan.

7.1. MAINTENANCE GUIDELINES

A maintenance schedule is critical to any Conservation Plan. Short-term and long-term targets need to be set for each element. A building that has undergone a higher degree of renovation, replication or repair is equally prone to the need for maintenance as compared to a building that has had more components retained and conserved. In particular, any errors or weaknesses in material or method should be identified in the early stages and corrected where necessary, so that accelerated deterioration does not take place.

Regularly scheduled maintenance ensures the longevity of any element, whether wood, stone, brick or other material. Water is essential to manage, as it is the singularly the most invasive and damaging to any building. Other forces such as sun-exposed wall faces, wind, ice and vermin affect building elements and the while the cost of maintenance on a regular basis may seem high, putting off this work inevitably leads to greater costs to restore, particularly for heritage buildings that often contain materials that are expensive, in short supply or need to be custom made.

7.2. REQUIRED PERMITS

The type and degree of permitting depends on the municipal requirements as commonly spelled out in general or heritage-specific requirements-of-maintenance by-laws, or in policy or other by-laws or guidelines. Exemptions for more minor work (i.e. repair, re-painting in existing colours) may be possible, but in most cases, a Heritage Alteration Permit, either stand-alone or in conjunction with another permit (e.g. Development, Sign, Building) may be required.

7.3. ROUTINE, CYCLICAL AND NON-INVASIVE CLEANING

By undertaking work on a routine basis, a sensitive approach to the cleaning treatment is the more likely outcome since dirt or other damage will not have had as much time to build up. The principle of any cleaning should be in accordance with *Standards and Guidelines for the Conservation of Historic Places* which specifies the gentlest means possible. In cases where the removal of dirt and other material is necessary on stucco, concrete or wood, a soft bristle brush without water is best, sweeping away the loosened material. The recommended approach for elements that require a more intensive cleaning is to use a soft bristle brush with warm water and a mild detergent. Pressure washing, sandblasting or any abrasive cleaning should not be used under any circumstances.

7.4. REPAIR AND REPLACEMENT OF COMPROMISED MATERIALS

Repair, reinstatement and replacement of material on the Martha Johnston Residence must conform with those established under the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The heritage building's character-defining elements, those characteristics that contribute to the tangible heritage value, such as materials, form and configuration, must be conserved. This draws from the following principles:

- Minimal intervention must be a goal, and any intervention must be the least intrusive and gentle means possible;
- Character-defining elements must be repaired and reinstated, rather than replaced, wherever possible;
- Repair may involve anything from the removal and cleaning or simple refinishing to extracting extensively deteriorated, decayed or missing material and reinstalling the same but with in-kind material to match existing, and using recognized conservation methods;
- Repaired or replaced material must be physically and visually compatible with the historic place.

7.5. 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, addressing all aspects of the building including exterior and site conditions. From this inspection, a report should be compiled that will include notes, sketches, and observations and to mark areas of concern, for example, cracks, staining and rot. The report need not be overly complicated, but must be thorough, clear and concise. Issues of concern, from the report, should be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections.

7.6. INFORMATION FILE

The owner of the Martha Johnston Residence should retain an information file where inspection reports 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 to the owner(s), which will aid in determining appropriate interventions when needed. This information file should be passed along to any subsequent owner(s). The file would include a list outlining the finishes and materials used. The building owner should keep on hand a stock of spare materials for minor repairs.

The maintenance Log Book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past, and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

A full record of these activities will help to plan for future repairs and provide valuable information in the overall maintenance of the building and will provide essential information for the longer-term and serve as a reminder to amend the maintenance and inspection activities on an as-needed basis.

7.7. EXTERIOR MAINTENANCE

The most potentially damaging element to heritage buildings is water, including frost, freezing and thawing, and rain water runoff including pipes and ground water. Animal infestation is a secondary concern.

The most vulnerable part of any building is the roof, where water can enter in without warning. Roof repair and renewal is one of the more cost-effective strategies. Any leak, however minor it might be, needs to be taken seriously and may be a sign that other areas are experiencing the same, or that a more significant leak or water entry is imminent.

The following checklist contains a wide range of potential problems specific to the Martha Johnston Residence such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

Exterior Inspection

Site and Foundation

- ☒ Does water drain away from the foundation?
- ☒ Is there back-splash occurring?
- ☒ Is there movement or settlement of the foundation as illustrated by cracks or an uneven surface?
- ☒ Is there any evidence of rising damp?

Wooden Elements

- ☒ Are there moisture problems present?
- ☒ Is any wood in direct contact, or extremely close to, the ground?
- ☒ Is there any evidence of insect infestation?
- ☒ Is there any evidence of fungal spread or any other type of biological attack?
- ☒ Does any wood appear warped or cupped?
- ☒ Does any wood display splits or loose knots?
- ☒ Are nails visible, pulling loose or rusted?
- ☒ Do any wood elements show staining?

Exterior Painted Materials

- ☒ Is the paint blistering, peeling or wrinkling?
- ☒ Does the paint show any stains such as rust, mildew or bleeding through?

Windows

- ☒ Is any glass cracked or missing?
- ☒ Does the putty show any sign of brittleness or cracking, or has any fallen out?
- ☒ Does paint show damage by condensation or water?

- ☒ Do the sashes operate easily or if hinged do they swing freely?
- ☒ Does the frame exhibit any distortion?
- ☒ Do the sills show any deterioration?
- ☒ Is the flashing properly shedding water?
- ☒ Is the caulking connection between the frame and cladding in good shape?

Doors

- ☒ Are the hinges sprung or in need of lubrication?
- ☒ Are the latches and locks working freely?
- ☒ Is the sill in good shape?
- ☒ Is the caulking connection between the door frame and cladding in good shape?
- ☒ Is the glazing in good shape and held securely in place?
- ☒ Is the seal of the door in good shape?

Gutters and Downspouts

- ☒ Are any downspouts leaking or plugged?
- ☒ Do the gutters show signs of corrosion?
- ☒ Are there any missing sections of downspouts and are they securely connected to the gutters?
- ☒ Is the water being redirected away from the building to either in-ground drainage or rainwater catchment?

Roof

- ☒ Are there water blockage points?
- ☒ Is the leading edge of the roof wet?
- ☒ Is there any sign of fungus, moss, birds, vermin, insects, etc.?
- ☒ Are the shingles showing any advanced sign of weathering such as curling or exposure of sub-surface?
- ☒ Are any shingles loose or missing?
- ☒ Are the flashings well set?
- ☒ Are any metal joints or seams sound?
- ☒ Is there any water ponding present?

7.8. FINAL REPORT

The heritage consultant will submit a final report to the project manager as part of any necessary final clearance(s) on permit(s). The report will summarize how the work performed in conjunction with those permits corresponds to the direction given in the Conservation Plan and whether there are any deficiencies to be addressed.



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