

## **R E P O R T**

### *DEVELOPMENT SERVICES DEPARTMENT*

To: Community Heritage Commission                      Date: November 4, 2020  
From: Kathleen Stevens,                                      File: HER00769  
Heritage Planning Analyst  
Subject: 221 Townsend Street –Heritage Revitalization Agreement Application

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#### **PROJECT SUMMARY**

An application has been received for a Heritage Revitalization Agreement (HRA) at 221 Townsend Place, a corner lot in the Queen’s Park neighbourhood. The HRA proposes subdivision of the property into two “compact” sized lots: roughly 2,360 sq. ft. (219.3 sq. m.) each. The existing 1907 house with three frontages on Townsend Place would remain in-situ and a new house would be built to the west of the heritage house.

Four Zoning Bylaw relaxations are proposed: smaller lot size, increased density, higher site coverage for the heritage house, and smaller setbacks for the heritage house and for the parking spaces. In exchange for the development, restoration work would be conducted on the 1907 house, and the house would be legally protected with a Heritage Designation Bylaw and listed on the City’s Heritage Register.

#### **PURPOSE OF REVIEW**

The Community Heritage Commission is being asked to review the application and provide feedback in relation to the following elements:

- The heritage value of the 1907 house;
- The prepared Statement of Significance;
- The appropriateness and level of the planned heritage conservation work; and
- Any heritage implications related to the design of the site or infill house.

The Community Heritage Commission is also being asked to provide a recommendation to Council on this application, based on its heritage merits.

## **GUIDING POLICY AND REGULATIONS**

### **Interim Development Application Review Process**

In April 2020, Council directed staff to implement an Interim Development Application Review Process (Interim Process) in response to the COVID-19 Pandemic. The Interim Process is intended to support continued public engagement on development projects, while also meeting physical distancing requirements. Under this process, development applications with a heritage component will be brought forward to the Commission virtually for comment and endorsement. However, the focus of the review will be on the Statement of Significance (SoS), Heritage Conservation Plan (HCP), and heritage-related elements of the project, as will be outlined in staff reports moving forward.

### **Official Community Plan (OCP) Land Use Designation**

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding development applications. In the OCP, this property is designated Residential Detached and Semi-Detached Housing (RD). This designation envisions a mix of low density residential units.

### **Projects with Heritage Assets**

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset on the site is appropriately incorporated into a development. Through this type of agreement, the OCP land use designation indicates that the development may be used to permit the housing forms listed in Residential – Ground oriented Infill Housing designation. Residential – Ground oriented Infill Housing (RGO) is intended to allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character, and may include single detached dwellings, single detached dwellings on a compact lot, and other forms. The proposed application is consistent with this designation.

### **Queen's Park Heritage Conservation Area**

The subject property is protected through the Queen's Park Heritage Conservation Area. The proposed Heritage Designation and HRA would provide a higher level of protection, design control, and development regulations than the Heritage Conservation Area. The additional protection and sensitive infill proposed is consistent with the goals of the Heritage Conservation Area.

## Queen's Park Heritage Conservation Area Design Guidelines

The Queen's Park Heritage Conservation Area Design Guidelines are the basis for assessing projects within the Queen's Park neighbourhood. The evaluation is based on an examination of the existing character of the surrounding area and the building itself. The guidelines aim to respect the integrity of historic buildings, while ensuring new construction is sympathetic to the character of the neighbourhood. The application has been evaluated by staff against these design guidelines.

### **Zoning Bylaw**

The existing zoning for the site is RS-4 Queen's Park Single Detached Dwelling District. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. In this zone, the maximum floor space ratio (FSR) for principal houses which are protected under the Heritage Conservation Area is 0.7. The proposed application would require relaxations to the Zoning Bylaw (as noted in the following sections of the report). As such, a Heritage Revitalization Agreement is required to permit the proposal.

### **Heritage Revitalization Agreement**

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations may be considered (as noted above). An HRA is not precedent setting, as each one is unique to a specific site.

### Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage projects within the city. These are national guidelines for best practice in heritage conservation and design. All HRA proposals are carefully evaluated using this document to ensure conservation work on the exterior of the heritage building is in compliance. Additionally, the design of the adjacent new buildings are reviewed against the principles and guidelines in this document.

### **Heritage Designation Bylaw**

A heritage asset which is the subject of an HRA is also protected by a Heritage Designation Bylaw. This Bylaw is a regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate, the Director of Development Services) through a Heritage Alteration Permit (HAP). Future development is no longer

entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines and the Heritage Conservation Area guidelines, where appropriate.

## **BACKGROUND INFORMATION**

### **Site Characteristics and Context**

The subject property is 438.6 sq. m. (4,721 sq. ft.). It is located in the Queen's Park neighbourhood with three frontages on Townsend Place, an area of single-detached dwellings between Second and Third Streets to the east and west; and Queens Avenue and Third Street, to the south and north. The property is two blocks north from Qayqayt Elementary School, four blocks east of the Sixth Street, and two blocks west of Queen's Park (playground, sports field, arena etc.). A site context map and aerial image is provided in Appendix A.

### **Project Description**

The proposal is to allow subdivision of a 438.5 sq. m. (4,720 sq. ft.) corner property into two new lots of approximately 219 sq. m. (2,360 sq. ft.). The existing 1907 house would remain in situ, and a new house built on the newly created lot to the west of the heritage house. Both houses are family friendly, with the heritage house proposed to contain three bedrooms and the new house proposed to contain four bedrooms. At a proposed density of 0.71 FSR, the heritage house would remain approximately 156.5 sq. m. (1,685 sq. ft.). The new house would have a density of 0.7 FSR and be approximately 152.5 sq. m. (1,641.3 sq. ft.). Secondary suites and carriage houses are not included as part of this application.

One off-street parking space would be provided on each lot which meets the Zoning Bylaw requirement. However, the location of the parking spaces would require a relaxation. Though not typically required, in order to support the use of the nearby greenway/bikeway, enclosed bike storage is being proposed under the new side deck, 3.9 sq. m. (42 sq. ft.) in size, on the heritage house. Other minor relaxations proposed for the heritage house, in order to remain in-situ, includes site coverage and front and rear setbacks. Some of the project's design drawings are provided in Appendix B.

### **Proposed Relaxations**

Under the City's *Policy for the Use of Heritage Revitalization Agreements*, and the OCP, regulatory land use (Zoning Bylaw) relaxations may be considered through an HRA. In this case, there are three relaxations proposed for both houses: lot size, density and parking setback. Two additional relaxations would be required for the heritage house: site

coverage and setback relaxations. A summary is provided in Tables 1 and 2 below and more detailed information is available in Appendix D.

*Table 1: Summary of Proposed Relaxations for 219 Townsend Street (New House)*

Characteristic Relaxation	Relaxation
Lot Size	61% smaller
Density	20% larger
Parking Space Setback from Property Line	87% reduction

*Table 2: Summary of Proposed Relaxations for 221 Townsend Street (Heritage House)*

Characteristic Relaxation	Relaxation
Lot Size	61% smaller
Density	1% increase
Site Coverage	0.6% increase
Front Setback	37% reduction
Rear Setback	3% reduction
Parking Space Setback from Property Line	87% reduction

The density, site coverage, and rear yard setback relaxations for the heritage house are considered minor. The parking space setback from the property line could likely otherwise be achieved through a Development Variance Permit. The primary relaxations to consider in this case are lot size, density for the new house, and regularizing the front yard setback for the heritage house (which is an existing non-conformity).

## **ITEMS FOR DISCUSSION**

### **Heritage Value**

A Statement of Significance (SoS) has been prepared for the Edmund C. Davey House which is available in Appendix C. The SoS indicated that the building was completed in 1907 and is considered to have historic, social, cultural, aesthetic and scientific value. It has been evaluated as having significant aesthetic and scientific value as a British Columbia Mills Timber and Trading Company (BCMTT) Ready-Made house system, designed, patented and produced between 1904 and 1910 in Vancouver and shipped across Western North America. Further, 221 Townsend Place could be said to illustrate BCMTT's unique sectional building system, consisting of pre-cut lumber and panels that were labelled, insulated and pre-painted, with vertical battens covering the joints between panels.

The house has also been noted to have historical significance as one of only eight known surviving BCMTT's Ready-Made houses in New Westminster and may be the only surviving example of the Design H 'cottage' (from the 1905 BCMTT catalogue) in the

Lower Mainland. It also has been evaluated as having historic value for its association with New Westminster's Edwardian-era building boom. Lastly, the property is also considered to have historical, social and cultural significance as a home of working-class families and its pattern of long-term ownership by only four local New Westminster families. More detailed information on the heritage value evaluation is available in Appendix C. Photographs of the building are available in Appendix C (pages 5-6).

*Does the Statement of Significance provide an accurate representation of the heritage values of the building?*

*Is the heritage value of the house sufficient to warrant long term legal protection and heritage status through a Heritage Designation Bylaw?*

## Heritage Conservation Work

The application proposes that the building undergo preservation and rehabilitation work. Details are available in the Heritage Conservation Plan which is included in full in this report as Appendix C. A summary is provided below:

*Table 3: Summary of Heritage Conservation Work*

Building Element	Action	Material
Location (prominence on corner)	Preserve	N/A
Form, massing and architectural style markers	Preserve	N/A
Main body siding	Preserve	Original wood-clad panels and vertical battens
Water board, corner board, window and door trim, soffits	Preserve	Wood board (original or good replica)
Roofing material, and gutters	New	Emerald green Duroid shingles to match original colour; gutters not specified
Foundation	New	Concrete foundation
Side yard balcony	New	A new wood and glazed door on the new wood balcony, which requires a new opening
Front façade windows, upper east and west windows	Preserve	Original, wood-framed windows
Remaining windows	New	Replica wood sash windows to be installed and new openings/locations
Front/back porches and doors	Restore	Wood
Chimney	Retain	Red brick
Exterior paint palette	New	Pewter body with ivory trim and black sash

*Is the level of restoration proposed appropriate for this project?*

*Is the Heritage Conservation Plan sufficiently comprehensive and detailed?*

*Are there exterior building elements not addressed which could or should be?*

## **Design Relationship**

The City's policies, including the *Standards and Guidelines*, strongly encourage developments which include a historic building to be respectful of the existing heritage assets. Respectful development does not necessarily mean the new building must be physically smaller than the heritage building, or that the site should not be developed, rather that the site or new building's design should consider the heritage building, and allow the heritage building to be the focus of the development. Respectfulness and compatibility (another principle in the City's heritage policy) could be reflected in the fabric of the buildings, or in their shared or complementary design features, or by the physical relationship of the new build to the heritage asset on the site. The guidelines identify that new building should not be overwhelming, or detracting from the historic features. The proposed design plans including a colour elevation and site plan is provided in Appendix B.

*Are the massing, siting, and design elements of the new house and site plan compatible with and respectful of the heritage house's character?*

*Alternatively, does the site plan or the design of the new house overwhelm or detract from the heritage house?*

## **FEEDBACK FROM THE COMMISSION**

Under the Interim Development Review Process, the Community Heritage Commission is being asked to provide a recommendation to Council, based on its heritage merits, and provide feedback in relation to the following elements of the proposal:

- The heritage value of the 1907 house (photos in Appendix C, pages 5-6);
- The prepared Statement of Significance (Appendix C, pages 3-4);
- The appropriateness and level of the planned heritage conservation work (as detailed in the Heritage Conservation Plan, Appendix C); and
- Any heritage implications related to the design of the site or infill house.

The Community Heritage Commission is also being asked to provide a recommendation on the project to Council, based on its heritage merits. The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 221 Townsend Place and its inclusion on the City's Heritage Register; or
- 2) That the Community Heritage Commission recommend that Council does not support the Heritage Revitalization Agreement for 221 Townsend Place or its inclusion on the City's Heritage Register; or
- 3) The Community Heritage Commission could also provide an alternative recommendation, stemming from elements identified in their discussion.

## **APPENDICES**

Appendix A: Site Context Map

Appendix B: Proposed Design Plans

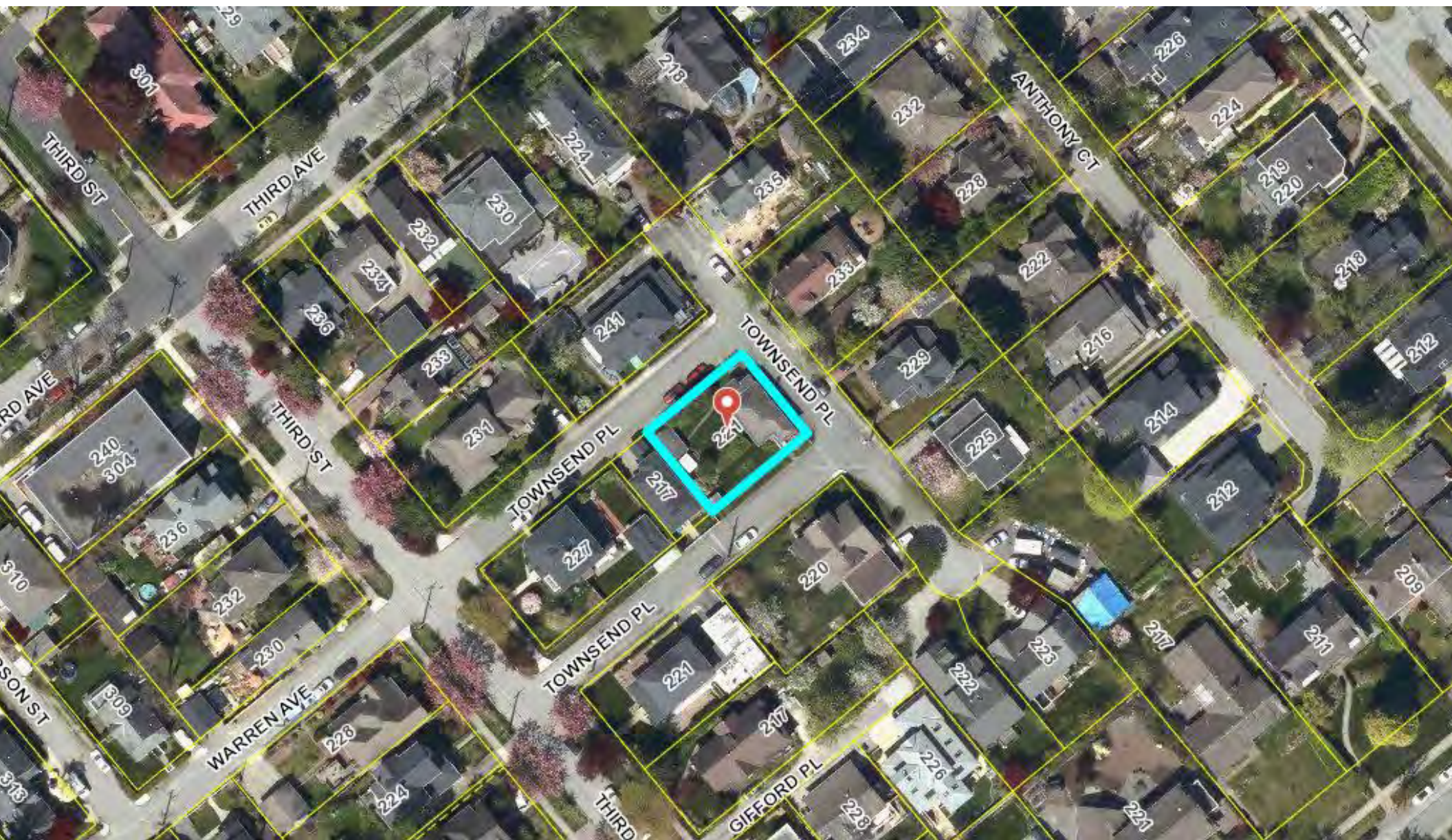
Appendix C: Heritage Conservation Plan and Statement of Significance

Appendix D: Proposed Relaxation Information



Appendix A  
*Site Context Map*





221 Townsend Place

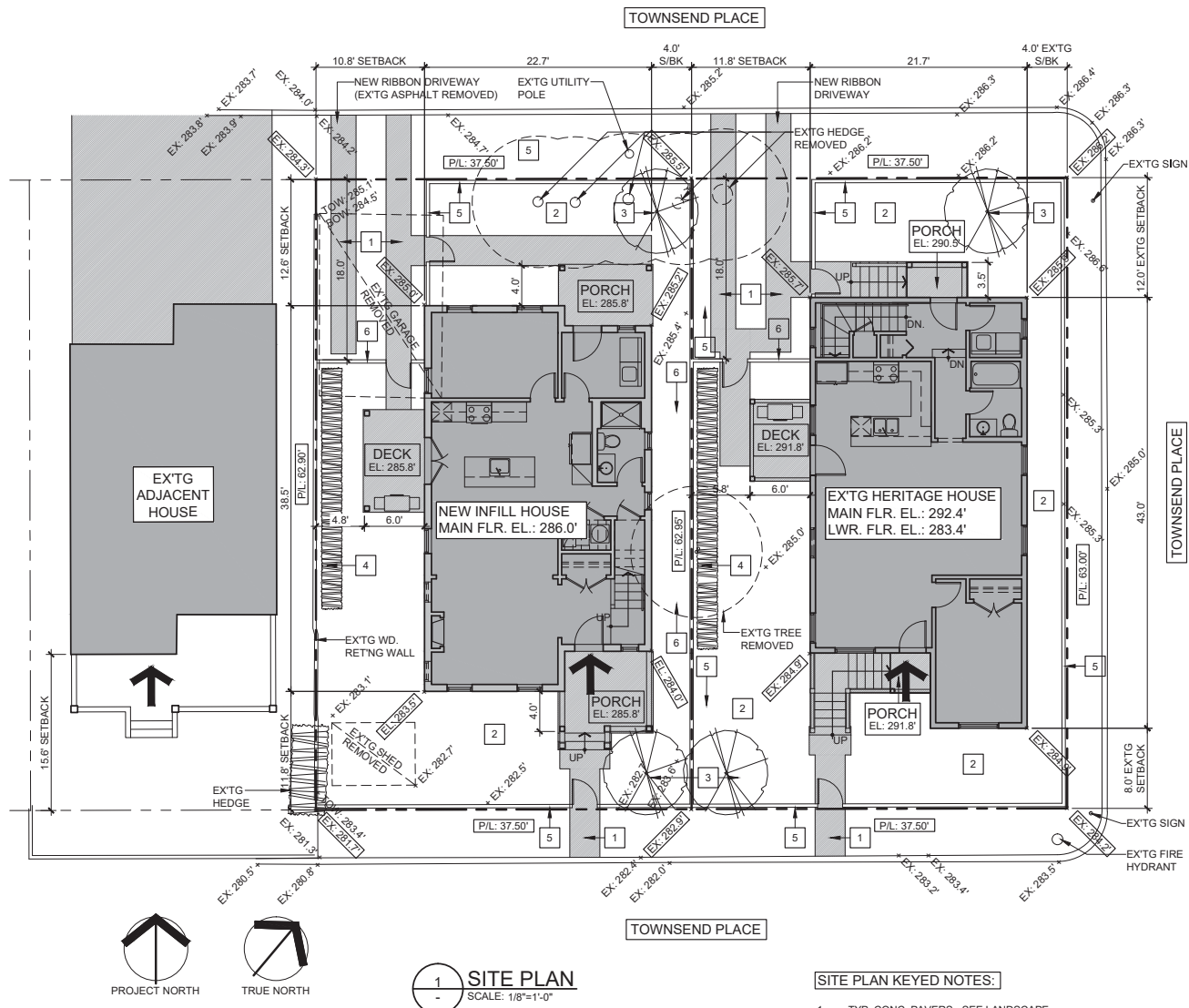




Appendix B

*Proposed Design*

*Plans*



**SITE PLAN KEYED NOTES:**

1. TYP. CONC. PAVERS - SEE LANDSCAPE
2. TYP. GROUND COVER/PLANTINGS - SEE LANDSCAPE
3. TYP. NEW TREE - SEE LANDSCAPE
4. NEW PRIVACY HEDGE - SEE LANDSCAPE
5. TYP. 3' HIGH WOOD FENCE & GATE
6. TYP. 6' HIGH WOOD FENCE

**DRAWING LIST**

**ARCHITECTURAL**

- A-1 SITE PLAN, PROJECT DATA, CONTEXT PLAN, STREET ELEVATION
- A-2 HERITAGE HOUSE: MAIN FLOOR PLAN, LOWER FLOOR PLAN, ROOF PLAN
- A-3 HERITAGE HOUSE: BUILDING SECTIONS
- A-4 HERITAGE HOUSE: ELEVATIONS
- A-5 INFILL HOUSE: MAIN FLOOR PLAN, UPPER FLOOR PLAN
- A-6 INFILL HOUSE: BUILDING SECTIONS, ROOF PLAN
- A-7 INFILL HOUSE: ELEVATIONS
- A-8 COLOURED STREET ELEVATIONS
- A-9 CONTEXT PHOTOS: SURROUNDING PROPERTIES
- A-10 CONTEXT PHOTOS: HERITAGE HOUSE & ADJACENT PROPERTY

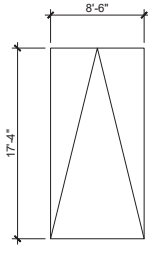
**LANDSCAPE**

- L-01.1 HARDSCAPE PLAN
- L-02.1 PLANTING PLAN

**DRAWING KEY**

- FINISHED GRADE: EL. 100.00, EL. 100.00
- WALL/FLOOR/ROOF TYPE: W1, F1, R1
- WINDOW TYPE: 4
- EXTERIOR MATERIAL TYPE: D
- DOOR SCHEDULE: B, 32
- DETAIL REFERENCE: 1, A-1.4
- SECTION REFERENCE: 3, A-3.1
- SECTION OR DETAIL TITLE: 2, A-2.1

**PARKING STANDARD**



TYP. PARKING PAD SPACE

**PROJECT DATA**

LEGAL DESCRIPTION: LOT 5, NWD PLAN 2620, SUBURBAN BLOCK 5, E75' OF LOTS 64 & 65, HAVING A FRONTAGE OF 75' ON HARTCO & TOWNSEND STREETS & A FRONTAGE OF 63' ON QUEENSBOROUGH ST.

PID: 013-369-474

CIVIC ADDRESS: 221 TOWNSEND PLACE

EXT'G ZONING: SINGLE DETACHED QUEENS PARK/RS-4

PROPOSED ZONING / USE: HERITAGE REVITALIZATION AGREEMENT (HRA)

LOT SIZE: 4721 SF [438.6m<sup>2</sup>]

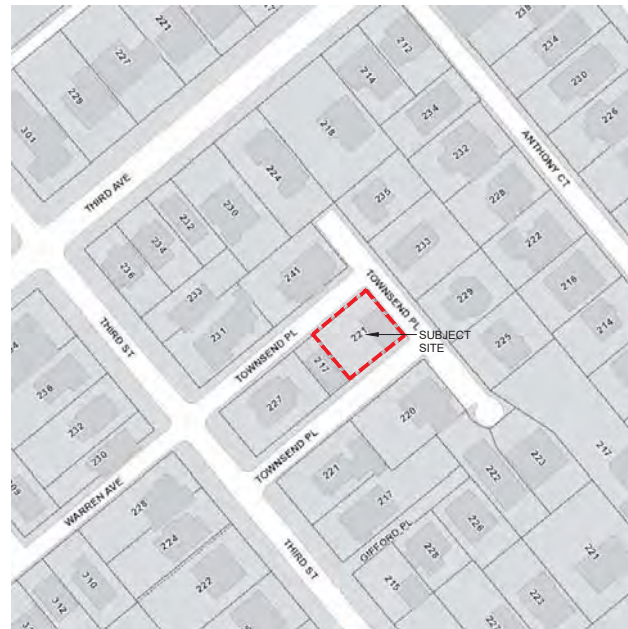
	PERMITTED/REQ'D	EXTG/PROPOSED
<b>HERITAGE HOUSE</b>		
LOT SIZE:	6000 SF (557.40m <sup>2</sup> )	2360.9 SF (219.3m <sup>2</sup> )
HEIGHT:	25.00'	20.2'
ROOF PEAK:	35.00'	24.1'
FLOOR SPACE RATIO	0.7 (1652.6 SF)	0.71 (1683.3 SF)
SITE COVERAGE:	35% (826.3 SF)	35.6% (841.6 SF)
ATTACHED ACCESSORY:	10% (236.1 SF)	5.7% (135.0SF)
<b>SETBACKS:</b>		
FRONT YARD (SOUTH):	12.6'	8.0' EXTG
REAR YARD (NORTH):	12.6'	12.0' EXTG
SIDE YARD (WEST):	4.0'	11.8'
SIDE YARD (EAST):	4.0'	4.0' EXTG
PROJECTIONS INTO REQ'D FRONT YARD:	4.0'	-
PARKING:	1	1
<b>INFILL HOUSE</b>		
LOT SIZE:	6000 SF (557.40m <sup>2</sup> )	2360.2 SF (219.3m <sup>2</sup> )
HEIGHT:	25.00'	22.9'
ROOF PEAK:	35.00'	25.8'
FLOOR SPACE RATIO	0.7 (1652.1 SF)	0.70 (1641.3 SF)
SITE COVERAGE:	35% (826.88 SF)	35.0% (820.7 SF)
ATTACHED ACCESSORY:	10% (236.0 SF)	7.8% (185.3 SF)
<b>SETBACKS:</b>		
FRONT YARD (SOUTH):	11.8'	11.8'
REAR YARD (NORTH):	12.6'	12.6'
SIDE YARD (WEST):	4.0'	10.8'
SIDE YARD (EAST):	4.0'	4.0'
PROJECTIONS INTO REQ'D FRONT YARD:	4.0'	4.0'
PARKING:	1	1
=DEVELOPMENT VARIANCE REQUIRED		

**AREA SUMMARY:**

<b>HERITAGE HOUSE</b>		<b>INFILL HOUSE</b>	
MAIN FLOOR:	841.67SF	MAIN FLOOR:	820.67SF
LOWER FLOOR:	841.67SF	UPPER FLOOR:	820.67SF
<b>TOTAL FLOOR AREA:</b>	<b>1683.33SF</b>	<b>TOTAL FLOOR AREA:</b>	<b>1641.34SF</b>
FRONT PORCH:	16.00SF	FRONT PORCH:	71.33SF
DECK:	49.00SF	BACK PORCH:	54.00SF
BIKE STORAGE:	49.00SF	DECK:	60.00SF
BACK PORCH:	21.00SF	<b>TOTAL ATTACHED ACCESSORY:</b>	<b>185.33SF</b>
<b>TOTAL ATTACHED ACCESSORY:</b>	<b>135.00SF</b>		

**ABBREVIATIONS**

AFF - ABOVE FINISHED FLOOR	PNT - PAINT
ADJ - ADJUSTABLE	R+S - CLOSET ROD & SHELF
AVG - AVERAGE	FD - FLOOR DRAIN
A/B - AIR BARRIER	CB - CATCH BASIN
V/B - VAPOUR BARRIER	RD - ROOF DRAIN
A/V - AIR & VAPOUR BARRIER	AD - AREA DRAIN
CHW - COMPLETE WITH	RWL - RAINWATER LEADER
CMU - CONCRETE MASONRY UNIT	REF - REFER TO
EL - DESIGN GRADE	R - RISER (RISE)
EX - EXISTING GRADE	T - TREAD (RUN)
EXT'G - EXISTING	SC - SCUPPER
2x6s - NOMINAL SIZE (FEET <sub>ING</sub> )	SAM - SELF-ADHERED MEMBRANE
SG - DOOR/WINDOW WITH SAFETY GLASS	SSM - SYNTHETIC SHEATHING MEMB.
SC - WOOD DOOR SOLID CORE	S/W - SIDEWALK
DG - DOOR WITH VENT GRILLE	S/STL - STAINLESS STEEL
PS - PRESSED STEEL FRAME	SOG - SLAB-ON-GRADE
HM - HOLLOW METAL DOOR	TDL - TRUE DIVIDED LIGHT
EQ - EQUAL	TWF - THRU-WALL FLASHING
FSR - FLOOR (AREA) SPACE (SITE) RATIO	TME - TO MATCH EXISTING
FRR - FIRE RESISTANCE RATING	TBD - TO BE DETERMINED
EXT. - EXTERIOR	TB - TOWEL BAR x LENGTH
INT. - INTERIOR	TR - TOWEL RING
GWB - GYPSUM WALL BOARD	TOW/S - TOP OF WALL/SLAB
K/D - KILN DRIED	BOW - BOTTOM OF WALL
MTL - METAL	UON - UNLESS OTHERWISE NOTED
NIC - NOT IN CONTRACT	U/S - UNDERSIDE
O/C - ON CENTRE LAYOUT	U/V - ULTRAVIOLET
SM/DT - HARD-WIRED SMOKE/HEAT DETECTOR	W/P - WATERPROOF
P/T - PRESSURE TREATED WOOD PRODUCT	W/ - WITH



**CONTEXT PLAN**  
SCALE: N.T.S.



VIEW FROM SOUTH WEST

NOTE: DIAGRAMMATIC ONLY

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DATE: 20/07/16  
ISSUE/REVISION: ISSUED FOR HRA REZONING



1003-420 Camarvon Street  
New Westminster, BC  
V3L 5P1 Canada

778-883-2024  
christa@lodgecraft.ca

PROJECT NO.: 20-012

PROJECT TITLE:  
**DAVEY HOUSE 1907  
HERITAGE REVITALISATION  
AGREEMENT  
221 TOWNSEND PLACE  
NEW WESTMINSTER, BC**

DRAWING TITLE:

**SITE PLAN  
PROJECT DATA  
CONTEXT PLAN**

DWG. START DATE:

MAR. 2020

SCALE:

AS NOTED

REVISION NO.:

0

DRAWING NO.:

**A-1**  
21

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DATE: 20/07/16  
Y/M/D  
ISSUE/REVISION  
ISSUED FOR HRA REZONING

#### MATERIALS KEY

- A ASPHALT SHINGLES, IKO DYNASTY  
COLOUR: EMERALD GREEN
- B ALUM. GUTTERS - COLONIAL K-STYLE  
COLOUR: SLATE GREY
- C 1x4 T&G WOOD SOFFITS,  
COLOUR: TBD
- D RESTORED EXTG/NEW HOR'Z'L WOOD SIDING  
COLOUR: EDWARDIAN PEWTER (VC-23)
- E RESTORED EXTG/NEW WOOD TRIMS,  
COLUMNS & RAILINGS  
COLOUR: OXFORD IVORY (VC-1)
- F RESTORED EXTG/NEW WOOD WINDOW  
COLOUR: COMOX GREEN (VC-19)
- G EXTG WOOD DOOR  
COLOUR: COMOX GREEN (VC-19)
- H NEW GLAZED WOOD DOOR  
COLOUR: COMOX GREEN (VC-19)
- J WOOD PORCH FLOOR & STEPS  
COLOUR: PORCH GREY (BM VC-24)
- K LATTICE  
COLOUR: TBD



1003-420 Camarvon Street  
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V3L 5P1 Canada

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AGREEMENT**  
221 TOWNSEND PLACE  
NEW WESTMINSTER, BC

DRAWING TITLE:

**HERITAGE HOUSE:  
ELEVATIONS**

DWG. START DATE:

MAR. 2020

SCALE:

1/4"=1'-0"

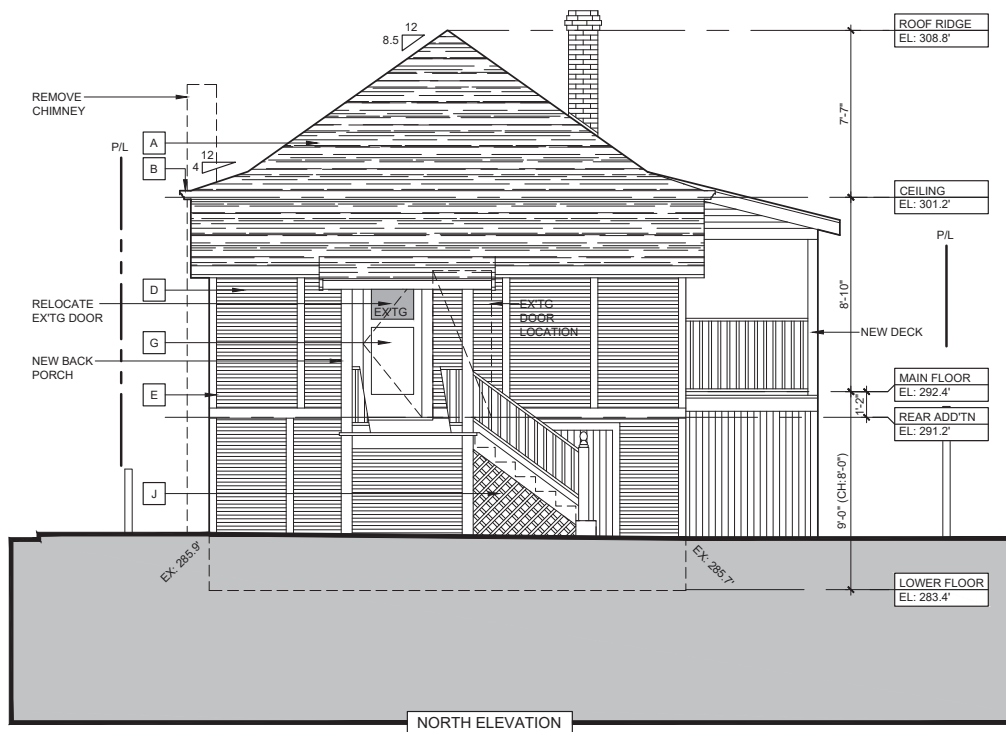
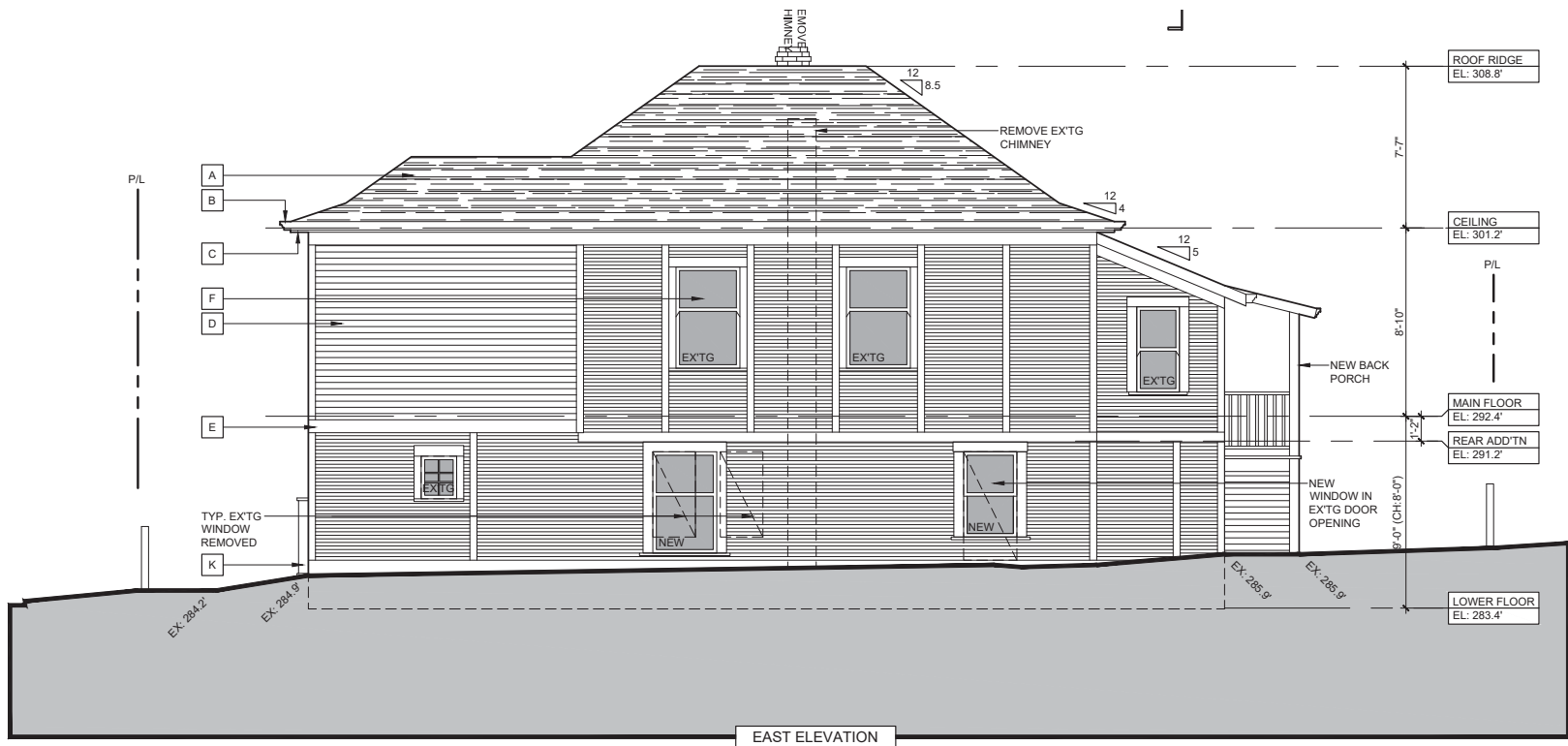
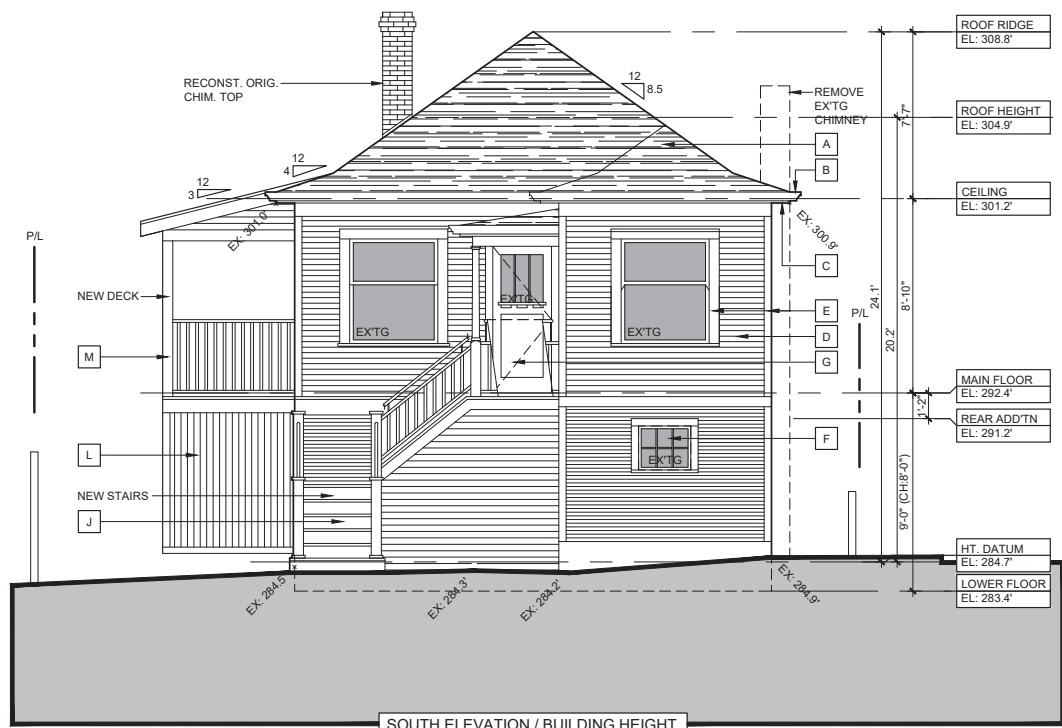
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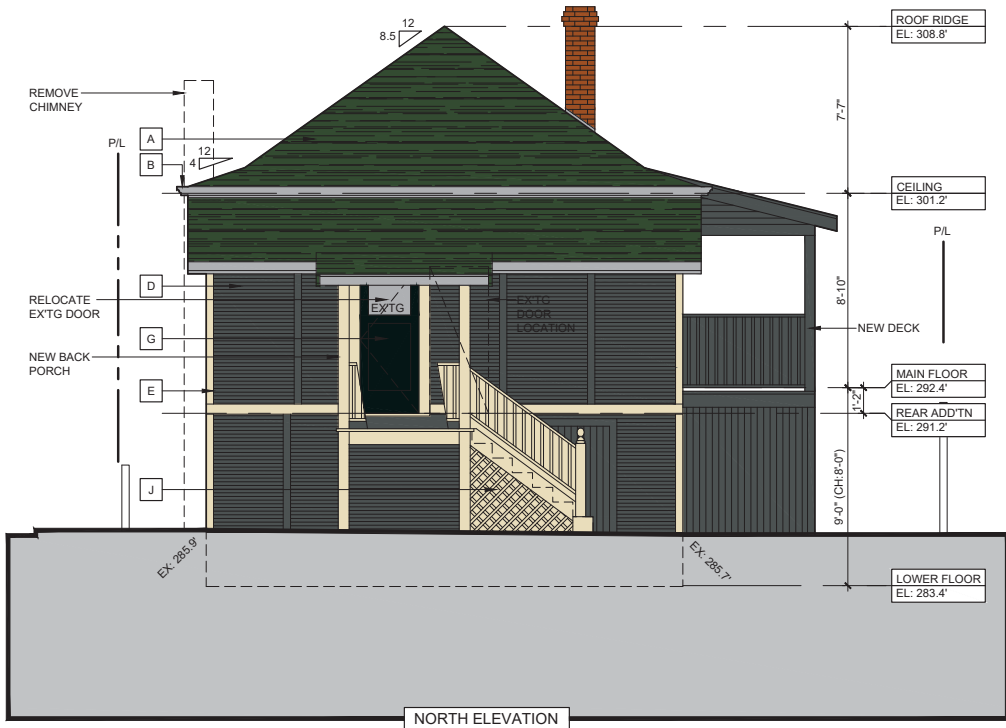
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DATE: V/M/D 20/07/16	ISSUE/REVISION  ISSUED FOR HRA REZONING
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**MATERIALS KEY**

- A ASPHALT SHINGLES - IKO DYNASTY COLOUR: EMERALD GREEN
- B ALUM. GUTTERS - COLONIAL K-STYLE COLOUR: SLATE GREY
- C 1x4 T&G WOOD SOFFITS, COLOUR: TBD
- D RESTORED EXTG/NEW HORZ'L WOOD SIDING COLOUR: EDWARDIAN PEWTER (VC-23)
- E RESTORED EXTG/NEW WOOD TRIMS, COLUMNS & RAILINGS COLOUR: OXFORD IVORY (VC-1)
- F RESTORED EXTG/NEW WOOD WINDOW COLOUR: COMOX GREEN (VC-19)
- G EXTG WOOD DOOR COLOUR: COMOX GREEN (VC-19)
- H NEW GLAZED WOOD DOOR COLOUR: COMOX GREEN (VC-19)
- J WOOD PORCH FLOOR & STEPS COLOUR: PORCH GREY (BM VC-24)
- K LATTICE COLOUR: TBD
- L NEW VERT'L WOOD SIDING COLOUR: EDWARDIAN PEWTER (VC-23)
- M NEW WOOD TRIMS AT NEW BALCONY, COLUMNS & RAILINGS COLOUR: EDWARDIAN PEWTER (VC-23)

**lodge CRAFT**

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New Westminster, BC  
V3L 5P1 Canada

778-883-2024  
christa@lodgecraft.ca

PROJECT NO.: 20-012

PROJECT TITLE:  
**DAVEY HOUSE 1907  
HERITAGE REVITALISATION  
AGREEMENT  
221 TOWNSEND PLACE  
NEW WESTMINSTER, BC**

DRAWING TITLE:  
**HERITAGE HOUSE:  
COLOURED ELEVATIONS**

DWG. START DATE:	MAR. 2020
SCALE:	1/4"=1'-0"
REVISION NO.:	0
DRAWING NO.:	

**A-4 C 23**

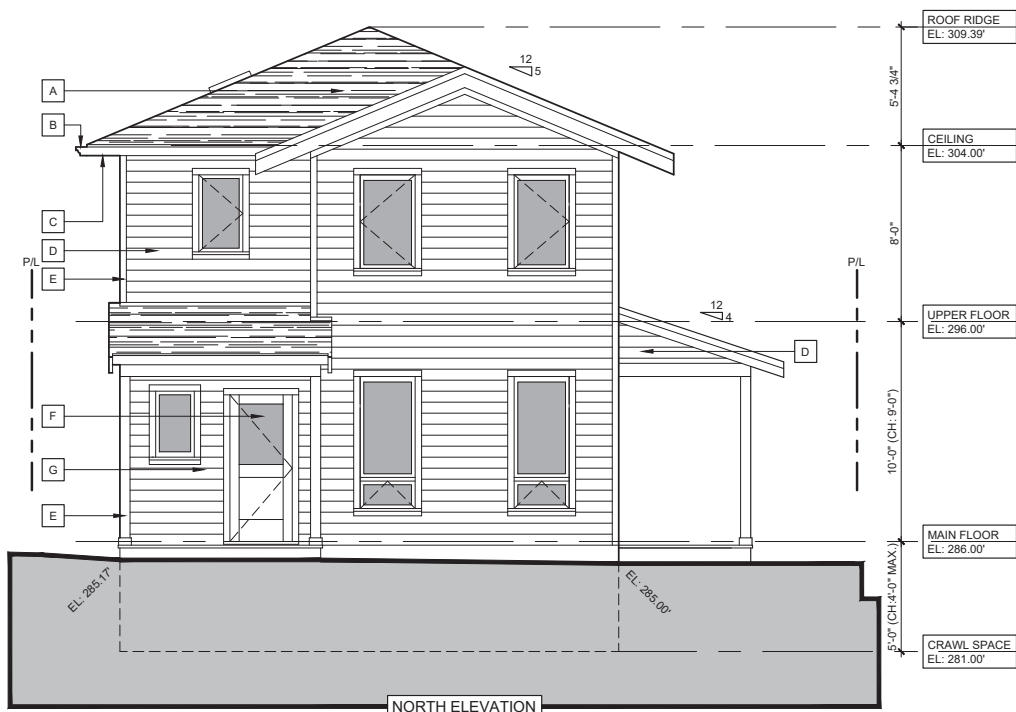
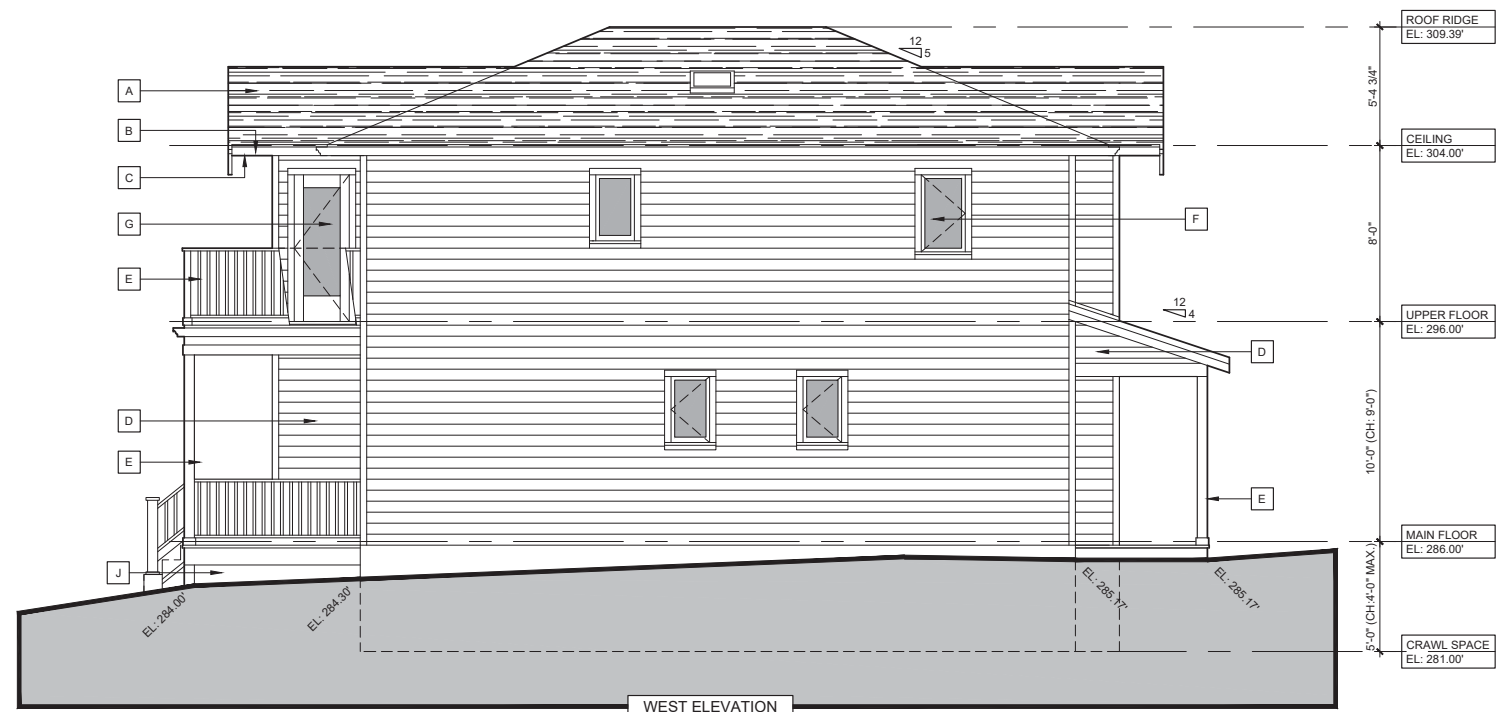
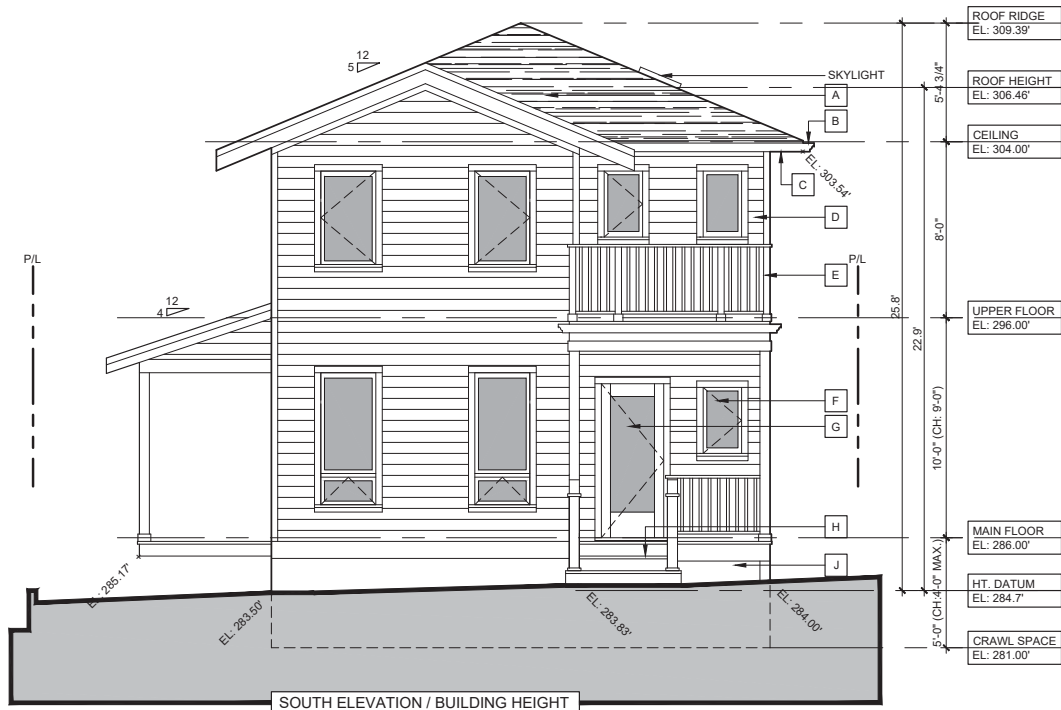


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DATE: 20/07/16  
Y/M/D  
ISSUE/REVISION  
ISSUED FOR HRA REZONING



#### MATERIALS KEY

- A ASPHALT SHINGLES, IKO ROYAL ESTATE, COLOUR: MOUNTAIN SLATE
- B ALUM. GUTTERS W/ RWLS, COLOUR: SLATE GREY
- C 1x4 T&G WOOD SOFFITS, COLOUR: TBD
- D FIBRE-CEMENT HORZ'L SIDING W/ 6" EXP. COLOUR: JH10-20 ARCTIC WHITE
- E TYP. WOOD TRIMS, COLUMNS, BRACKETS, STAIRS & RAILINGS COLOUR: RAL7031 BLUE GREY
- F DBL. GLAZED VINYL WINDOW COLOUR: BLACK
- G GLAZED FIBERGLASS DOOR COLOUR: TBD
- H WOOD PORCH FLOOR & STEPS COLOUR: PORCH GREY (BM VC-24)
- J LATTICE COLOUR: TBD



1003-420 Camarvon Street  
New Westminster, BC  
V3L 5P1 Canada

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NEW WESTMINSTER, BC

DRAWING TITLE:  
INFILL HOUSE:  
ELEVATIONS

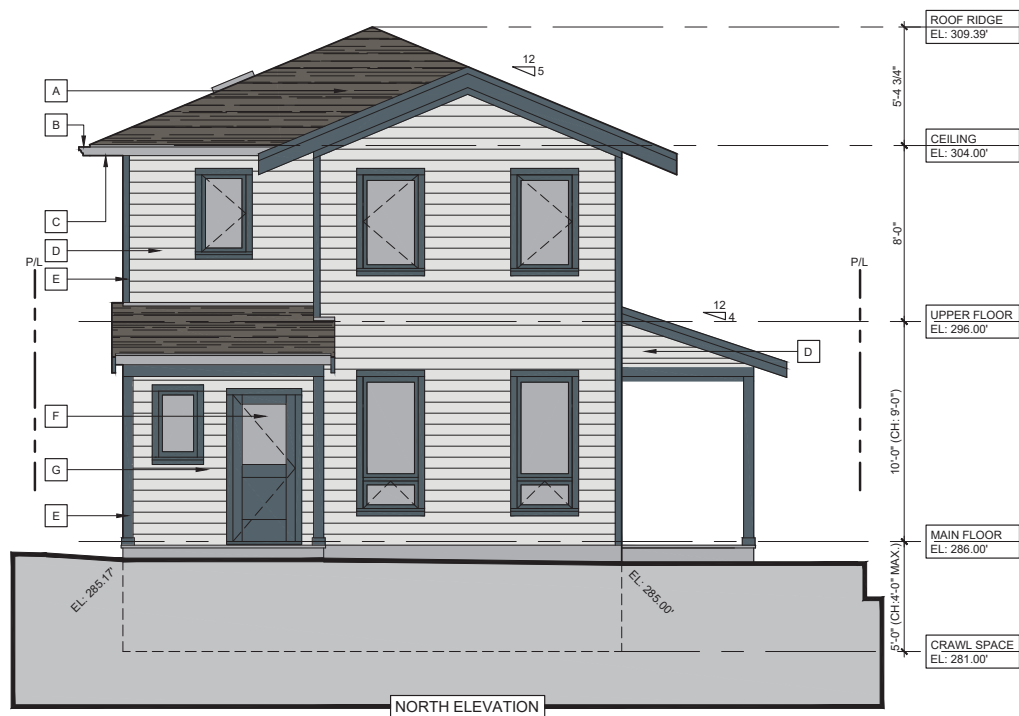
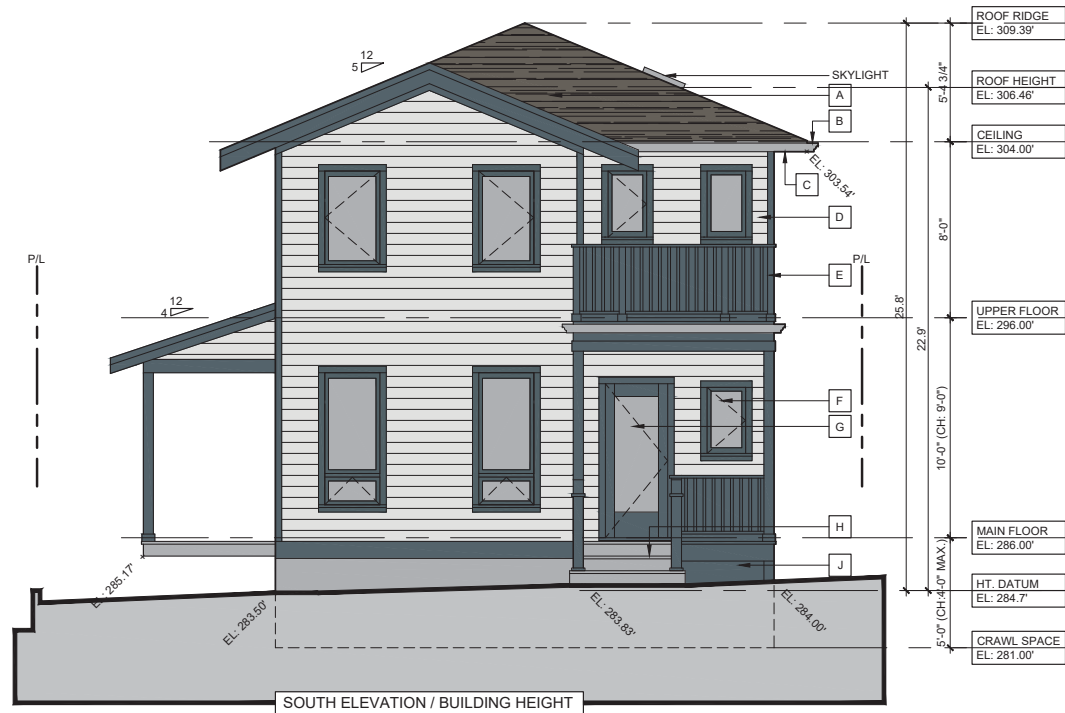
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DRAWING NO.: A-7

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DATE: V/M/D 20/07/16	ISSUE/REVISION  ISSUED FOR HRA REZONING
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#### MATERIALS KEY

- A ASPHALT SHINGLES, IKO ROYAL ESTATE, COLOUR: MOUNTAIN SLATE
- B ALUM. GUTTERS W/ RWLS, COLOUR: SLATE GREY
- C 1x4 T&G WOOD SOFFITS, COLOUR: TBD
- D FIBRE-CEMENT HORZ'L SIDING W/ 6" EXP. COLOUR: JH10-20 ARCTIC WHITE
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NEW WESTMINSTER, BC

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INFILL HOUSE:  
ELEVATIONS

DWG. START DATE:	MAR. 2020
SCALE:	1/4"=1'-0"
REVISION NO.:	0
DRAWING NO.:	

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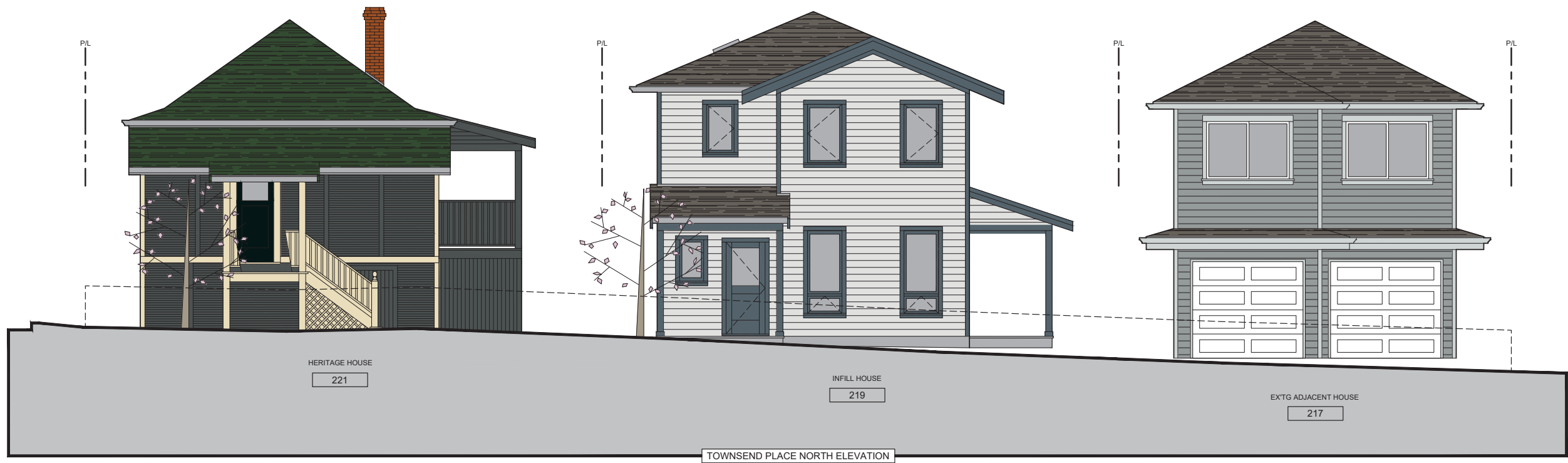


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HERITAGE REVITALISATION  
AGREEMENT  
221 TOWNSEND PLACE  
NEW WESTMINSTER, BC

DRAWING TITLE:  
TOWNSEND PLACE:  
COLOURED STREET  
ELEVATIONS

DWG. START DATE:

MAY, 2020

SCALE:

1/4" = 1'-0"

REVISION NO.:

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DRAWING NO.:

A-8

Appendix C

*Heritage Conservation Plan and  
Statement of Significance  
for the 1907 House*

# Heritage Conservation Plan

221 Townsend Place, New Westminster BC :: Edmund C. Davey House



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: July 2020

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## Description of Historic Place

The historic place is a one storey (plus basement) pre-fabricated wood-frame hip-roofed house of the historic British Columbia Mills Timber and Trading Company (BCMTT), located at 221 Townsend Place in the Queen's Park neighbourhood of New Westminster BC.

## Heritage Values

Erected in 1907 for Edmund C. Davey of the Northern Crown Bank, the house at 221 Townsend Place is valued as a surviving example of the British Columbia Mills Timber and Trading Company Ready Made houses; for representing BCMTT's unique and innovative construction technique and aesthetic; for its historical association with the Edwardian development era in Queen's Park; and as working-class home to only four owners since 1907.

The Edmund C. Davey House is valued as an example of the 'Ready-Made' house system - designed, patented and produced by British Columbia Mills Timber and Trading Company between 1904 and 1910 (with headquarters at Hastings Mill in Vancouver) and shipped across Western Canada and even to San Francisco after the 1906 earthquake. The building holds aesthetic and scientific heritage value in that it clearly illustrates BCMTT's unique sectional building system, consisting of pre-cut lumber and panels that were labelled, insulated and pre-painted, in their distinctive vertical battens covering the joints between the panels. It is further important as one of or possibly the only known surviving example of the Design H 'cottage' (1905 BCMTT catalogue) in the Lower Mainland, which although slightly modified with its verandah enclosed in 1926 and an extension on the front from 1931, the four-room cottage design extending six pre-fabricated panels in length, is still clearly identifiable.

The subject house is significant as one of only eight<sup>1</sup> known surviving BCMTT Ready-Made houses in New Westminster, which together stand testament to the role New Westminster had in the production of this unique pre-fab line - with the system developed in part by Edward Mahony, the manager of a BCMTT-owned New Westminster mill (Royal City Planing Mills), which was also responsible for producing much of the millwork and sash and door components for the Ready Made houses.

The Edmund C. Davey House hold historical significance for its ties to the Edwardian-era building boom in New Westminster which saw a significant wave of development in the Queen's Park neighbourhood. The Edwardian-era growth in the prestigious neighbourhood, first established in the 1880s, involved property subdivision, a doubling of residences constructed, paved streets, concrete sidewalks and significant investment in new Queen's Park exhibition buildings.

---

<sup>1</sup> The seven additional BCMTT buildings are 314, 402 and 408 First St., 527 Fifth St., 108 Oakland, 125 Third St. and the tourism info building on the waterfront (Quayside Drive) next to the Fraser River Discovery Centre.

The Edmund C. Davey House holds cultural, social and historical significance as a home to working-class families since 1907 and only four owners throughout its history. The first owner, Davey, was an accountant at a local bank branch. Davey sold the house to nurse Sarah Kilgallen who worked at the next door Westminster Private Hospital (241 Townsend) in the years before World War I. Then followed two long-term owner/resident families - the family of elevator operator Allan Workman (35 years) and lastly the family of machinist Reginald Hancock (57 years).

### **Character-Defining Elements**

The elements that define the heritage character of 221 Townsend Place are:

- Continuous residential use since 1907
- Original location on Townsend Place in the Queen's Park neighbourhood
- Siting at the eastern edge of the lot
- Residential design, scale and massing as expressed in its one storey height (plus basement) with shed roof extension at rear, hip roof and cottage form
- Evidence of the building representing Design H from the BCMTT 1905 catalogue with its distinguishable 1926 and 1931 modifications
- Front porch with turned column and hip roof
- Narrow exposure lap siding distinguished from slightly larger exposure siding on 1926 and 1931 additions at front
- Typical BCMTT vertical and horizontal battens hiding the pre-fab panel joints
- Original window openings with original wood window trim and projecting sills
- Original double-hung, horned wood windows and one fixed multi-light decorative window with some later double-hung wood windows with no horns from the 20s and 30s
- Original front door opening with early wood front door



## Current Photos



**Above:** front elevation. **Below:** rear elevation





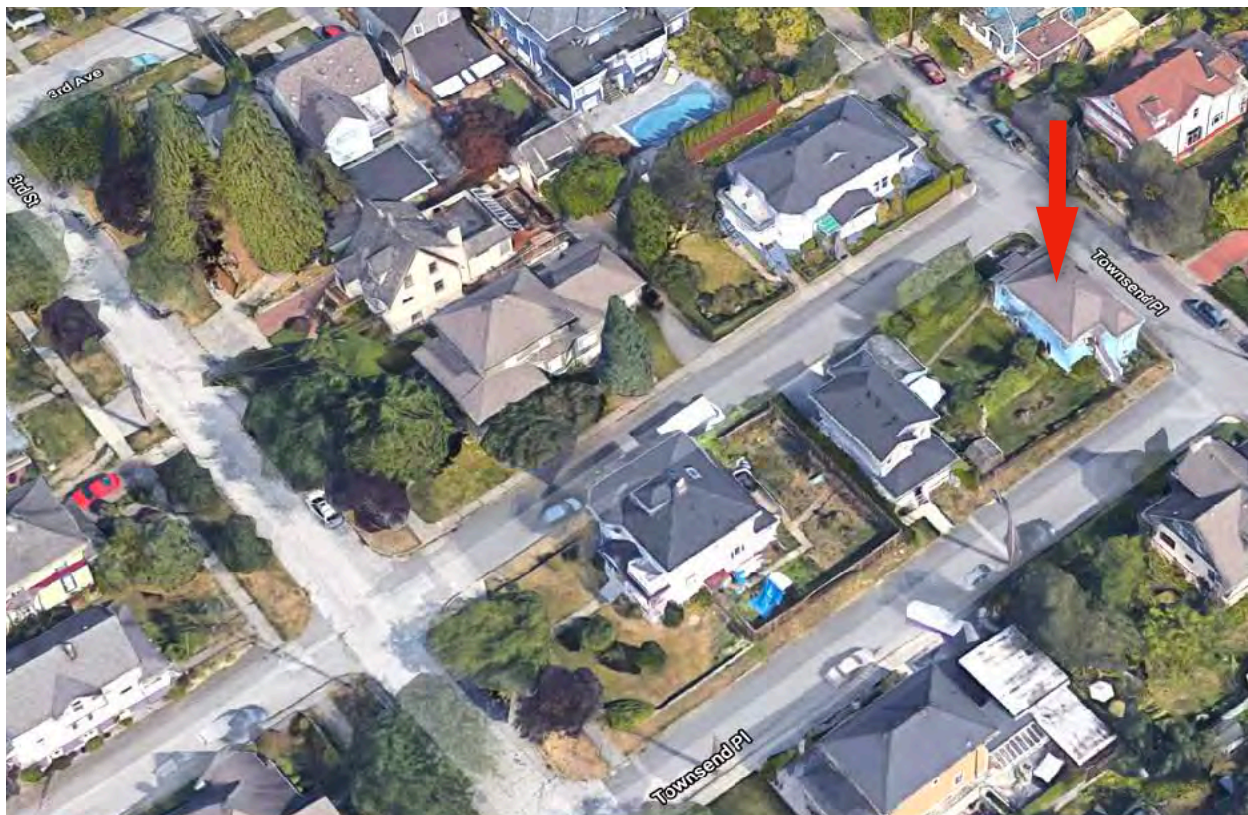


Side elevation  
(west)

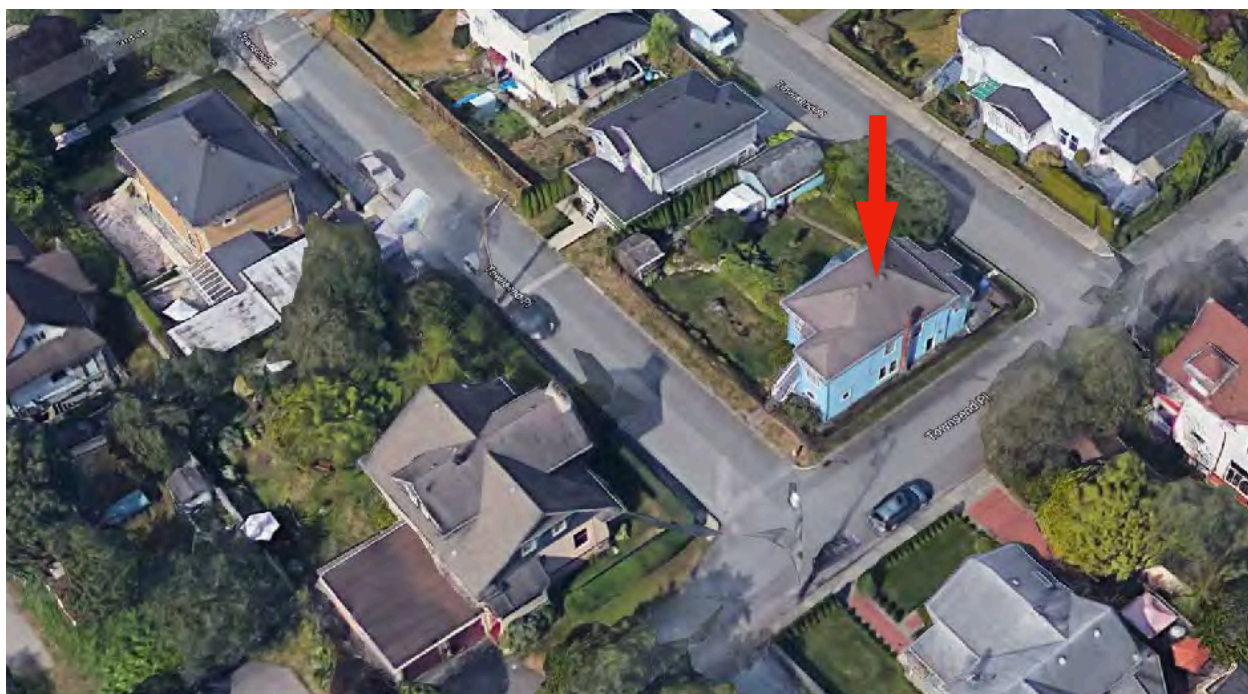


Side elevation  
(east)





Google satellite 3D view **above:** from southwest **below:** from east. Subject house marked with an arrow



## Research Findings

**Civic Address:** 221 Townsend Place (known as 221 Hartco Street until 1930)

**Legal Description:** Lot 5 Sub Block 5 Plan NWP2620 Land District 36 E 75'...OF LTS 64 & 65, HAVING A FRONTAGE OF 75' ON HARTCO & TOWNSEND STREETS & A FRONTAGE OF 63' ON QUEENSBOROUGH ST

**Date of Construction:** 1907

Source: City of New Westminster Water Service Record & CityViews permit database

**Original Owner:** Northern Crown Bank for Edmund C. Davey

Source: City of New Westminster 1910, 1913 tax rolls and Water Service Record

**Architect:** BC Mills Timber and Trading Company

Source: CityViews permit database

**Builder:** unknown

### Owners and residents over the years:

**1908-1911** - Edmund C. Davey and family (owners)

**1911-1914** - Sarah Kilgallen, nurse at Westminster Private Hospital (owner until 1927)

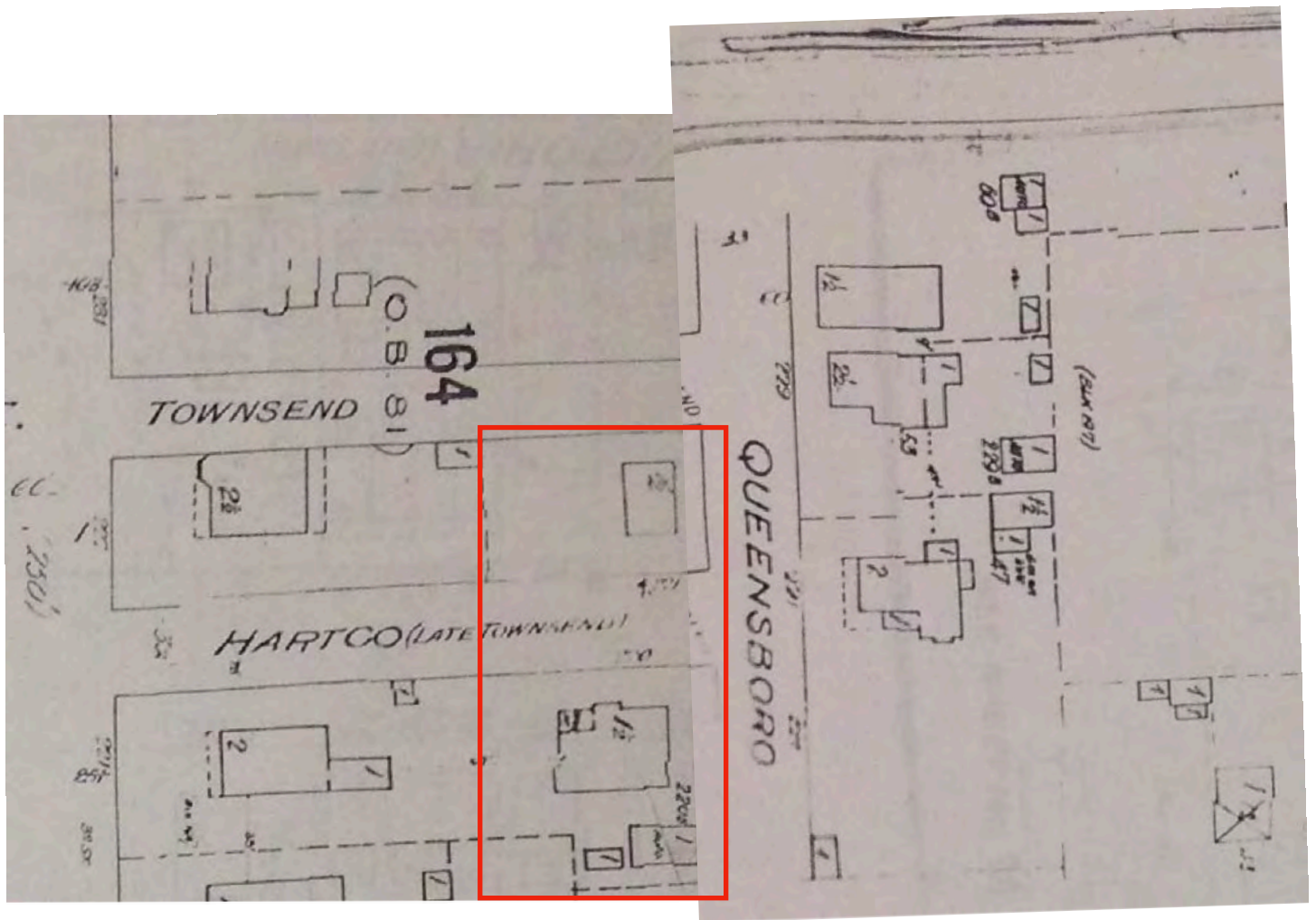
**1919-1921** - William and Mary Smith (with son James), blacksmith with CN Railway (renters)

**1926** - Harris G. And Ellen Stoneman (renters)

**1927-1962** - Allan and Hannah Workman (owners)

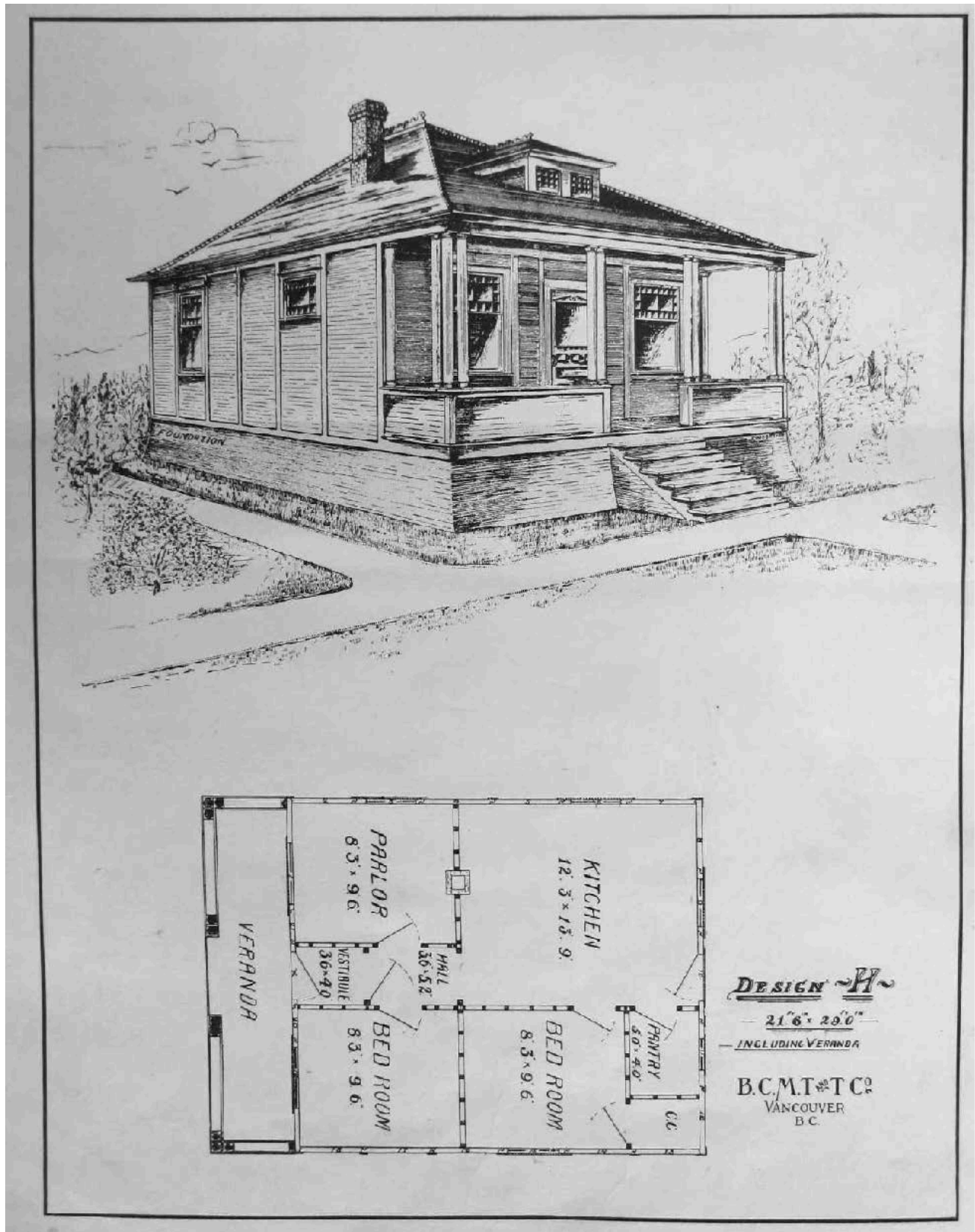
**1962-2019** - Reginald and Elspeth D. Hancock (son Colin) - paper maker, machine hand (owners)





Sheets 25 and 29 combined from the Goad 1907 fire insurance plan for New Westminster (reprinted in 1914) showing the only two houses with a Hartco Street address outlined in red - the subject house (top) then known as 221 Hartco, and 220 Hartco, bottom, which survives today as well.

Source: New Westminster Public Library



Design H as drawn in the BCMTT 1905 catalogue, page 27. Source: City of Vancouver Archives

## TOWN HOUSE SERIES READY-MADE HOUSES.

## Design "H" — 21' 6" x 29'

Having received numerous enquiries for a cottage which would present an artistic appearance and be suited to the requirements of the towns in the West, while being moderate in price, we have prepared amongst others this town cottage, known as design "H." This dwelling contains four rooms and pantry, with a vestibule forming part of the hall, which affords protection in case of severe weather.

The verandah in front, with roof supported by turned columns, and the dormer window above give a pleasing effect and makes the house an ornament wherever placed, and the width of the building permits of its being erected on a 25-foot lot.

For further particulars as to construction, etc., see notes under head of "General Information."

Price, f.o.b. Vancouver, B. C. .... \$400-00

If the purchaser is unable to secure the services of a plasterer, he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish ..... ~~\$14-00~~ 16-00
  2. Shiplap for inside walls (partitions) only, and ~~1 by 3 V-joint fir~~ for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings ..... ~~14-00~~ 23-00
  3. Lined throughout with ~~1 by 3 V-joint fir~~, which can be finished with oil, varnish or paint. If this course is adopted we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper ~~48-00~~ 64-00
- Storm Sash**—When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side strips with buttons to hold in place, at an extra cost of ..... ~~25-00~~ 30-50
- Scaffolding**—Extra ..... 6-00

Design H specifications from the BCMTT 1905 catalogue, page 28. Source: City of Vancouver Archives

## Archival Photos



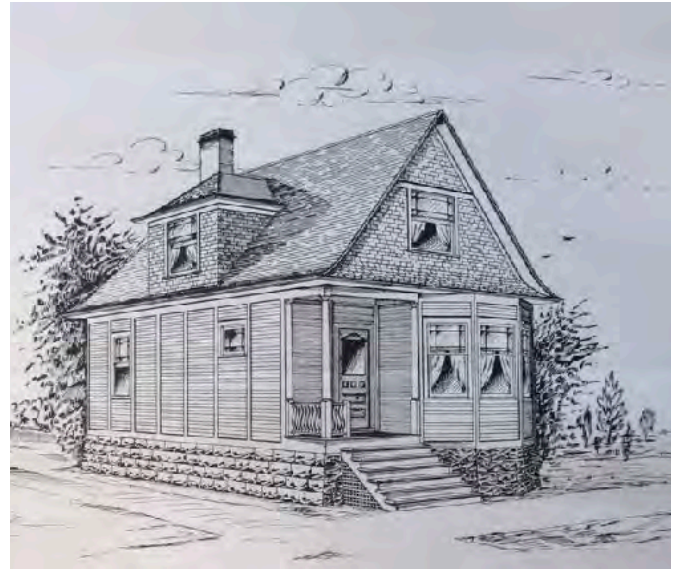
**Above:** the subject house front in 1982 IHP14842. **Below:** the subject house rear in 1982 IHP14908





## BCMTT's Ready-Made Houses

In 1904, the BC Mill, Timber and Trading Company patented and began production of a new product known as Ready-Made Houses. Intended to take advantage of a population boom and lumber shortages on the Canadian prairies - which were now accessible via railway - these Ready-Made houses were made of numbered, interlocking panels constructed right at the mill, which could be shipped as a package and quickly erected on site. All models were pre-finished with insulation, siding, and paint, requiring the homeowner to simply provide nothing but the furniture for their new home. A sales office was opened in Winnipeg and the company launched the line by showing their new product in exhibitions in Winnipeg and New Westminster, where they received rave reviews in the local papers. A full catalogue of building models available to purchase was published in 1905.



Design LL from page 27 of the BCMTT's 1905 Ready-Made Houses catalogue showing the distinctive vertical battens every four feet to hide the panel joints. source: CVA PAM Und. 507

*The British Columbia Mills,  
Timber & Trading Company*

*Head Office: Vancouver, British Columbia*



DAILY CAPACITY:	BRANCHES:
500,000 ft. Lumber	Hastings Saw Mill, Vancouver
200,000 Shingles	Moodyville Saw Mill, Burrard Inlet
600 Doors	Royal City Mills, Vancouver
100,000 lin. ft. Mouldings	Saw Mills, Planing Mills, Sash and Door Factory and Plant for the Manufacture of Ready-Made Houses.
And Other Products	Royal City Mills, New Westminster
	Saw Mill, Planing Mill, Shingle Mill, Sash and Door and Box Factory.

STEAMERS: Active, Etta White, Comet, Belle, Firefly, Eagle and Dart

LOGGING CAMPS: Rock Bay (3), Bear River, Salmon River, Granite Point

Page 2 of the BCMTT's 1905 Ready-Made Houses catalogue. source: CVA PAM Und. 507

### A WINNIPEG EXHIBIT.

There are few exhibits that have attracted more attention or have been visited by larger and more interested crowds than the row of houses manufactured by the **British Columbia Mills, Timber & Trading Company**, of Vancouver. It was one of the first to interest sightseers when the Exhibition opened, and it has continued to hold the attention of the public with ever-increasing interest. It is situated to the left of the colonnade, from which entrance is gained to all the Exhibition buildings, and consists of five ready-made patented houses set upon an elevated platform 42x160 feet. The first house that will catch the visitor's eye is a town cottage 24x38, of four rooms, pantry and closet. The second, third and fourth are settlers' cottages, 12x20, 12x16 and 16x20 respectively, containing one, two and three rooms of suitable and convenient size. In order to fully understand the practical utility of these houses and to demonstrate their adaptability to the needs of so cold a climate as that of Manitoba and the Northwest, it will be best to describe in detail the method of construction. These houses are built in sections, tightly joined by an interlocking joint which makes them rigid, close-fitting and impervious to wind and cold. The walls are built of three-inch angle siding, tar paper, backing and air space, which is formed by stud-ding. They are lined inside with 3/4-inch lumber, then counter lathed and plastered. The plaster casings are so planned that the plaster comes flush, at the same time making a tight joint with the window frame, which is tongued and grooved and which is absolutely free from seams or cracks. In places where plaster cannot be obtained or used to the best advantage, cheesecloth or paper will be found quite practicable. The roof is close-sheeted with shi-lap covered with tar paper and shingled with **British Columbia** shingles. The floor is double boarded, with tar paper between. The buildings are constructed with a view to providing people in both city and country with a house easily and quickly constructed, combined with perfect comfort and good taste. The houses are built throughout of **British Columbia** material, are finished with stained shingles with cream trimmings, while the roof is stained green, the whole presenting a very artistic appearance.

The artistic effects of these buildings have created the impression that they are only intended for summer use, but a careful inspection of the models, describing the various joints used in their construction, will thoroughly demonstrate their adaptability to a cold country, and should not in any way be confounded with the portable house, which has proved to be very unsatisfactory in cold climates.

BC Lumberman newspaper, August 30, 1904.  
Reporting on the BC Mills models at the Winnipeg Fair in 1904 giving detailed description of their construction, dimensions, finishes and even colours.

## B. C. Mills, Timber and Trading Company

VANCOUVER AND NEW WESTMINSTER

*Manufacturers and Dealers in All Kinds of*

Lumber, Lath, Shingles, Mouldings, Sash, Doors,

Interior Finish, Turned Work, Etc.

Fish and Fruit Boxes.

Large Stock Plain and Fancy Glass.

### FARMERS ATTENTION!

Lumber Always in Stock for Fencing and Draining.

**Royal City Branch, Columbia St.**

Telephone 12.

New Westminster

BCMTT ad in the New Westminster Daily News  
February 6, 1907

### ALONG THE WATERFRONT.

New Westminster, May 15.—(Special.)—The steamer Ramona had on board a remarkably full cargo of freight of all sorts, as well as a full passenger list, when she left this port for Chilliwack yesterday. Among the freight was a ready-made house from the Royal City Mills, consigned to a Chilliwack farmer. A number of fine horses were shipped up for sale to the farmers of the valley, and some cattle also traveled on the lower deck. The Brackman-Ker Company sent a large shipment of bran and other cereals.

The steamer Beaver arrived in port from Chilliwack yesterday, having on board a large cargo of mixed freight from Chilliwack and the way ports, and a full passenger list.

The Province newspaper May 15, 1907



BCMTT owned and operated the Royal City Mill in New Westminster where parts for the Ready-Made houses were also produced and in 1907 they opened an additional mill on Burnaby Lake which was deducted to supporting the production of this line. Ready-Made houses constructed in New Westminster were most probably manufactured locally at Royal City Mills.

The Ready-Made house sales were hugely successful at first, and the catalogue quickly expanded to include both a schoolhouse and bank design. Large orders were sent to San Francisco after the 1906 earthquake and to Fernie BC after its 1908 fire. But changing economic circumstances eventually priced these Ready-Made structures out of the housing construction market and led to their discontinuation in 1910.

The other known seven surviving BC Mills houses in New Westminster:



Tourist info building on waterfront



527 Fifth St.



314 First St.



402 First St.



408 First St.



108 Oakland St.



125 Third Ave.

## Conservation Objectives

The Davey House will be conserved in its 1931 form on its original site, and with its detached residential use.

To meet the development potential of the property without impacting the heritage values and Character Defining Element of the historic building, an infill house, which meets the Queen's Park Design Guidelines, will be constructed in the existing large side yard. The infill house design and siting do not detract from the prominence and character of the Davey House. It fits in with the surrounding homes while being subtly distinguishable as a contemporary building.

Two minor alterations will be introduced to improve liveability of the heritage house:

- A small second-storey balcony on the yard-facing facade, offering private outdoor space after the yard is reduced
- A new, historically appropriate front stair with mid-way landing to address the current inadequate porch landing size and uninterrupted long length of stair

Internally, the ground level space will be rehabilitated to normalize the various ceiling heights, floor levels and degrees of finishing, to create liveable bedrooms and bathrooms, essentially doubling the contemporary-standard living space inside this tiny house without impacting its Character Defining Elements nor its scale and overall historic design.

## Conservation Treatments

**Preservation** is the overall conservation objective for the historic house.

**Rehabilitation** is the overall conservation objective for the property.

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

The above conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).



## Condition Assessment

Overall the building is in **good** condition.

### a. Structure

The building lines are true to the eye - there is no visual evidence of structural distortion.

### b. Foundation

The visible portions of the concrete foundation on the interior appear in **good** condition, but a full assessment of the foundation is not possible as the basement walls are finished to the ground as is the exterior cladding. There is evidence of a slight sinking the northeast corner of the house. The basement floor has been dug down internally close to 2' lower than grade, below the main house, but not below the front and back porches. This makes for an inconsistent basement ceiling height and raises questions about the integrity of the foundation perimeter and perimeter drainage. Based on early 1900s wood frame houses, it is unlikely that the wood structure is safely secured, if at all, to the concrete foundation. For all these reasons, the foundation condition is considered unknot and likely seismically and structurally insufficient.



Section of foundation as visible from inside the mechanical room, east side.

### c. Exterior Wood Elements

The wood-clad panels and the vertical battens that cover the joints between them, are in **good** condition. The wood soffits, corner and water boards and all the windows and door trim boards are also in **good** condition. There is no evidence of individual elements that are damaged beyond repair.



There are two dimensions of bevelled siding on the building, the more narrow 1907 cladding (outlined in red on the above photo) and a slightly wider board used for the porch enclosure and extension of the front (outlined in green). These different dimensions are evidence of the intervention in 1931 and mark where the original design H ends.



#### d. Roofing and gutters

The duroid shingle roof appears to be in **good** condition. The gutters are in functional, **good** condition.

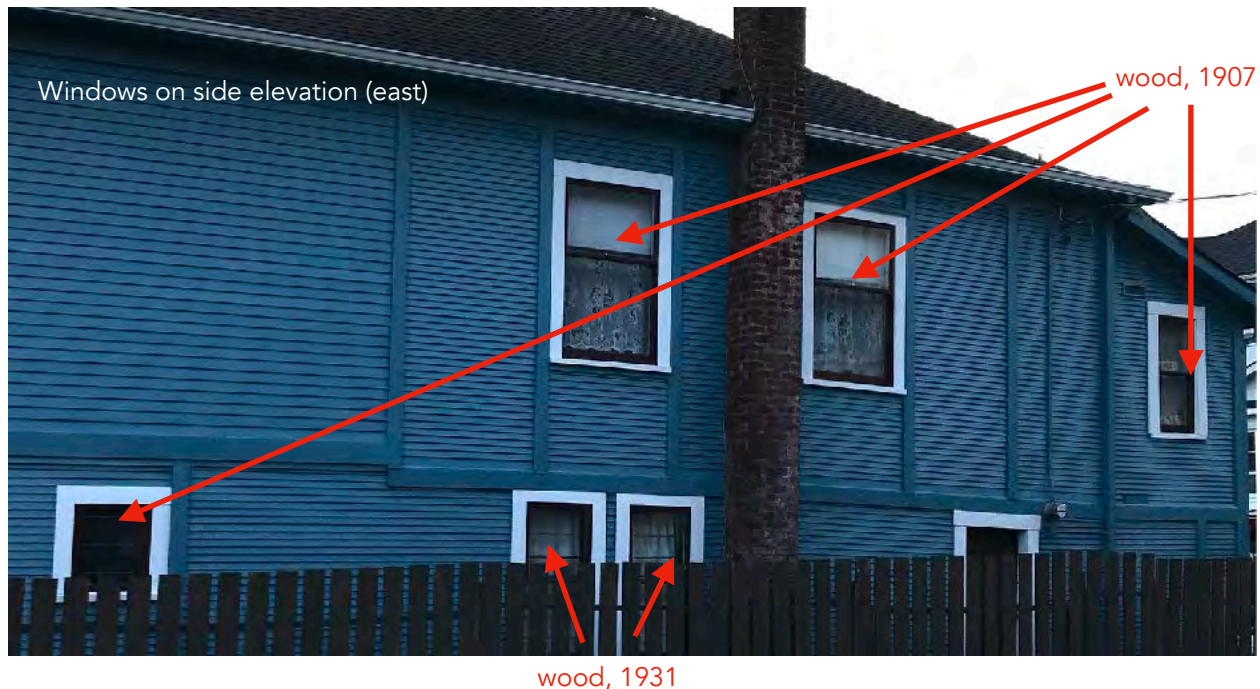
#### e. Chimney

The end wall chimney added in 1913 is in **poor** condition, showing evidence of moisture in the mortar joints, the use of incompatible mortar and structural failure. The chimney is separating from the building.

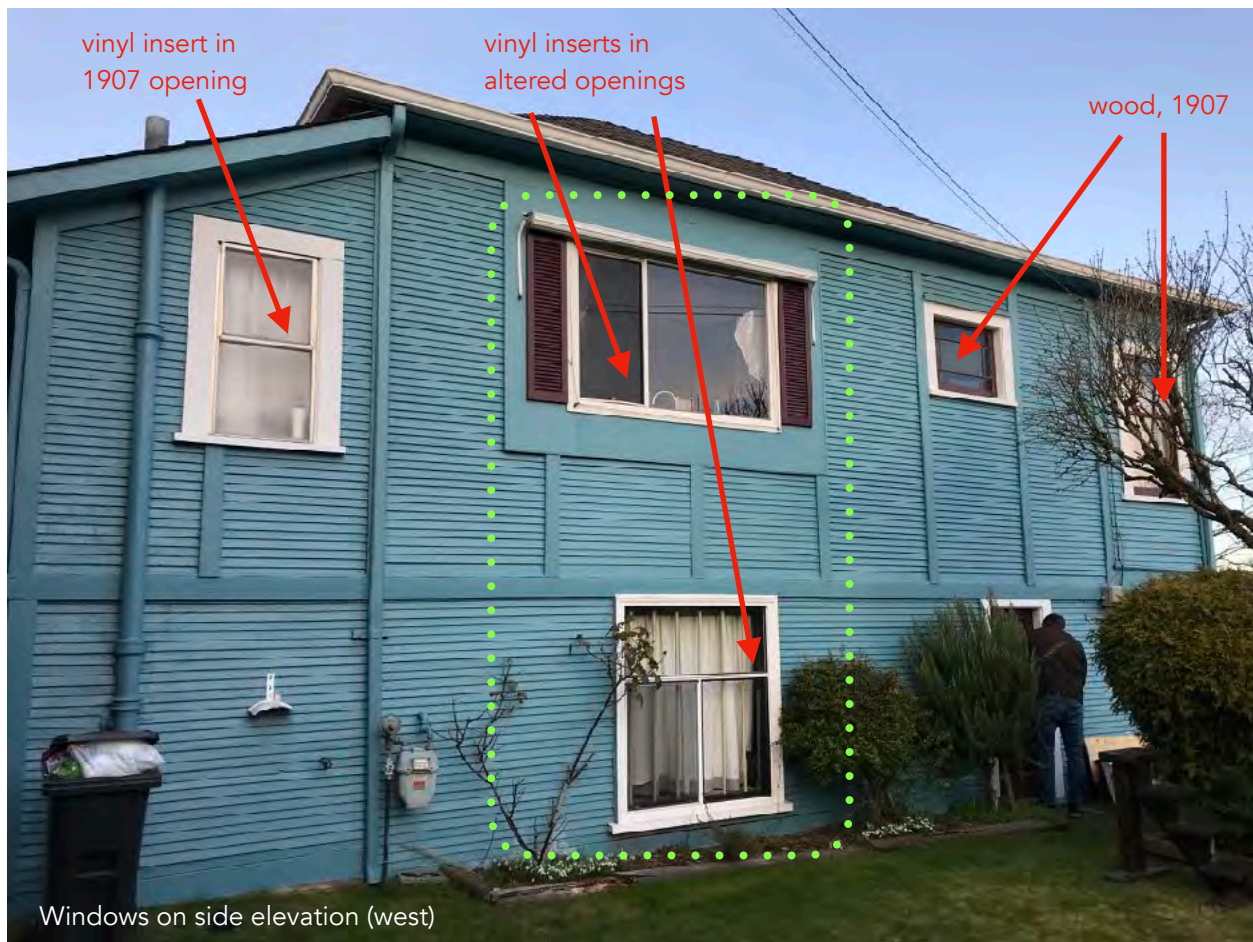


## f. Windows and Doors

Most of the windows are original, double-hung or fixed wood windows dating to 1907, three double-hung horned wood windows date from 1931 and three are newer, incompatible vinyl inserts. All windows, wood and non, are in **good** condition. All the windows have projecting wood sills, which are all in **good** condition. Some of the double-hung wood windows require repair and maintenance (weight rehangng, putty and paint repair). See additional photos on next page.

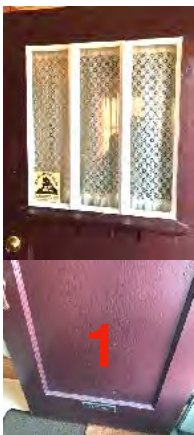






The rear section of the main house on the east elevation is where two incompatible alterations have occurred (outlined in green on the photo above) - early window openings and window assemblies were replaced with new openings and inserts.

1. The early front wood front door, likely dating from 1931, is in **good** condition.
2. The 1907 basement wood door on the west elevation, is in **good** condition.
3. The repurposed interior wood door on the basement east elevation is in **fair** condition.
4. The early back wood door, possibly dating from 1907, is in **good** condition.





#### **g. Porches**

The wood front porch, having been reduced in 1931 to a very minimal stoop, is in **good** condition but has an extremely inadequate landing size. This is one of the reasons the front door can't be photographed from in its entirety (see above photo).

The back porch, with stairs leading to the corner rather than the centre of the yard, is in **good** condition but conflicts with the corner truncation at the property.

#### **h. Finishes**

The painted finish on the exterior is in **good** condition. The blue body colour is not age-appropriate to the house.

## Recommended Conservation Treatments

### a. **Structure - Preservation**

Preserve the wood frame structure in situ. NOTE: the wood structure will need to be temporarily lifted to allow access for the foundation removal and replacement.

Selected areas of the wood framing to be repaired, upgraded and adapted for improved integrity and Code compliance only where exposed at the front and back to complete the work as defined on the Building Permit drawings.

**Structure lifting guidance:** A hydraulic jacking pump synchronizes the pressure to the lifting jacks so that the entire building lifts evenly and steadily. However, the 1931 addition (below right) and the shed-roof lean-to rear section of the house (below left), are likely not securely connected to the main structure of the house, and will need to be carefully supported/braced from below before the house is lifted to avoid separation and damage. The two spaces in question are circled on the below photos.



### b. **Foundation - Rehabilitation**

At this time it is assumed the foundation will need to be completely replaced. However, the first step to confirming this is to gut the basement interior finishes and expose the entire foundation and slab. Once confirmed that the foundation/slab are not adequate, consistent, seismic or salvageable, excavate the entire foundation area and pour a new insulated, seismic concrete foundation.

**c. Exterior wood elements - *Preservation and Restoration***

Preserve in situ the wood-clad panels and vertical battens that cover the joints between them on all four sides of the house. Preserve the wood soffits, corner and water boards and all the windows and door trim boards, except where alterations are proposed as defined on the Building Permit drawings. The known alterations are mostly concentrated on the least visible elevation of the building, the yard-facing west side, where two windows openings had already been changed from their original state and where a new second story verandah and a bike storage structure are proposed:



Existing openings to be changed on West elevation



Proposed new openings on West elevation

Architectural drawings source: Lodge Craft

The proposed new openings are carefully planned to allow for the restoration of the vertical battens on the upper storey where they had been interrupted by the large sliding window. Carefully remove siding from basement level before introducing new openings here, and reuse it to patch up the exterior elevations where needed, on this side and others (for example where chimney is removed on east elevation), reinstalling the original narrow cladding boards from 1907 wherever possible.

**NOTE:** To lift the building, large penetrations will need to be made at the basement level to insert the lifting beams. Carefully remove exterior wood finishes from these areas prior to

lifting, safeguard them in storage, and as per above instructions, reinstall them after the house is placed back down and the basement level has been retrofitted.

If and where any exterior wood element is identified as damaged beyond repair, replace it in-kind with a replicated wood element of the same dimension and profile.

**d. Roof and gutters - Restoration and Rehabilitation**

Reroof in green roofing shingles (duroid is an acceptable alternative for cedar shakes) to restore the documented roof colour of the 1904 BC Mills model homes that were exhibited in Winnipeg and New Westminster fairs. Install new rainworks system.

**e. Chimney - Restoration**

Remove 1913 chimney for its deteriorated condition, obsolete function and misalignment with the Design H chimney location. Restore red brick chimney stack on the western roof plane as per the Design H sketch and the Building Permit drawings.

**f. Windows and doors - Preservation, Restoration and Rehabilitation**

**Preserve** the following windows by working with a professional window restorer to repair, rehang, repaint and improve the operability of the original sashes:

\* **NOTE:** Remove basement level windows and doors before house lifting (sashes only - leave frames in place) to avoid damage. Repair and reinstall after the house is back in place.



Architectural drawings source: Lodge Craft



**Restore** replica wood sash in the below original openings:



Architectural drawings source: Lodge Craft

**Install new (rehabilitation)** replica wood windows, matching the sash profile and style of the original windows, in the following new openings:



Architectural drawings source: Lodge Craft

**Doors - Preservation and Rehabilitation**

Preserve the front and back doors in-situ. Check their operability and conduct maintenance if necessary.

Remove the two low-height basement doors, as the rehabilitated ground level has no proposed doors in it. The east elevation door opening will be adapted as a window opening.

Introduce a new wood glazed door at the new upper balcony on the west elevation.

**g. Porches - Rehabilitation**

Rebuild both front and back porches.


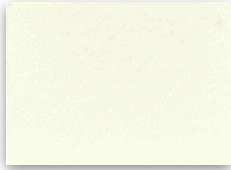
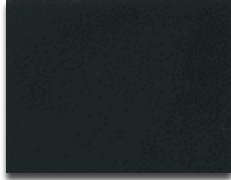

Front porch: Rebuild in wood following a design typical of Edwardian cottages of this era, which will allow for a larger porch landing and one half-way stair landing. This proposed compatible stair enclosure addresses the inadequate 1931 front stair and landing design. Clad stair enclosure with slightly wider lap siding that matches the 1931 exposure as present on the front elevation, upper storey.

Back porch: Rebuild the back porch in its current design but with the stair leading west instead of east to improve the corner truncation conflict and to provide a more direct route to the parking area.

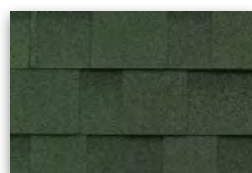
## h. Finishes

The current blue, white and red paint scheme on the exterior is not historically accurate for an early 1900s house.

Repaint the exterior in the following colour scheme as found on the earliest paint layer of the house (see illustration of colour placement on next page):

	<u>Building area</u>	<u>Historic Colour</u>	<u>Sheen</u>
	<b>body (horizontal siding) including vertical battens</b>	Edwardian Pewter VC-23	Low luster
	<b>All trim boards and fascia, porch columns, railing, porch ceiling, soffits</b>	Oxford Ivory VC-1	Semi-gloss or satin pearl
	<b>Window sashes and doors</b>	Comox Green VC-19	High gloss
	<b>Stairs and porch floors</b>	Edwardian Porch Grey VC-26	Semi-gloss or satin pearl

### Other finishes:



Roof - Emerald green  
(as per 1904 newspaper article description, see page 14)



Chimney stack - Red brick





## **Maintenance Plan**

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

## **Maintenance Checklist**

### **a. Site**

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

### **b. Foundation**

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

**d. Wood Elements**

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
  - o wood in contact with ground or plantings;
  - o excessive cupping, loose knots, cracks or splits;
  - o open wood-to-wood joints or loose/missing fasteners;
  - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
  - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
  - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.
- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

**e. Windows and Doors**

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.
- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.



**f. Roofing and Rainwater Works**

- Inspect roof condition every 5 years, looking for:
  - o loose, split or missing shingles, especially at edges, ridges and hips;
  - o excessive moss growth and/or accumulation of debris from adjacent trees;
  - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

**g. General Cleaning**

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

## Research Resources

### BC Archives:

- birth, marriage, death index

### City of Vancouver Archives:

- Archival Images
- Greater Vancouver City Directories 1860-1955
- Water Permit registries
- Fire Insurance Maps
- BC Mills Timber & Trading Company catalogue of Patented Ready-Made Houses, ca. 1905

### City of Vancouver 'VanMap':

- [http://vanmapp.vancouver.ca/pubvanmap\\_net/default.aspx#](http://vanmapp.vancouver.ca/pubvanmap_net/default.aspx#)

### Heritage Vancouver Building Permits Database:

- <http://permits.heritagevancouver.org/index.php?cID=1>

### Library and Archives Canada:

- Canada Censuses for 1901, 1911, and 1921
- Goad's Atlas of the City of Vancouver; volume 2, 1912

Vancouver Daily World; various articles from 1904-1909, accessed through [www.newspapers.com](http://www.newspapers.com)

### Websites:

- [www.biographi.ca](http://www.biographi.ca)

### Publications:

Atkin, John. 1994. Strathcona: Vancouver's First Neighbourhood. Whitecap Books.

Hayes, Derek. 2005. Historical Atlas of Vancouver and the Lower Fraser Valley. Douglas & McIntyre.

Kalman, Harold & Phillips, Ron & Ward, Robin. 1993. Exploring Vancouver: The Essential Architectural Guide. UBC Press

Kluckner, Michael. 1990. Vanishing Vancouver. Whitecap Books.

Kluckner, Michael & Atkin, John. 2003. Vancouver Walks: Discovering City Heritage. Steller Press Ltd.

McLauchlan, Drew. 2013. Strathcona: The Neighbourhood at a Glance. The Vancouver Courier Newspaper.

MacDonald, Bruce. 1992. Vancouver: a Visual History. Talon Books.

Parks Canada historical paper: The B.C. Mills Prefabricated System: The Emergence of Ready-made Buildings in Western Canada by G. E. Mills and D. W. Holdsworth. Accessed online at <http://parkscanadahistory.com/series/chs/14/chs14-2f.htm>

Street, Penny. Nov/Dec, 2006. Heritage Vancouver Newsletter: Our BC Mills Legacy (Volume 15, no. 5). Accessed online at [www.heritagevancouver.org](http://www.heritagevancouver.org)

Vancouver Heritage Foundation. Restoring a BC Mills Prefab House in Strathcona. Accessed online at [https://www.vancouverheritagefoundation.org/wp-content/uploads/2013/01/BC\\_Mills\\_house\\_Restoration.pdf](https://www.vancouverheritagefoundation.org/wp-content/uploads/2013/01/BC_Mills_house_Restoration.pdf)



## Appendix D

### *Project Statistics and Proposed Relaxations*

## **APPENDIX D: PROJECT STATISTICS AND PROPOSED RELAXATIONS**

A summary of the proposed relaxations are outlined in Tables 4 and 5 below.

*Table 4: Summary of Proposed Relaxations for 219 Townsend Street (New House)*

<b>Attributes</b>	<b>RS-1 Zoning</b>	<b>Proposed</b>	<b>Relaxation</b>
<b>Minimum Site Area</b>	557 sq. m. (6,000 sq. ft.)	219 sq. m. (2,360 sq. ft.)	338 sq. m. (3,640 sq. ft.)
<b>Maximum Floor Space</b>	109.6 sq. m. (1,180 sq. ft.)	152.5 sq. m. (1,641.3 sq. ft.)	42.9 sq. m. (461.3 sq. ft.)
<b>Maximum Floor Space Ratio</b>	0.5	0.7	0.2
<b>Minimum Parking Space Setback from Property Line</b>	1.5 m. (5 ft.)	0.2 m. (0.7 ft.)	1.3 m. (4.3 ft.)

*Table 5: Summary of Proposed Relaxations for 221 Townsend Street (Heritage House)*

<b>Attributes</b>	<b>RS-1 Zoning</b>	<b>Proposed</b>	<b>Relaxation</b>
<b>Minimum Site Area</b>	557 sq. m. (6,000 sq. ft.)	219 sq. m. (2,361 sq. ft.)	338 sq. m. (3,639 sq. ft.)
<b>Maximum Floor Space</b>	153.6 sq. m. (1,653 sq. ft.)	156.4 sq. m. (1,683.3 sq. ft.)	2.8 sq. m. (30.3 sq. ft.)
<b>Maximum Floor Space Ratio</b>	0.7	0.71	0.01
<b>Maximum Site Coverage</b>	35%	35.6%	0.6%
<b>Minimum Front Setback (north)</b>	3.8 m. (12.6 ft.)	2.4 m. (8 ft.)	1.4 m. * (4.6 ft.)
<b>Minimum Rear Setback (south)</b>	3.8 m. (12.6 ft.)	3.7 m. (12 ft.)	0.1 m. * (0.6 ft.)
<b>Minimum Parking Space Setback from Property Line</b>	1.5 m. (5 ft.)	0.2 m. (0.7 ft.)	1.3 m. (4.3 ft.)

\*existing setbacks