

MOISIO 1912

“Modest detailing reflecting a working class residence.”



First owner, **Esa Moisio**:
Employed as a millwright
at **Thurston Flavelle Mill**,
one of Port Moody’s
major local sawmills.

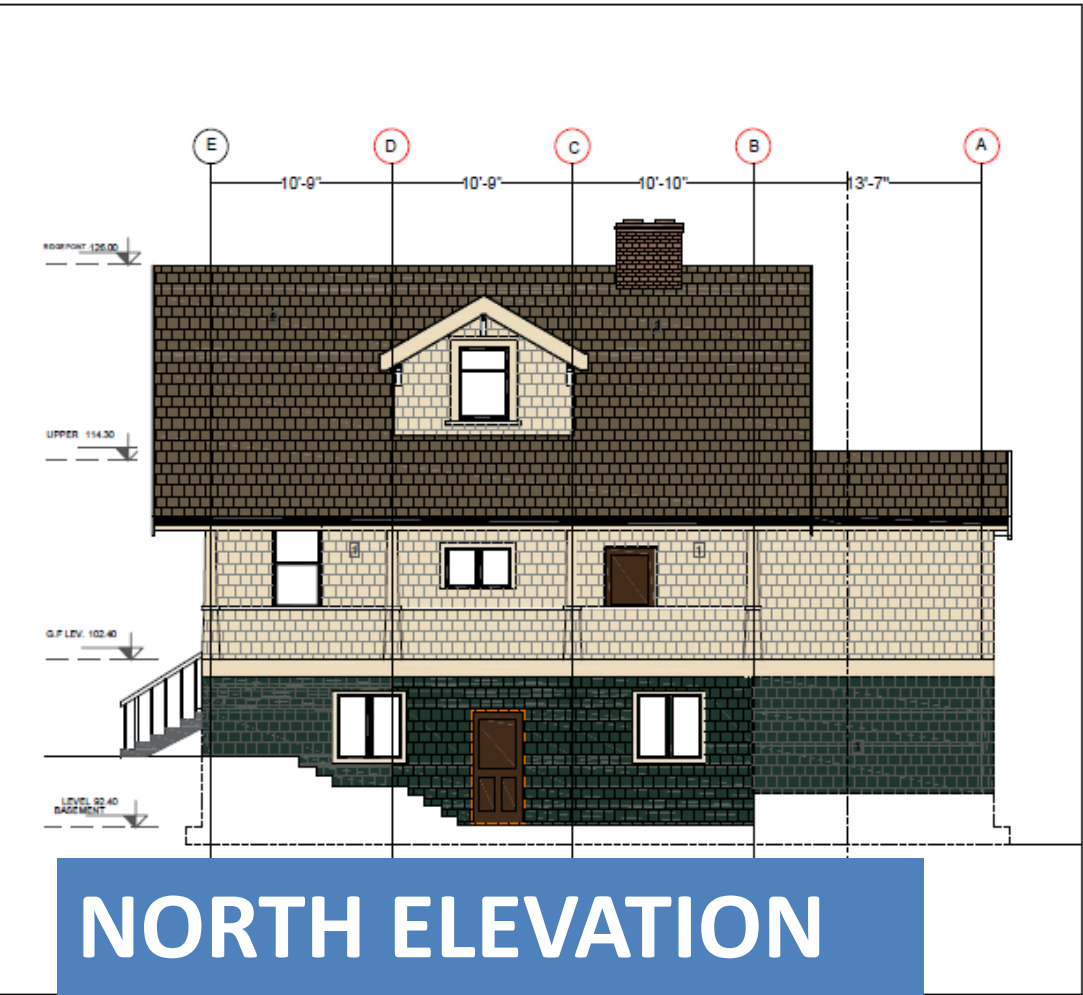
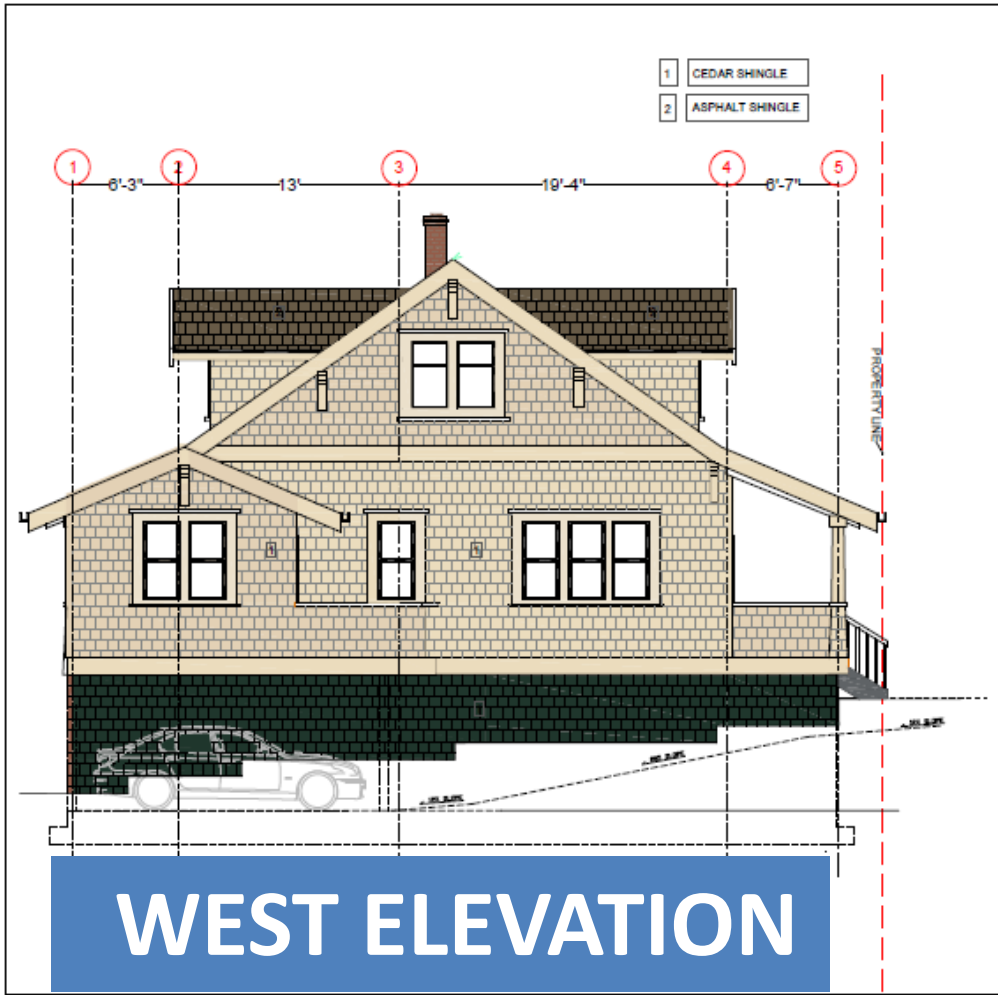
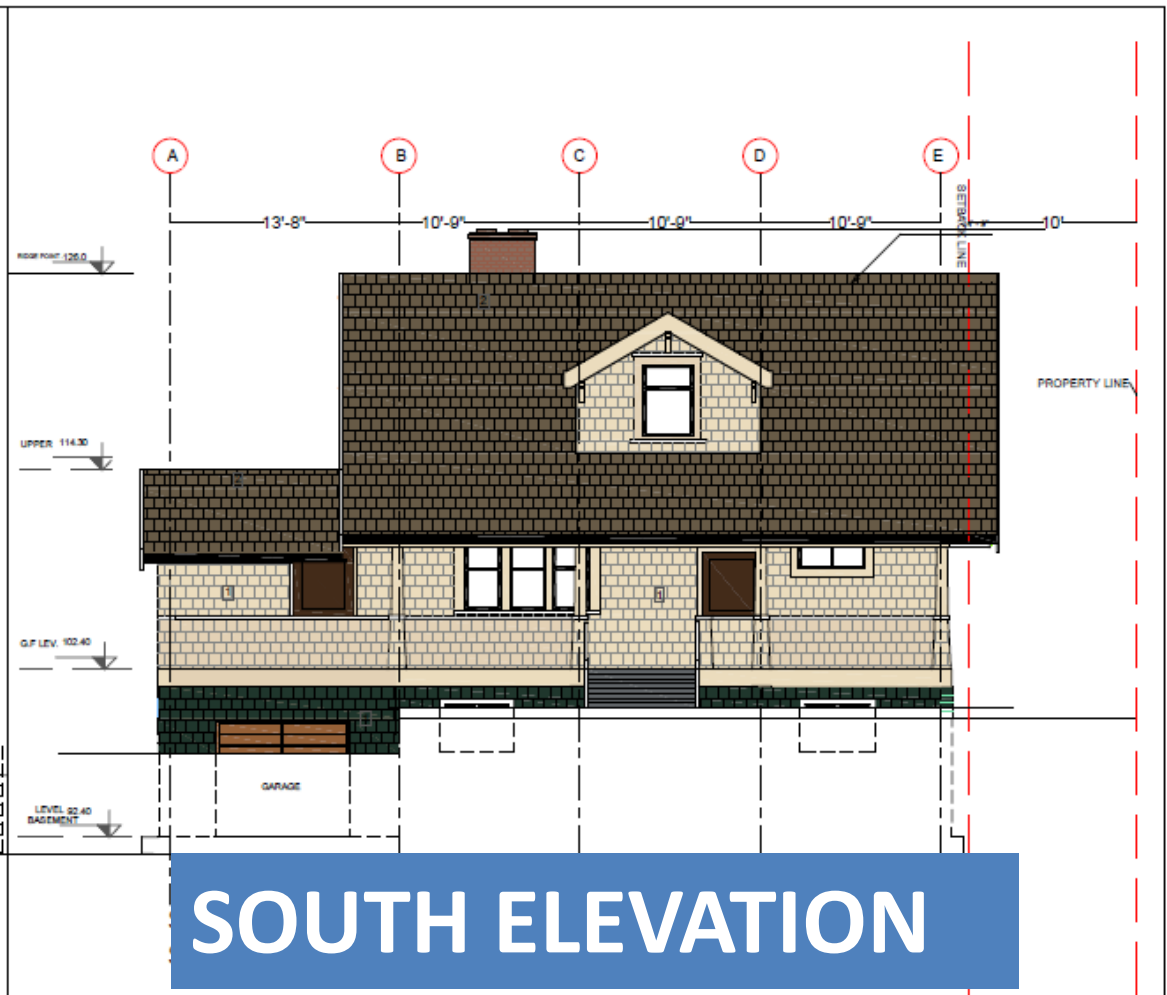
3,261 Sq. Ft.

Moisio's connection with the mill demonstrates the importance that resource industries played in the growth and economic development of Port Moody. Moisio was a noted local citizen, and served as an alderman for the City of Port Moody between 1915 and 1917.

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

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

‘The goal is to save the Moisio residence from demolition and prevent further deterioration.’



SIDDALL 1922

“Demonstrating the late persistence of the ‘Craftsmen’ Style”



James Pridham Siddall,
first owner of the home,
was a sawmill engineer.

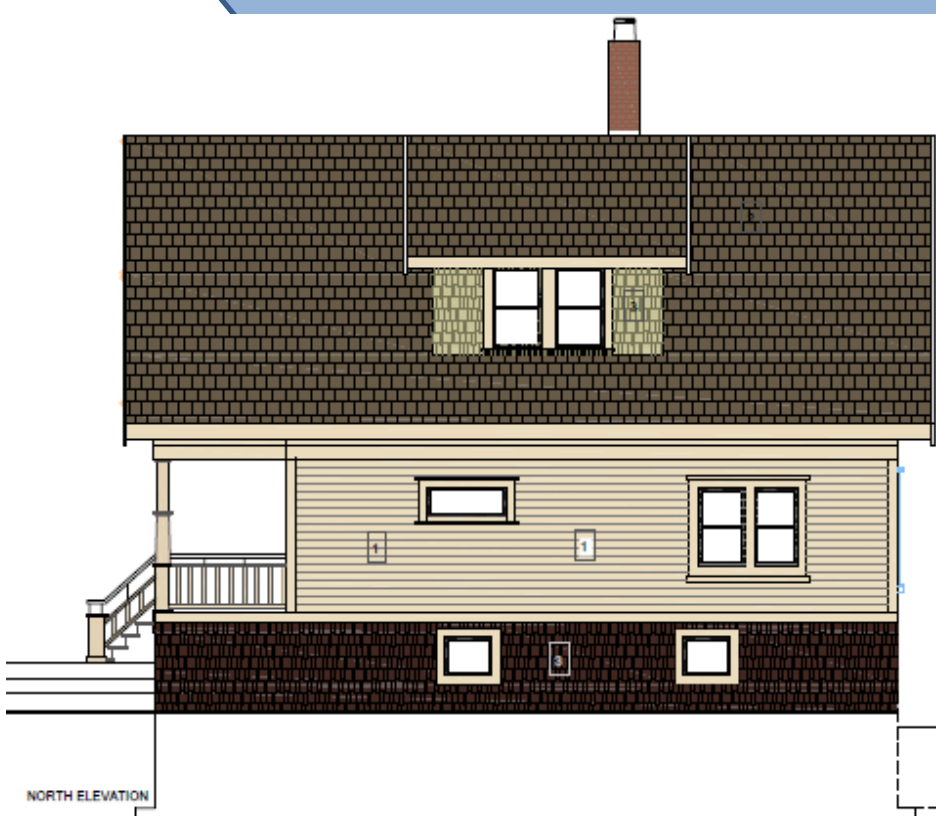
2,206 Sq. Ft.

- Key elements that define the heritage character of the Siddall Residence include:
- corner location at St. Johns & Hugh Streets
 - residential form, scale and massing as expressed by its 1 ½ storey height, full basement, simple rectangular plan and front-gabled roof with saddlebag dormers
 - construction materials such as lapped wooden siding and cedar shingles in the gable ends and at the foundation level
 - Craftsman style details such as triangular eave brackets, exposed soffits, and full width open verandah with tapered columns
 - internal red-brick chimney
 - variety of windows including double assembly, double-hung 1-over-1 wooden sash windows, casement windows and a diamond-leaded window

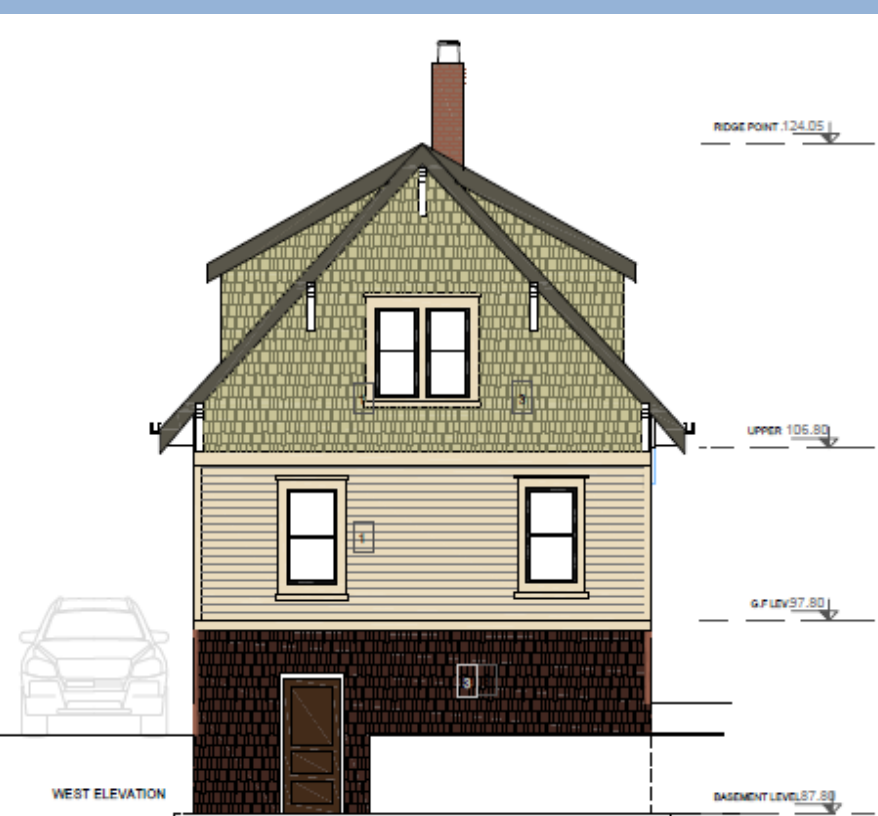
Relocating this small but **SIGNIFICANT** heritage home from a commercial area where development pressure is **INTENSE** to a residential area is highly appropriate in the context of Port Moody's Official Community Plan.

1 ½ storey
bungalow with a
front gabled roof.

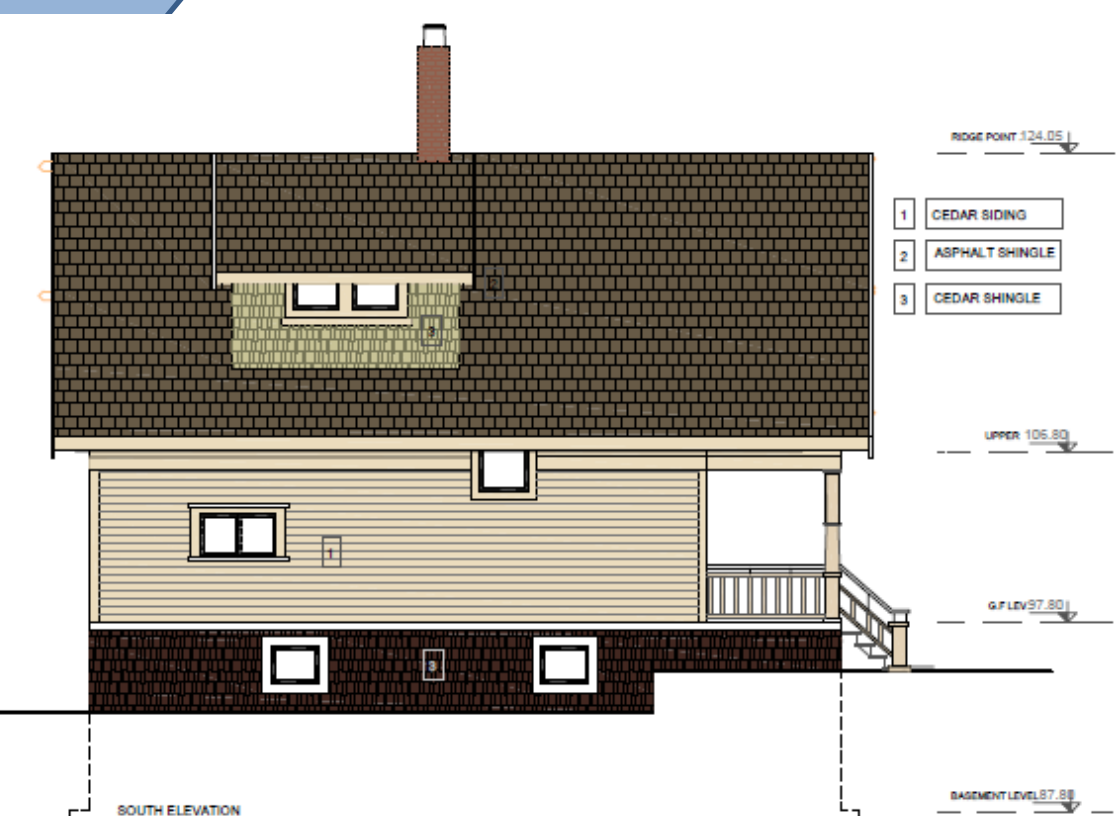
Without Mr. Soofi's intervention, this house was destined for demolition.



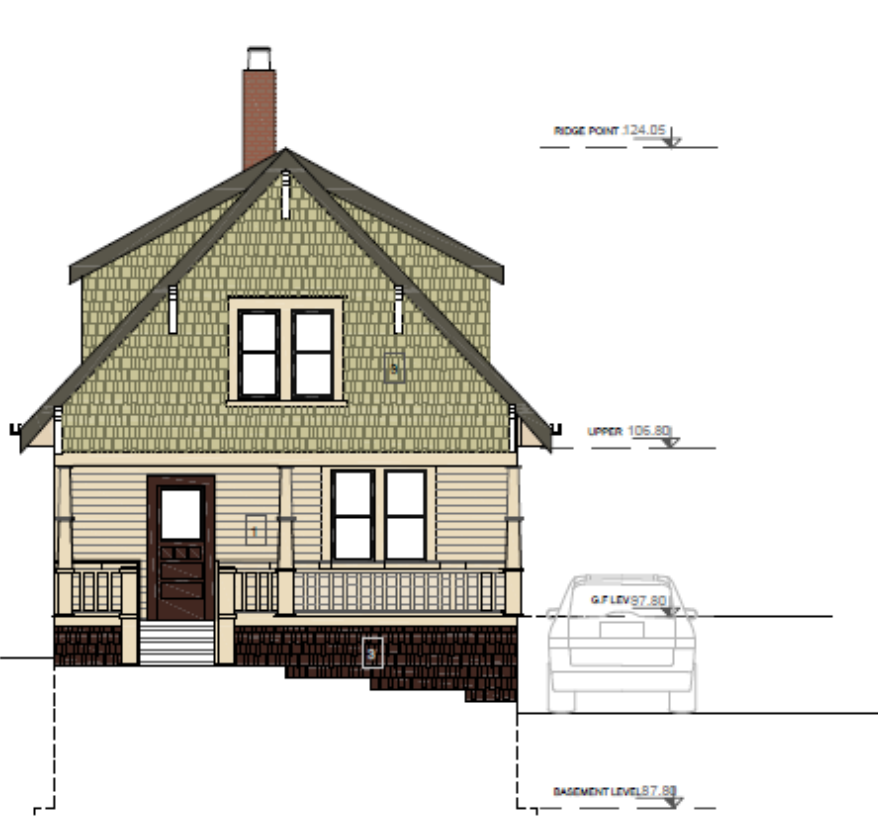
NORTH ELEVATION



WEST ELEVATION



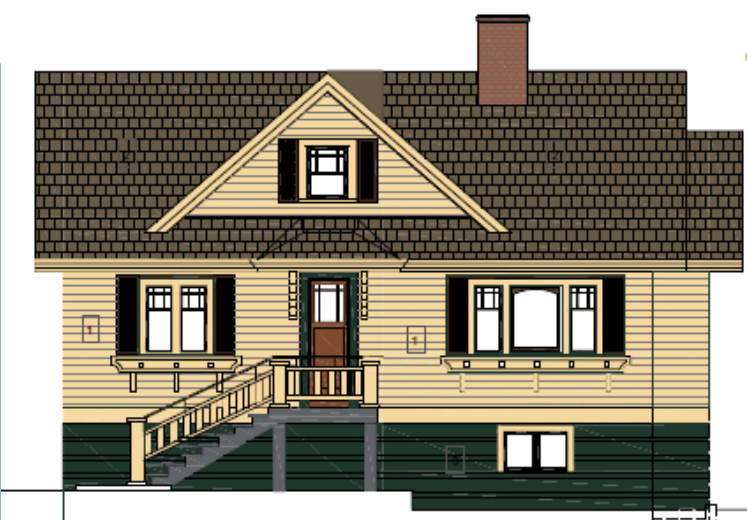
SOUTH ELEVATION



EAST ELEVATION

SUTHERLAND 1944

“Relocated to make way for townhouse development”



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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

2,323 Sq. Ft.

The character-defining heritage elements to be preserved as listed in the Statement of Significance include:

- its residential form, scale and massing
- simple rectangular plan
- side-gabled roof
- original wood construction materials
 - Craftsman style details
 - wooden sash windows

It would be devastating for Port Moody to lose a house which Heritage Consultant Don Luxton claims is a great expression of the craftsman style of architecture built after World War II.

The Sutherland House **must be moved** to make way for a new townhouse project. When approving this development, Council appreciated the relocation of this home as a way to achieve the City’s long-term planning objectives.

“Protection within a Heritage Context”



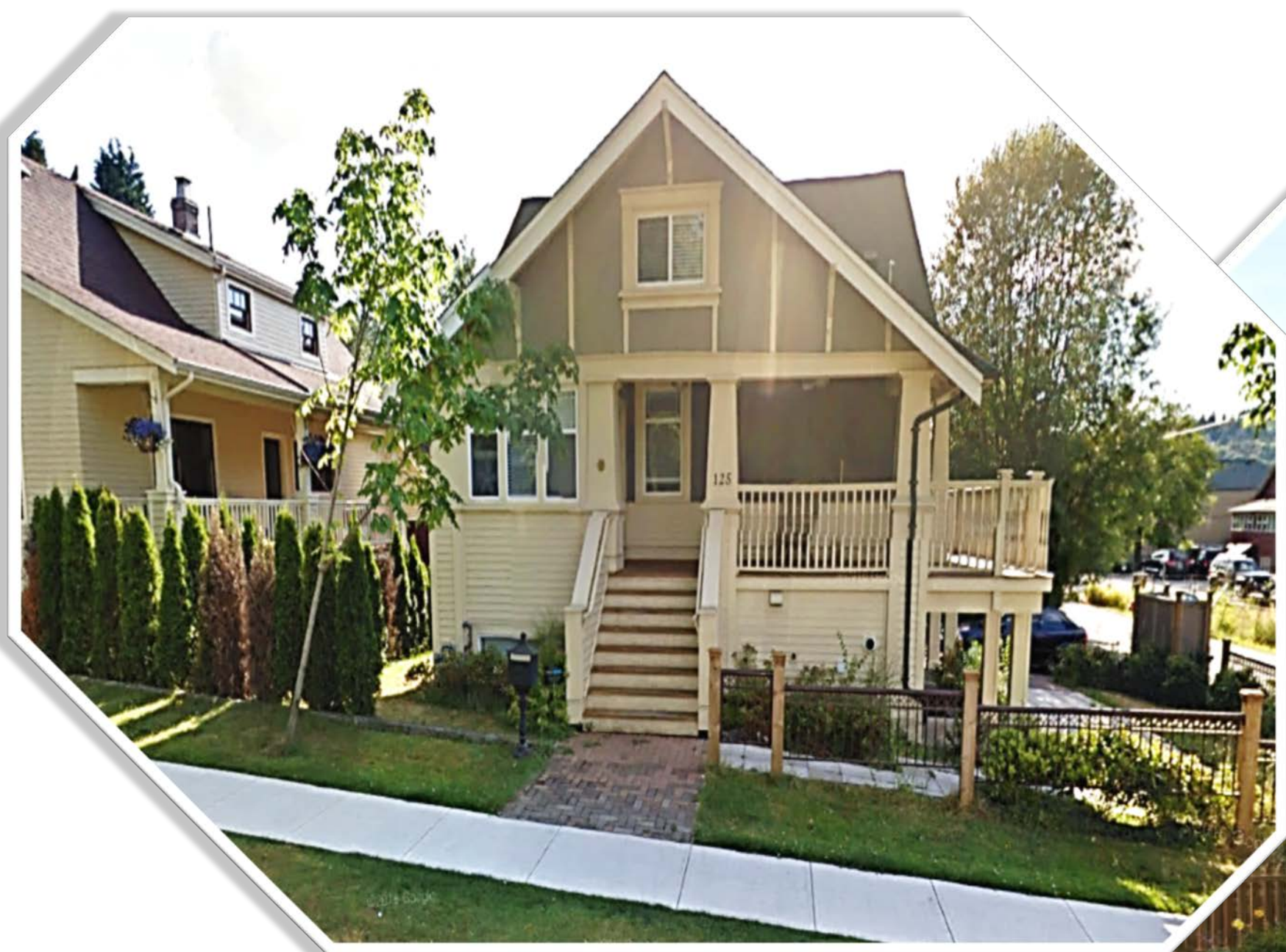
Most investors consider that such interventions have a poor return on investment and thus *“not worth the effort.”* But, they help preserve our heritage and provide homes for families.

This formal process is consistent with the City's Official Community Plan.

Preserving homes that many treat as 'tear-downs'

OPPORTUNITY

“This has been done successfully in Port Moody before”



*Grant St. &
St. George St.*

As in newer subdivisions (below), placing houses closer together results in more efficient use of land.

56/60 Firview Place (2003)



ENVIRONMENT

“Re-purposing Heritage for future generations to enjoy and helping the environment at the same time.”



Reduce



Re-use



Recycle

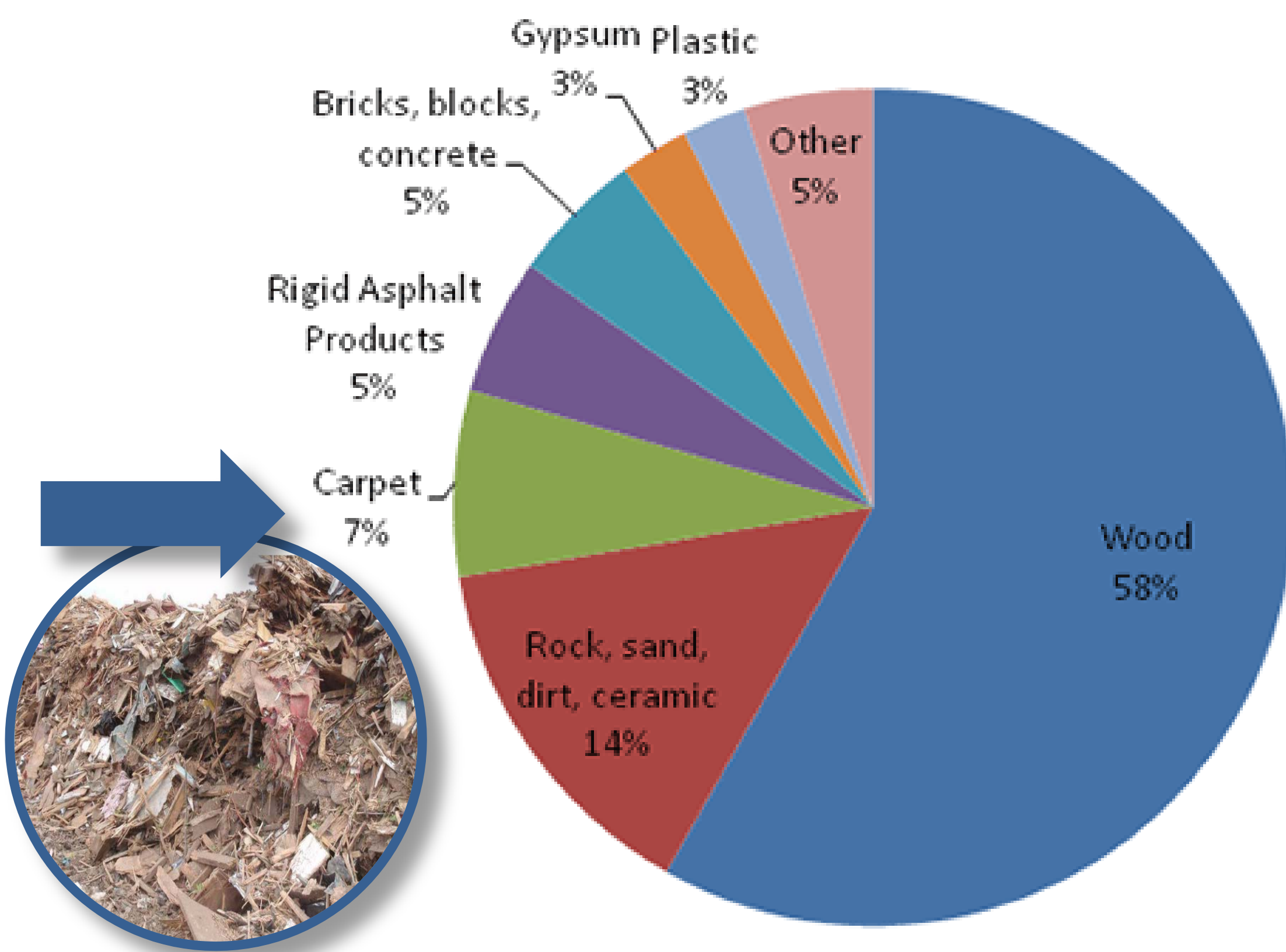
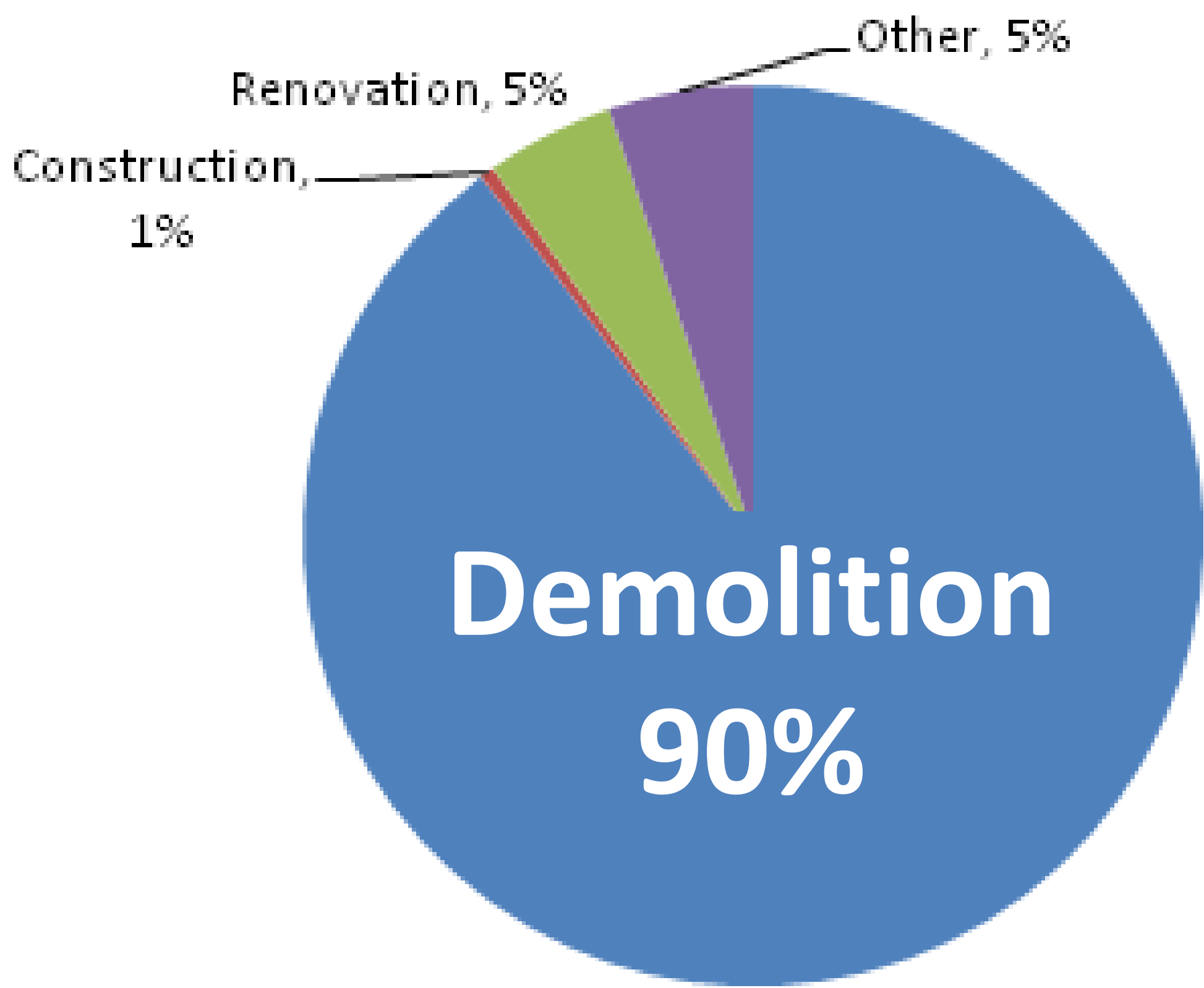


Re-purpose &

Rehabilitate

**Revitalizing
Heritage buildings
are the ultimate
recycle opportunity!**

**Revive
Restore
Rejuvenate
RE-CREATE and RESPECT**



Construction industry waste in Metro Vancouver

Source: Metro Vancouver 2015

LEGAL PROCESS

Heritage Revitalization Agreement



Once signed, a Heritage Revitalization Agreement may not be altered without Council’s consent.

OUR VISION

“Creating this small heritage precinct reinforces Port Moody’s existing Heritage Conservation Area”



PROJECT STATISTICS

“Reclaiming our history for the next generation”

| HERITAGE HOUSE NO.1 MOISIO RESIDENCE | | HERITAGE HOUSE NO.2 SIDDALL RESIDENCE | | HERITAGE HOUSE NO.3 SUTHERLAND RESIDENCE | |
|---|---------|--|---------|---|---------|
| | Sq. Ft. | | Sq. Ft. | | Sq. Ft. |
| UPPER FLOOR | 694 | UPPER FLOOR | 605 | UPPER FLOOR | 496 |
| MAIN FLOOR | 1,168 | MAIN FLOOR | 719 | MAIN FLOOR | 913 |
| BASEMENT | 1,399 | BASEMENT | 881 | BASEMENT | 913 |
| TOTAL | 3,261 | TOTAL | 2,206 | TOTAL | 2,323 |
| LOT "A": | 3,696 | LOT "B": | 2,519 | LOT "C": | 2,497 |
| FOOTPRINT: | 1,281 | FOOTPRINT: | 792 | FOOTPRINT: | 977 |
| SITE COVERAGE: | 35% | SITE COVERAGE: | 31.5% | SITE COVERAGE: | 39.1% |

| PROJECT DATA | |
|----------------------------|------------|
| ORIGINAL LOT DIM. | 66' x 132' |
| ORIGINAL LOT AREA (SF) | 8,711 |
| CURRENT ZONING | RS1 |
| PROPOSED ZONING | HRA |
| PROPOSED LOT COVERAGE (SF) | 3,257 |
| PROPOSED LOT COVERAGE | 37.4% |



Siddall residence verandah
Sutherland residence in the background

MOISIO RESIDENCE
2101 CLARKE STREET, PORT MOODY
(FORMERLY 2614 ST. JOHNS STREET)
CONSERVATION PLAN
NOVEMBER 2015

SIDDALL RESIDENCE
2901 ST. JOHNS STREET, PORT MOODY
CONSERVATION PLAN
NOVEMBER 2015

SUTHERLAND RESIDENCE
2830 ST. GEORGE STREET, PORT MOODY
CONSERVATION PLAN
NOVEMBER 2015 REVISED JULY 2016

DONALD LUXTON AND ASSOCIATES INC.
DONALD LUXTON AND ASSOCIATES INC.
1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604 688 1216 www.donaldluxton.com

A detailed Heritage Conservation Plan will govern the restoration of each house.

PASSION & EXPERIENCE

Mr. Soofi's efforts as featured in local and national media.

The Province

Featured CANUCKS MIKE SMYTH WAYNE MORIARTY REAL ESTATE

Saving Port Moody's heritage homes – one man's quest

KIM PEMBERTON
(Vancouver Sun)

Published: June 08, 2016
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Filed Under: The Province > Business > 2035



The Evergreen SkyTrain Line winding its way through Port Moody and a community plan that calls for multi-residence towers in the heart of the city are putting many of its character homes at risk of demolition. But Fred Soofi, a restaurateur and property developer, is waging a one-man campaign to try and save as many of the older houses as possible. Soofi has already moved two character homes out of the demolition path and campaigned to get them a “heritage” designation to ensure the homes are around for future generations to enjoy. Now he is planning to renovate three more homes, and will move into one of them himself.

“I appreciate older buildings. They are something you can’t replace. Future generations can see how their parents and grandparents lived,” said Soofi, interviewed outside the Alexander Residence at 125 Grant St., which he restored in 2012. The large Craftsman-style home, built in 1914, was once the home of Arthur and Ethel Alexander. Ethel was a postmistress and Arthur owned a general store and served as the city’s mayor between 1930 and 1932.

The house used to be located at 2209 St. Johns St., but Soofi was able to convince city hall to allow him to move it onto the same lot as another character home known as the Judd Residence. Soofi had renovated that modest one-and-a-half-storey bungalow and worked to get it heritage status as well.

Where the Alexander Residence had been located was on a busy street that calls for townhomes in the official community plan, said Soofi.

“If you don’t do it (save the character homes), they will be torn down. It will all go to the landfill,” he said.

Soofi said many people opposed his plan to put the two homes on one lot, but he said this was the only way to make it economically viable for him because of the high cost of land. Now that it’s done, he said, neighbours have a better understanding of what he is trying to achieve.

In fact, he said, when one of the original opponents recently sold his character home to a developer who planned to tear it down, the homeowner urged the developer to call Soofi. He bought it, and it is one of the three homes Soofi is currently planning on moving to a 9,000-sq.-ft. lot they will all share at 123 Douglas St., pending approval from the city. Among them is the Moisio Residence, a Craftsman-style home built in 1912, which already has heritage status. The other houses, the Siddall Residence and the Sutherland Residence, are both Craftsman-style homes that are located close together in a neighbourhood where character homes are dotted between what Soofi refers to as “monster homes”.

“Some of these character homes are very small. Today, the expectation is that people want to live in larger houses, and to do that they tear down these lovely older homes. Usually (the smaller homes) are owned by older people. You can’t blame them when they are being offered over \$1 million for their homes by developers who want to build townhomes or these monster homes,” he said.

Soofi said that ensuring all the homes he renovates get heritage status is very important to him. Currently, Port Moody’s heritage [registry](#) has 65 listings on it.

He noted the first home he was able to save was the Appleyard Residence, an Edwardian-era two-storey built around 1910, which would likely have been demolished had he not campaigned to get it a heritage designation. After renovating the house, Soofi sold it to another restaurateur, who again sold the property after a few years. Since the house was then located on the proposed Evergreen SkyTrain route, it would have likely been torn down, but it was donated to the Port Moody Arts Centre, which needed the extra space.

kpemberton@postmedia.com



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PORT MOODY HERITAGE

‘If these buildings are not saved, you won’t have any character’

Saving old homes is not about making cash but preserving history

DIANE STRANDBERG
THE TRI-CITY NEWS

For or sale signs dot the landscape in Moody Centre and with the Evergreen Line on its way through Port Moody, the city is about to undergo a major transformation. Home to one of the most eclectic collections of pre-war and First and Second World War housing in the region, the area is becoming ground zero for redevelopment. Indeed, there are 40 Moody Centre homes listed on the city’s heritage register, many of them lovely examples of Craftsman-style architecture with open verandas, sloping roof lines and textural siding and shingles. What will become of them as development pressure ramps up?

Fred Soofi, an Anmore resident who owns Pasta Polo restaurant in Coquitlam, hopes he can save a few. Over the past few years, Soofi has been buying lots and moving houses around in a kind of low-key game of Monopoly where the goal is heritage preservation rather than big profits. To date, Soofi has moved two houses that have been foreclosed: The Appleyard residence — now part of the Port Moody Arts Centre — and another home, the Alexander residence at 125 Grant St.

In the first instance, Soofi purchased the home previously located on Clarke Street and moved it across the street, selling the property to a restaurateur who opened Heritage House Pizza, before it was sold again to make way for the Evergreen Line. “They had to move it,” Soofi says of the Appleyard house, noting that his foresight in getting heritage designation with the city preserved it for future generations.

“In a few years, you will see a different type of city,” he told The Tri-City News while driving along Clarke Street. “You want to



Fred Soofi, who has moved two heritage homes in Port Moody and has plans to relocate three more to save them, outside the Siddall residence at Hugh and St. Johns streets. Below left: The Alexander residence, at 125 Grant St., was formerly at 2209 St. Johns St. and was moved six blocks to its present location four years ago. Below right: The Moisio Residence, built in 1912, is awaiting a new location.



keep a few to keep the heritage.”

Soofi has been interested in historical buildings since he was a restaurant owner in Regina, where he moved from Iran 44 years ago. When the building where his eatery was located became available — then called the Old City Hall Mall — he bought it, clock tower and all. It was one of several heritage buildings he renovated in the prairie city before moving to Port Moody. Now he has three more Port

Moody heritage buildings in his sights.

One waiting relocation on St. Johns Street is the Siddall residence, a Craftsman bungalow once owned by Isa Moisio, a millwright at the Thurston-Flavelle Mill who was also an alderman.

Finally, there’s the Sutherland residence, which has to be moved to make way for a 12-unit townhouse development recently approved by council at 2830 St. George St.

Meanwhile, the Moisio Residence, another Arts and Crafts-style bungalow temporarily located on a property

Soofi used to own at the corner of Clarke Street and Burnet Highway, is awaiting a new home. Built in 1912, this home was owned by Isa Moisio, a millwright at the Thurston-Flavelle Mill who was also an alderman.

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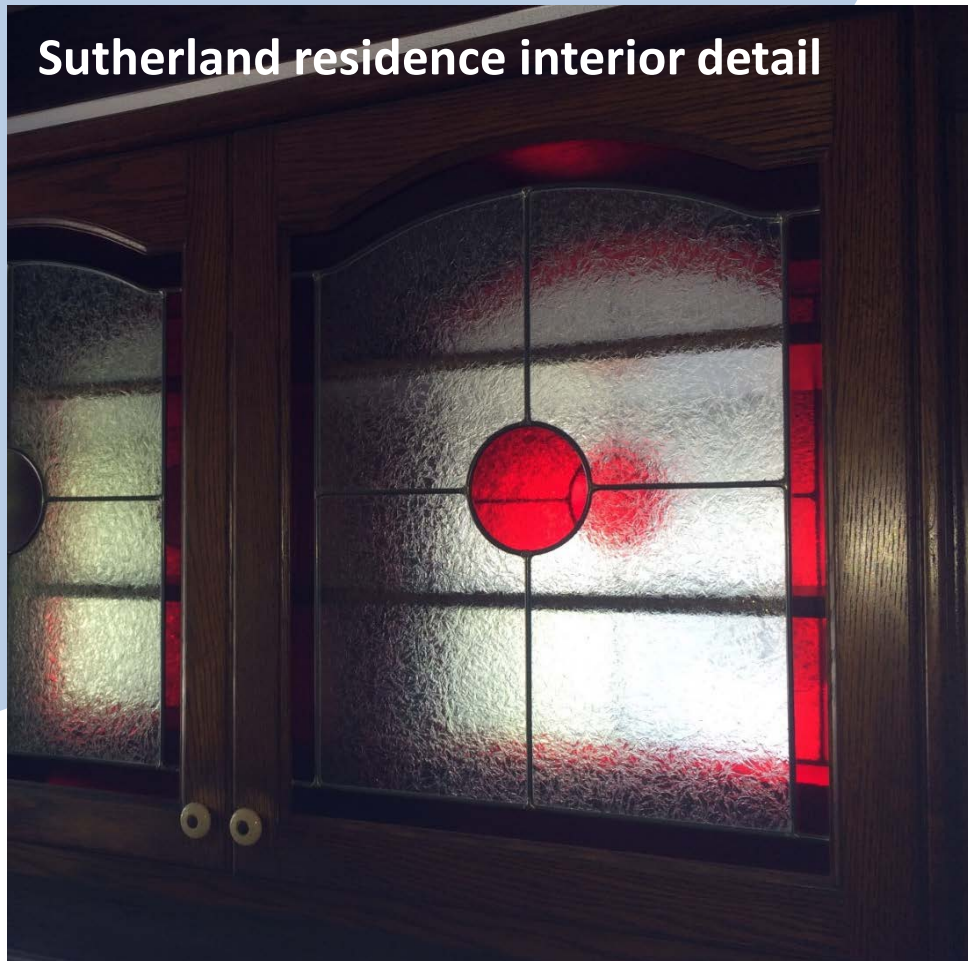
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Sutherland residence exterior detail



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CityState.ca
Creative urban solutions

Gaëtan Royer – CityState
2419 Clarke Street, Port Moody
BC, Canada V3H 1Z2
gaetanroyer@citystate.ca

Project: Heritage Revitalization
Agreement at 123 Douglas,
Port Moody, BC

Sheet:
A-10

Description: Project owner
in the news

Scale:
Not to scale

Date: 19 Sept. 2016
Revised:
Revised:
Revised: