SUTHERLAND RESIDENCE

2830 ST. GEORGE STREET, PORT MOODY

CONSERVATION PLAN

NOVEMBER 2015 REVISED JULY 2016

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1.0 INTRODUCTION

HISTORIC NAME: SUTHERLAND RESIDENCE
CURRENT ADDRESS: 2830 ST. GEORGE STREET
ORIGINAL OWNER: ROSS AND ELIZABETH SUTHERLAND
CONSTRUCTION DATE: 1944

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.

The proposed conservation strategy for the Sutherland Residence involves the preservation of its exterior features and character-defining elements while relocating the historic house to nearby 123 Douglas Street. Relocating the historic house will ensure the conservation and retention of the structure and will situate the house among other historic homes.

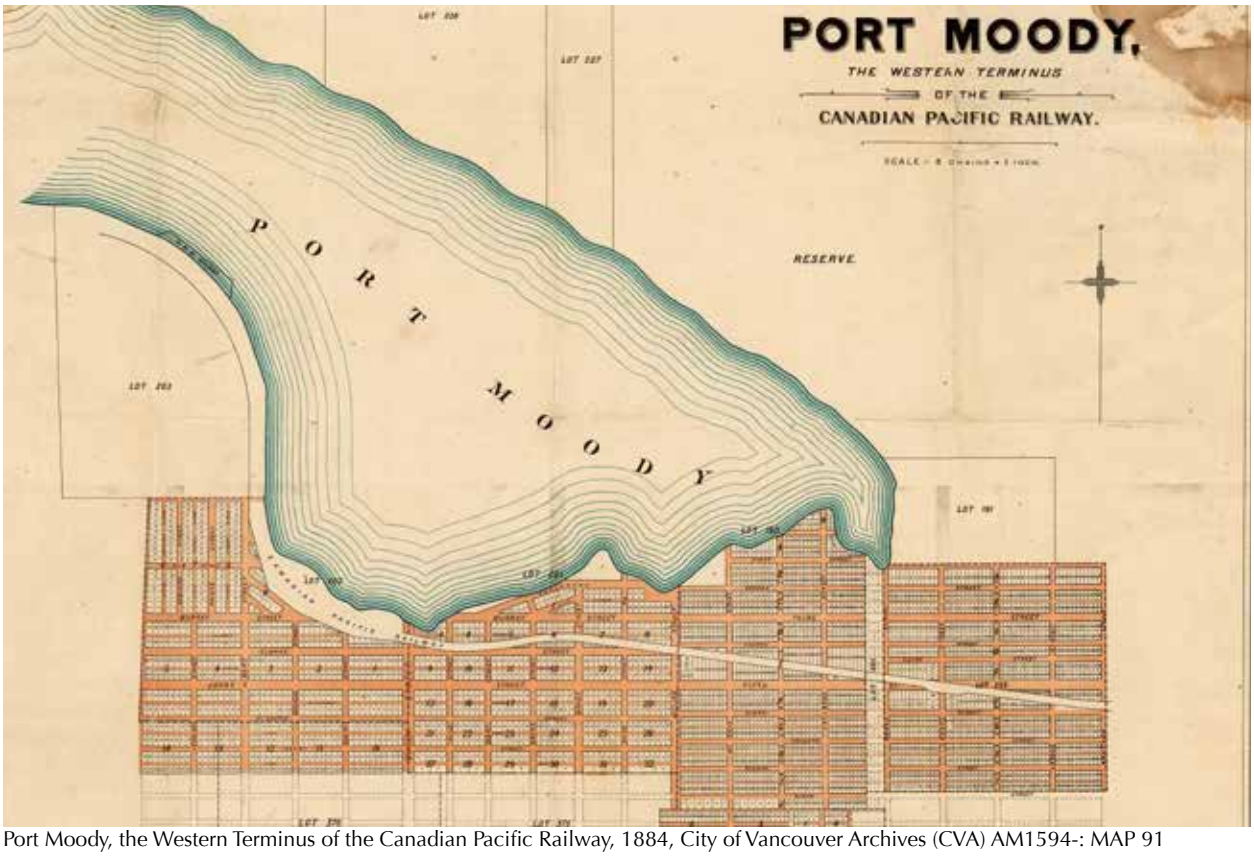
The character-defining heritage elements to be preserved are listed in the Statement of Significance, but include: its residential form, scale and massing; simple rectangular plan; side-gabled roof; original wood construction materials; Craftsman style details; and variety of wooden sash windows.

The conservation of the house is enabled under a Heritage Revitalization Agreement with the City of Port Moody, which will include the relocation and conservation of three historic houses: the Moisio Residence; the Siddall Residence; and the Sutherland Residence.

2.0 HISTORIC CONTEXT

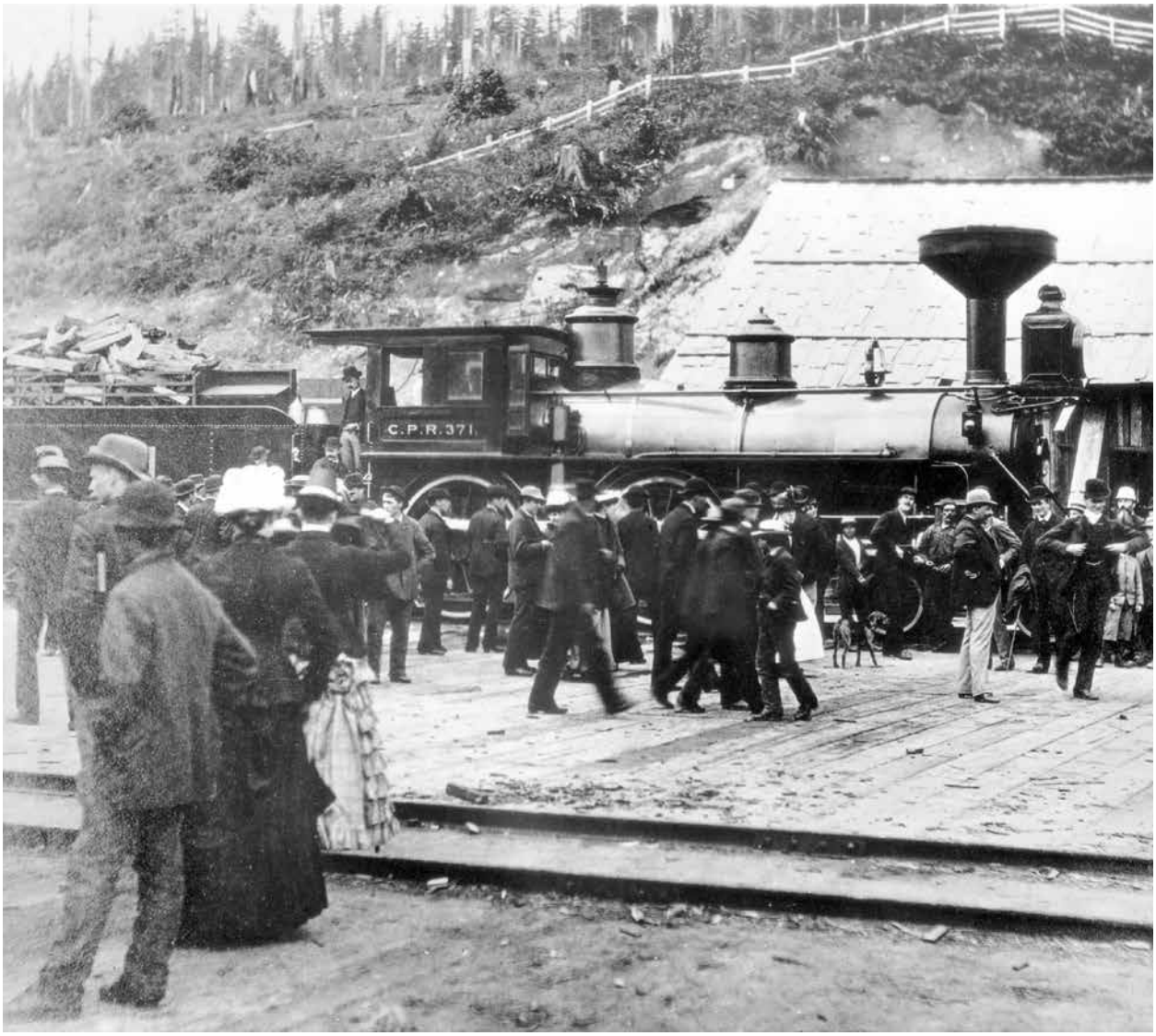
The Sutherland Residence is located in Moody Centre, one of Port Moody's two Heritage Conservation Areas (HCA); the other being the Ioco Townsite. Encompassing the south shore of Burrard Inlet, and located adjacent to the Canadian Pacific Railway (CPR) tracks, Moody Centre was Port Moody's historic commercial and residential downtown. The main commercial area of Moody Centre includes Clarke Street and St. Johns Street, which run east-west and parallel to one another. The residential community of Moody Centre was developed immediately south of the commercial areas and extends up the Chines escarpment, a steep forested slope, which is still home to a plethora of wild flora and fauna. The character of the area is augmented by superb views to the north and by many mature landscaping elements.

Port Moody was originally surveyed by the Royal Engineers who arrived in British Columbia in 1858. The detachment was created by an Act of British Parliament and commanded by Colonel Richard Moody, after whom the area is named. Among the Royal Engineers was John Murray, who accepted the Crown's offer to sappers such as himself of 150 acres of land if they remained in British Columbia following their assignment; Murray is known today as one of Port Moody's first settlers. Following the surveying work, development in Port Moody began to increase. Settlement and construction in the area reached a new height when the CPR named Port Moody as the western terminus of the Company's cross-country line.



Port Moody, the Western Terminus of the Canadian Pacific Railway, 1884, City of Vancouver Archives (CVA) AM1594-: MAP 91

By 1880, the area was under heavy construction in anticipation of the arrival of the railway. Infrastructure to support the impending arrival was quickly established, along with the construction of hotels, stores, offices, and houses. On July 4, 1886 the first cross-Canada train, Engine 371, arrived in Port Moody. Shortly following this momentous event however, the CPR began construction on the extension of the rail line that would see Vancouver as the western terminus, effectively halting the rapid development of Port Moody. Development did not permanently cease however - due to its position on the CPR rail line, its location on Burrard Inlet, its variety of industries, and its proximity to Vancouver, Port Moody remained an attractive and desirable place to settle.



Arrival of train 371 to Port Moody, CVA AM54-S4-- Can P3

John Murray Property, Port Moody, 1884, CVA AM54-S4-: Out P30

Ioco Refinery, 1924, Acc. # 1984.104.001

Flavelle Mill as seen from wharf, 1924, Port Moody Station Museum Acc. # 1971.050.005

Many of the houses constructed in the vicinity of the Sutherland Residence were built during the Edwardian era boom and the subsequent interwar period; the Sutherland Residence is among the few constructed in Port Moody during wartime.

A sawmill had opened in the area in 1905, employing 125 men, followed by several oil refineries. In 1915, the Imperial Oil Company established a large development just outside of the Port Moody city boundary, attracting labourers to the area. The lumber industry continued to grow and dominate Port Moody, peaking in the 1920s, when the area was occupied by many private homes and several general stores.

Built for, and originally owned by, Ross Sutherland, a millworker at the local Thurston-Flavelle Sawmill, the Sutherland Residence was likely constructed from local mill materials, available to Sutherland at a discounted price. The residence remains a good example of the type of housing constructed during the Second World War.

3.0 STATEMENT OF SIGNIFICANCE

Description of Historic Place
The Sutherland Residence is a one and one-half storey wood-frame house with Craftsman style influences, located at 2830 St. George Street in the City of Port Moody. Characterized by its side-gabled roof with off-centre gabled dormer and projecting hipped roof entryway, the Sutherland Residence is part of a grouping of historic houses along St. George Street.

Heritage Value of Historic Place
The Sutherland Residence is significant for its association with the wartime development of Port Moody, and for its modest Craftsman influenced architecture.

Port Moody began to develop in the late 1800s, when it was originally selected as the western terminus for the Canadian Pacific Railway. When Vancouver was instead chosen as the terminus, Port Moody lost many of its investors and residents. The area recovered after a number of sawmills were established along Burrard Inlet in the early 1900s. Concurrently, several oil refineries opened in the area, followed in 1915 by the large Imperial Oil Company development just outside the Port Moody boundary. Through the 1920s, local industries excelled, providing much needed materials to the growing cities of the Lower Mainland. Though the stock market crash of 1929, the subsequent Great Depression, and the advent of the Second World War halted the vast majority of new construction in many municipalities, some savvy Port Moody residents were able to take advantage of the cheap and plentiful materials and construct new homes. Ross Sutherland, a millworker at the local Thurston-Flavelle Sawmill, who likely had access to inexpensive construction materials, had his family home constructed along St. George Street in 1944, just before the end of the war.

The Sutherland Residence expresses the late influence of the Craftsman style of architecture and is a good example of a wood-frame bungalow built during the Second World War. The Craftsman style was typified by rational space planning, the use of natural materials and a mix of design elements inspired by the Arts and Crafts movement, such as sloping rooflines, knee brackets and a rich textural contrast of siding and shingles, all of which are displayed on the exterior of the Sutherland Residence. The Craftsman style was popularized through countless periodicals and plan books, expressing both the traditional aspects of the Arts and Crafts movement as well as modern lifestyles. The home's simplicity illustrates an adherence to conventional domestic styles, reflecting the social and economic consciousness of the wartime period. At the time, houses were expected to display historical references in order to demonstrate the owner's good taste.

Character-Defining Elements
The elements that define the heritage character of the Sutherland Residence are its:

- location along St. George Street in Port Moody;
- continuous residential use since 1944;
- residential form, scale and massing as expressed by its one and one-half storey height, full basement, side-gabled roof with off-centre gabled-dormer and gabled extension on the east elevation, and projecting hipped-roof front entryway, supported by triangular siding clad knee brackets;
- wood frame construction;
- Craftsman style detailing including its lapped wooden siding with ribbon course cedar shingle cladding at the foundation level, wooden bellyband, knee brackets; pointed bargeboards; window boxes supported by triangular brackets; and off-centre entryway accessed by a set of steps flanked by an open balustrade and low newel posts with square capitals;
- original fenestration including: several tripartite wooden-sash and frame assemblies with a central fixed window with arched sash and two flanking narrow double-hung assemblies with multi-pane upper sashes; wooden-sash and frame casement and double-hung assemblies, some with multi-pane sashes;
- original wooden front door with inset glazing; and
- original internal, off-centre, red brick chimney.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The 1944 Sutherland Residence at 2830 St. George Street is a historic building and an important heritage resource in Coquitlam. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) is the source used to assess the appropriate level of conservation and intervention. Under the *Guidelines*, the work proposed for the historic house includes aspects of preservation, rehabilitation and restoration.

> ***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 Sutherland Residence should be based upon the *Standards* outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

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 element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element 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 Relocation, Restoration and Rehabilitation of the Sutherland Residence. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010. http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services Preservation Briefs:

Preservation Brief 4: Roofing for Historic Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm

Preservation Brief 9: The Repair of Historic Wooden Windows.
http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

Preservation Brief 45: Preserving Historic Wood Porches
http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm

4.3 GENERAL CONSERVATION STRATEGY

Proposed Redevelopment Scheme
The primary intent is to Relocate the Sutherland Residence from its original location to 123 Douglas Street in Port Moody along with two other historic residences (Moisio Residence and Siddall Residence). As part of the conservation work the exterior elevations of the Sutherland Residence will be restored, while undertaking interior rehabilitation and upgrades to its structure and services to increase the functionality for residential use. Character-defining elements will be preserved, while missing or deteriorated elements will be restored.

An overall rehabilitation scheme has been provided by the client (refer to application drawings dated 14 July 2016). The major proposed interventions of the overall project are:

- Proposed relocation of the historic house to 123 Douglas Street, Port Moody.
- Preserve exterior character-defining elements.
- Restore character-defining elements that have been altered or removed.
- Add a new dormer at the rear elevation.

Proposed Guidelines for New Construction
Due to the proposed residential development on the subdivided lot, all new visible construction that may be proposed will be considered a modern intervention on the historic site. The *Standards and Guidelines* list recommendations for new construction related to historic places, which applies to new construction in the near vicinity of a historic structure.

The proposed design scheme for the new construction should follow **Standards 11 and 12**:

- 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.
- 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.

4.4 SUSTAINABILITY STRATEGY

The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. This four pillar approach was also adopted by the City of Port Moody in their Community Sustainability Plan.
Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

The following considerations for energy efficiency in historic structures are recommended in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) and can be utilized for the Sutherland Residence.

Sustainability Considerations

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.

Four Pillar Approach, City of Port Moody

4.5 HERITAGE EQUIVALENCIES AND EXEMPTIONS

Through the Heritage Revitalization Agreement the historic Sutherland Residence will become legally protected. It will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building.

Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City of Port Moody can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

If fire separation needs to be upgraded between the heritage house and the infill buildings, sprinklers or intumescent paint are recommended. The installation of fibre-cementitious siding, such as Hardie Board, is not a recommended intervention on the heritage building.

4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."

4.5.3 HOMEOWNER PROTECTION ACT

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised

(1) an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and

(2) clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the house is left vacant and/or temporarily relocated, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. A site protection plan may be developed in discussion between owner, contractor and/or architect based on the following checklist:

Moisture
- Is the roof watertight?
- Are openings protected?
- Is exterior cladding in good condition to keep water out?

Ventilation
- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?

Pests
- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

Security
- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
- Are the grounds being kept from becoming overgrown?

In addition to the above recommendations, a sign should be installed at the site to inform the public that this house is a historic resource and will be conserved. A contact number should be provided for concerned citizens who observe trespassing or other unauthorized activities at the site.

5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

Condition reviews of the exterior elevations of the Sutherland Residence at 2830 St. George Street were carried out during site visits in October 2015 and March 2016. In addition to the visual reviews of the house, paint samples were removed from original materials. The recommendations for the preservation and restoration of the historic house are based on the site reviews and material assessments that provide valuable information about the historic appearance of the Sutherland Residence. The house is presently occupied and was continuously used as a residential building. Recommendations for protecting the historic site, in particular during times of vacancy, are outlined in 4.6 Site Protection. The following chapter describes the materials, physical condition and recommended conservation strategy for the historic structure based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 SITE

The Sutherland Residence is situated at the south side of a large corner lot at 2830 St. George Street in Moody Center neighbourhood. The property also borders at Hugh Street on the east and St. Andrews Street on the north sides and is surrounded by single-family homes. The design scheme considers the relocation of the Sutherland Residence due to the proposed townhouse development on the subject lot by another party. The historic house is proposed to be relocated to 123 Douglas Street along with two other historic structures, which will be placed onto new foundations. They aim to preserve the heritage value and character-defining elements of the Sutherland Residence and to make the new work compatible with the historic place.

Conservation Strategy: Rehabilitation
The proposed relocation of the Sutherland Residence is an acceptable conservation strategy that will ensure preservation of the historic structure. The following **Relocation Guidelines** should be implemented:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic Sutherland Residence to facilitate the relocation process should be evaluated in accordance with the Conservation Plan. The building should be structurally braced as required. This is the responsibility of the professional building relocation company.
- Only an experienced and qualified contractor shall undertake the physical relocation of the house.
- Appropriate foundation materials can be used at the new site, which can include reinforced concrete basement walls and slab.
- Provide utility installations for electricity, communication and other service connections underground. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.
- Implement measures for site protection, in particular when the house sits vacant, and until construction work commences.

5.2 FORM, SCALE AND MASSING

The original house features a residential form, scale and massing with a one and one-half storey height, full basement, side-gabled roof with off-centre gabled dormer, a gabled extension on the east elevation, a projecting entryway with hipped roof. It is a good example of a wood-frame Craftsman style bungalow.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the original house.

5.3 FOUNDATION

The Sutherland Residence has a full basement consisting of poured-in-place concrete foundation walls and concrete slab. The basement level finished with cedar shingles in double-coursed pattern that show signs of weathering. During the relocation process the house will be lifted at the first floor joists and placed onto new concrete foundations at the new subdivided lot while the existing concrete foundation will be demolished.

Conservation Strategy: Rehabilitation

- It is proposed to relocate the historic house to a subdivided lot a 123 Douglas Street in Moody Centre.
- Install new cedar shingles in double-coursed pattern to match the original appearance.
- New door and window openings at the basement level can be designed. They should be sympathetic to the historic character of the house and made of wood.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage.

Shingle-clad foundation wall

Current Address: 2830 St. George Str. **Future Address:** 123 Douglas St.

5.4 EXTERIOR WALLS

5.4.1 WOOD FRAME WALLS

The Sutherland Residence is built in traditional wood-frame construction with dimensional lumber. Wood-frame construction is one of the most affordable housing construction methods that utilized in the past old growth lumber.

Conservation Strategy: Preservation

- Preserve the existing wood-frame structure of the historic building.
- Design structural and seismic upgrades, if required, from the inside without impacting exterior character-defining elements.
- Utilize Alternate Compliance Methods outlined in the applicable building code for fire and spatial separations including installation of sprinklers where required.

5.4.2 WOOD SIDING

The original lapped wooden siding on the main and second floors is still in place and in very good condition. The lapped siding should be preserved and restored. Severely damaged lap siding can be replaced with appropriate replica siding matching the original profile and material. The double-coursed cedar shingles at the basement level will be replaced in kind at the new location.

Conservation Strategy: Preservation

- Retain lap siding and restore in-place. Replace any damaged lap siding to match existing in material, size, profile.
- Combed or textured lumber, vinyl or fibre cement siding are not acceptable replacement materials on the historic house.
- Cleaning procedures of lap siding should be undertaken with non-destructive methods. Areas can be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as Simple Green) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances on any historic material of the exterior elevations.
- Install new double-coursed cedar shingles at the basement level matching the originals in overall dimensions and installation pattern.

Variety of siding types on the Sutherland Residence

5.4.3 OTHER WOOD ELEMENTS

Original wood trim is visible on the elevations including window and door trim, watertable, fascia and bargeboards, which are architectural elements and will be preserved and restored as required. Damaged or deteriorated wood elements should be replaced in kind. The watertable may be removed due to the proposed relocation of the house.

Planter boxes

On the front facade an interesting detail are two wood planter boxes below the main floor windows. They are supported by feature triangular wooden brackets. It appears that recent repairs were carried out with combed lumber, which is not an original material. The overall condition of the planter boxes is very good and they should be preserved and moved with the house.

Conservation Strategy: Preservation

- Retain original trim including fascia and bargeboards, window and door trim that is in good or repairable condition.
- Cut out deteriorated trim sections and install matching trim board that is visually and physically compatible with the original.
- If the watertable cannot be preserved, salvage and reinstated at the new locatio, or replicate to match the original in material and dimensions.
- Retain the wooden planter boxed on the front facade of the house and repair as necessary.
- Combed or textured lumber, vinyl or fibre cement siding are not acceptable replacement materials on the historic house.

Right: Wooden window trim and bargeboards
Bottom: Planter box

5.5 FRONT ENTRY

The off-centre entryway to the Sutherland Residence is located on south facade and is accessed with a rebuilt straight flight of stairs with wooden treads and open risers leading to the wooden deck. The open balustrades made of rectangular pickets and top and bottom rails retained the historic height. Starting and landing newels with wooden capitals contribute to the heritage character of the historic house. The entryway is covered with a projecting hip roof and supports on either side finished with lap siding matching the main body of the house. Due to the limited setback at the new location, the front stair will rebuilt with matching details while the stair will be relocated to the side.

Conservation Strategy: Preservation

- Rebuild the front deck at the new location using salvaged material, if possible. Construct a new side-facing stair with wooden treads.
- The original height of the balustrade should be preserved. Only if necessary use alternate compliance method to meet building code requirements, e.g. installing glass panels or metal railings.
- Preserve the hip roof above the entry.
- Restore wood elements as required.

Front entryway

5.6 WINDOW & WINDOW TRIM

Windows and doors are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. – Standards and Guidelines for the Conservation of Historic Places in Canada *(2010)*.

The window configurations were reviewed during site visits in October 2015 and March 2016. The house features on the front and side elevations original six-over-one double-hung, wood sash windows in single, double and tripartite configurations. The large tripartite window assemblies have a fixed centre sash with an arched header flanked by narrow double-hung sashes on either side. Multi-lite piano windows with true divided panes are also located on the side elevations. Only two windows on the rear elevation appear to be original while new door and window assemblies were introduced. Wide window trim with a surrounding moulding, thick mullions between double and tripartite assemblies, and simple wood sills are also original. The windows and trim and all in good condition when visually reviewed from the ground. The existing shutter elements on the front facade require further investigation to determine, if they are to be retained.

Top: Triangular siding-clad knee brackets; Bottom: Window assembly of the front facade

Window assemblies of the Sutherland Residence

Conservation Strategy: Preservation

- Retain the original wood sash windows in their original openings.
- Review the condition of each window and note deficiencies that require repair work.
- If deteriorated or damaged wood elements are observed restore in kind.
- Overhaul, tighten/reinforce joints of original windows as required. Repair frame, trim and hardware. Each original window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass of original windows.
- Window restoration should be undertaken by a contractor skilled in heritage restoration.
- Replicate missing windows to match original in material, dimensions and detailing, including the typical arched header where required. New windows on the rear elevation may be contemporary in style, and made of wood and double-glazing.
- The consultant can review window shop drawings and mock-ups for new windows.
- Prime and paint all wood windows as required in appropriate colours, based on colour schedule devised by the Heritage Consultant.
- Investigate if the existing shutters are original and preserve and restore. If shutters are later interventions they should be removed.

5.7 DOOR & DOOR TRIM

The original front door on the south facade is extant and resembles the window details with a multi-lite glazing element. Original hardware and brass doorknob with plate and lock are also in place and contribute to the heritage character of the house. This is also true for the original door trim.

Conservation Strategy: Preservation

- Preserve the original door opening, front door including all accessories and surrounding trim. Retain the rear door if possible.
- To improve operation, verify that door fits properly in its frame and joints are tight. Verify that hardware is operational, particularly that hinges are tight and hinge pins not worn. Remove built-up paint at door and jamb. Repair damaged elements to match original. To reduce air infiltration, install weather stripping between door and frame.
- New doors should be sympathetic to the historic character of the house and made of wood.

Front door

5.8 ROOF AND GUTTERS

The Sutherland Residence retained its original side-gabled roof with an off-centre gabled dormer and a east-facing extension also protected with a gabled roof. As outlined earlier, the front entryway features a projecting hip roof and is like the other roofs covered with asphalt shingles. New gutters and downspouts ensure proper rainwater drainage from the envelope.

Conservation Strategy: Preservation / Rehabilitation

- Preserve the original roof structure of the Sutherland Residence, including the front hip roof, which should be moved with the main building.
- It seems that the current asphalt shingles are in good repair. If they require replacement, the roof can be re-shingled with cedar shingles. An alternate material is 'Enviroshingle Silvered Cedar' by Enviroshake or approved equivalent. Asphalt shingles may be acceptable in dark grey or black colour.
- Retain the existing gutters and downspouts or design new rainwater disposal system if required.

Roof

5.9 CHIMNEY

The Sutherland Residence has an internal common-red brick chimney with a simple corbelling detail at the top. The brickwork is overall in good condition and may need some cleaning and repointing. The existing metal flashings appear to be in fair condition and may be replaced if necessary.

Conservation Strategy: Preservation

- The existing brick chimney should be retained in place and relocated with the house.
- The brickwork can be gently cleaned of dirt and the brickwork re-pointed as necessary with suitable mortar. The brick chimney will remain unpainted.
- The condition of the existing metal flashings should be reviewed and new flashings installed as necessary.

Internal common-red brick chimney

5.10 COLOUR SCHEDULE

An important part of the restoration process of the Sutherland Residence is to finish the building in historically accurate paint colours. The colour scheme is taken from Benjamin Moore's *Historical True Colours for Western Canada*, which is based on paint chips removed from the exterior elevations of the house and documented historic paint colours from this time period.

Conservation Strategy: Restoration

- Reinstate a historically appropriate colour scheme for the Sutherland Residence, complete with historically appropriate finishes, hues and placement of applied colour. Complete all basic repairs and replacements and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are dry. Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, use an oil-based primer).
- Any substitutions or matching of custom colours shall be reviewed by the consultant. Test samples should be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

COLOUR SCHEME Sutherland Residence, 2830 St. George Street, Coquitlam

Benjamin Moore's *Historical True Colours*

ELEMENT	COLOUR & CODE	SAMPLE
Basement Shingles	Harris Green VC-21	
Lap Siding	Craftsman Cream VC-2	
Front Porch: Newel Posts, Hand-rail, Balustrades, Porch Soffit	Craftsman Cream VC-2	
Wood Tread & Risers, Front Stair	Edwardian Porch Grey VC-26	
Wood Sash Windows	Gloss Black VC-35	
Window Trim, Bargebaord, Fascia Board, Watertable, etc.	Craftsman Cream VC-2	
Door	Sico stained & varnished TEAK	
Door Trim	Harris Green VC-21	
Gutters & Downspouts	Gloss Black VC-35	
Brick Chimney	unpainted	

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure the integrity of the Sutherland Residence is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the structure will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The Sutherland Residence should have its own information file where an inspection report can be filed. This file should also contain a log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the historic building such as water/moisture penetration, material deterioration and structural deterioration.

EXTERIOR INSPECTION

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

Foundation
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is uneven foundation settlement evident?
- ☐ Do foundation openings (doors and windows show: rust; rot; insect attack; paint failure; soil build-up?

Masonry
- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Is stucco well adhered or bulging? Location?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Does the surface need cleaning?

Condition of Exterior Painted Materials
- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

Windows
- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?

Doors
- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ Is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts
- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof
- ☐ Are there water blockage points?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Are flashings well positioned and sealed?
- ☐ Is water ponding present?

6.7.2 INSPECTION CYCLE

Daily
- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually
- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)
- Inspect foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Routine cleaning, as required.

Five-Year Cycle
- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint wood windows every five to fifteen years.

Ten-Year Cycle
- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle
- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)
- Replacement of deteriorated building materials as required.

June 3, 2015

Kevin Jones, Planner
City of Port Moody
100 Newport Drive, Box 36
Port Moody, BC V3H 3E1

Dear Mr. Jones;

Re: Modifications to 2830 St. George Street
The house currently located at 2830 St. George Street was constructed in 1944 for original owners Ross and Elizabeth Sutherland. The historic Sutherland Residence is valued for its association with the wartime development of Port Moody and for its modest Craftsman influenced architecture.

In order to allow for both the redevelopment of the 2830 St. George Street corner lot and the conservation of the heritage house, several modifications to the structure and site are being proposed:

1. Relocation of the house to 123 Douglas Street:
   Moving the house will allow for the redevelopment of the St. George Street site, while ensuring the conservation of the Sutherland Residence.
2. Addition of a dormer to the north side of the building:
   Livability of the second storey will be increased through the construction of the dormer.

From a heritage perspective, these proposed interventions are acceptable, as they will allow for the continued use of the historic house.

The Sutherland Residence is currently located in the Moody Centre Heritage Conservation Area within the Port Moody Centre neighbourhood. The client proposes to relocate the property to 123 Douglas Street, a nearby location which is also part of the Moody Centre Heritage Conservation Area. Relocation of a heritage building is typically only considered as an alternative to demolition because the structure is being removed from its original historic context. However, relocation of the house within its original neighbourhood will help to ensure compatibility with the surroundings of its new site. A relocation plan should be prepared prior to moving the building, which will ensure that the least destructive method of relocation is used and that the relocated Sutherland Residence is situated on the new lot in a manner consistent with its original scale and context.

The addition of the dormer should be made with minimal interruption of the historic roof structure and historic roofline, and should be invisible from the front street elevation. Any changes to the roof that affect the street appearance of the original form, scale, and massing of the house will not be considered appropriate or acceptable. We have performed a cursory review of the drawings for the proposed dormer addition and find that

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it has been designed in a manner that is compatible with the original, historic dwelling. As shown in the drawings, the dormer addition is not visible from the front street elevation.

All modifications should comply with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Thank you and please do not hesitate to contact us for further information.

Sincerely,

Donald Luxton, Principal
Donald Luxton & Associates Inc.

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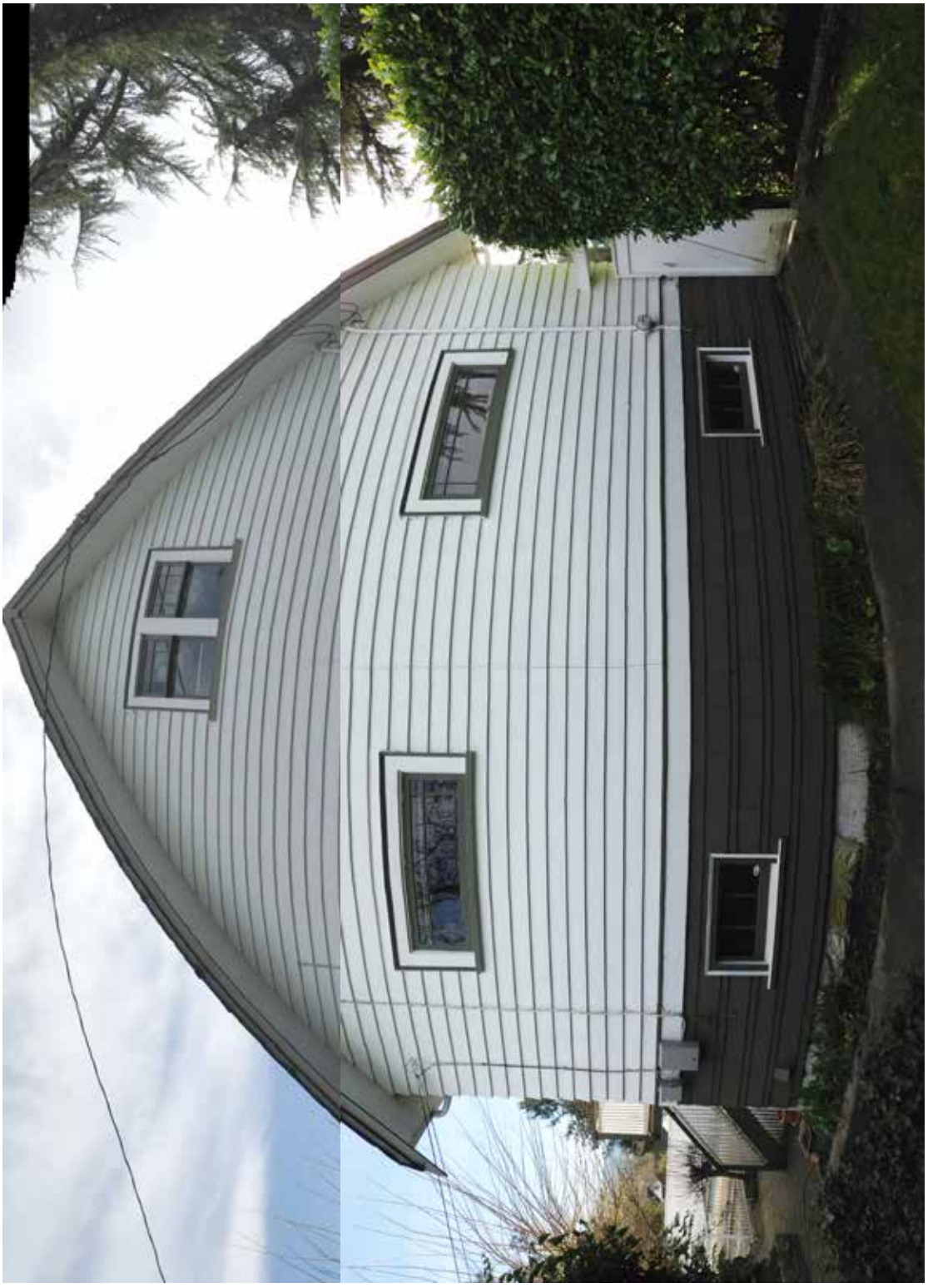
South elevation (St. George Street façade), October 2015

North elevation, March 2016



West elevation (two panorama images digitally merged due to site constraints), March 2016

East elevation, March 2016