BLACK HOUSE

144 EAST 6TH AVENUE, VANCOUVER, BC

HERITAGE CONSERVATION PLAN

MARCH 2024

DONALD LUXTON
AND ASSOCIATES INC

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DONALD LUXTON AND ASSOCIATES INC

1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5

hello@donaldluxton.com 604 688 1216 **www.donaldluxton.com**

1 INTRODUCTION

Building Name:	Black House
Historical Building Name:	Black House
Civic Address:	144 East 6th Avenue, Vancouver, BC
Legal Description:	DL 200A, Block 37, Lot 5
Year of Construction:	1891
Original Owner(s):	James Norman Black
Architect/Designer:	Unknown
Builder:	James Norman Black

Prominently situated along East 6th Avenue, the Black House is one of the oldest residences remaining in the Mount Pleasant neighbourhood of Vancouver. The house is characterized by vernacular Victorian style architecture, two-storey height with hipped roof, and its projecting full-height gabled bay with tripartite window assemblies.

The building sits on the unceded, ancestral territory of the xwməθkwəy̓əm (Musqueam), Sḵwxwú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) people.

The Black House is part of a larger redevelopment which includes the existing Donnaconna Block to the east, and the adjacent vacant lot to the west. The proposed scheme includes the preservation and relocation of the historic residential structure to allow for the construction of a modern multi-storey building with multi-level parkade between the existing Donnaconna Block and the relocated house. A high degree of restoration is proposed for the surviving character-defining elements of the historic residence to preserve the overall heritage value of the building.

Proposed Redevelopment Scheme

The major proposed interventions to the Black House are to:

- Relocate the residence within the project site, preserving its frontage facing East 6th Avenue;
- Rehabilitate the overall site to allow for the construction of a new multi-storey apartment building between the existing Donnaconna Block and the relocated residence;
- Preserve surviving exterior character-defining elements of the historic residence; and
- Restore missing, deteriorated, or heavily altered character-defining elements.

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

2 HISTORICAL CONTEXT

NEIGHBOURHOOD: MOUNT PLEASANT

The Black House is located on the unceded, ancestral territory of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) people. For the last 10,000 years Mount Pleasant's natural ecology of plants, birds and animals such as deer, bear, beaver, cougar and small herds of elk were a rich resource hinterland for First Nations peoples. On its northern edge was a shore of the Pacific Ocean, lined with grasses, willow, and crabapple trees, and its beaches were a source of shellfish such as clams and crab. Running down both its western and eastern borders were substantial creeks draining the forests directly northwards to the salt waters of False Creek where sturgeon, flounder, sole, perch and smelt were abundant. Down the centre of Mount Pleasant's land mass ran one of the largest salmon and trout creeks in Vancouver, which formed a ravine up to 40 feet deep as it cascaded down the hillside to the ocean. For the local Indigenous people this creek would have been a source of fresh water, salmon and trout, numerous useful plants and animals, and it would have provided access to the upper reaches of Mount Pleasant where the different ecology of swamps provided more useful flora and fauna. The creek was later named Brewery Creek and was in effect Mount Pleasant's first Main Street, the street that came later and followed the same route up the hill.

Most of Mount Pleasant was covered in a dense rainforest of huge fir, cedar and hemlock, which was diagonally bisected by an ancient human and animal trail, the future Kingsway. At its southern edge near 16th Avenue and spanning between Main and Fraser streets was an unusual opening in the dark forest where a large beaver dam backed up Brewery Creek forming a huge swampy lake open to the sky. Here in the rich organic soil of the swamp grew a variety of berry bushes, and many other useful and unusual plants such as Labrador Tea. With 10,000 years of local knowledge of these plants, the Indigenous community had an amazing number of uses for every local plant. For example they used Labrador Tea, which they called me'xwuchp, as a flavouring for meat. They found its high tannin content was helpful for treating wounds or sores. It was also used as treatment for gastrointestinal problems or coughs, and because of its mild narcotic effect, it was a drink useful to relieve pain during childbirth.

Post-colonization, Mount Pleasant emerged as one of Vancouver's first residential neighbourhoods outside of downtown as a result of the expansion of the streetcar network. In 1869, Henry Valentine Edmonds, the clerk of the municipal council in New Westminster, acquired District Lot 200A—all of the wilderness land north of today's Broadway in the future Mount Pleasant. He was speculating that Vancouver's unusually fine natural harbour would someday become home to the terminal of a transcontinental railway, since he had witnessed first-hand the pandemonium that ensued when San Francisco had been declared a transcontinental railway terminal. During the 1870s a rickety bridge was built across the narrows on False Creek where Julius Voight had settled, firmly establishing the route south from Gastown that would later become Main Street; the Hastings Sawmill acquired most of the remaining land in the Mount Pleasant area and chopped down the heavy timber for use in its lumber mill. In 1887, as Edmonds had foreseen, the railway arrived and created spectacular growth in the newly named boomtown of Vancouver. In 1888 a new bridge was built south across False Creek and Edmonds began to build streets in earnest. He named the new hillside subdivision "Mount Pleasant" after a village just outside of Dublin, Ireland, the birthplace of his wife Jane Edmonds. With co-owner Dr. Israel Powell, Edmonds began with the portion of Mount Pleasant north of Broadway. In 1871, Dr. Powell was one of the key people who negotiated the entry of British Columbia into the country of Canada that had been created in 1867. In return, Canada agreed to build the Canadian Pacific Railway across thousands of miles of wilderness to the Pacific coast. Powell bought his extensive acreage in the future Mount Pleasant, expecting to make a fortune in real estate after the railway arrived, which he did.

By the late 1880s, the earliest houses appeared in Mount Pleasant, giving birth to the City's first neighbourhood south of False Creek. By the early 1890s, when the Black House was constructed, rapid residential and commercial growth had begun, which would not let up until 1914. The first streetcars reached

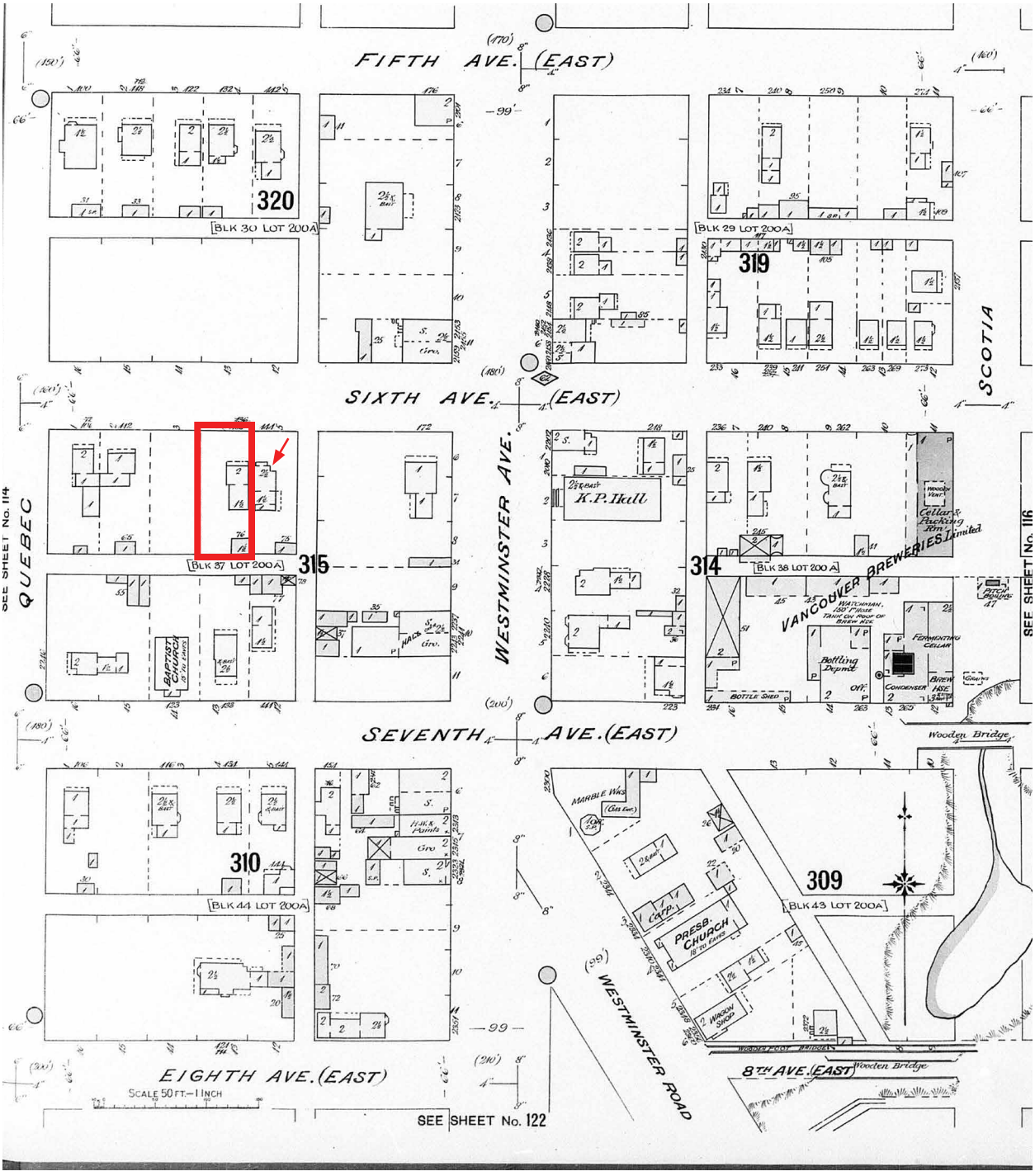
2 HISTORICAL CONTEXT

1913. Moore, W.J. Panorama of Vancouver [CVA PAN N161A]. Connaught Bridge, later known as Cambie Street Bridge. Mount Pleasant shown in foreground and downtown Vancouver beyond.

2 HISTORICAL CONTEXT

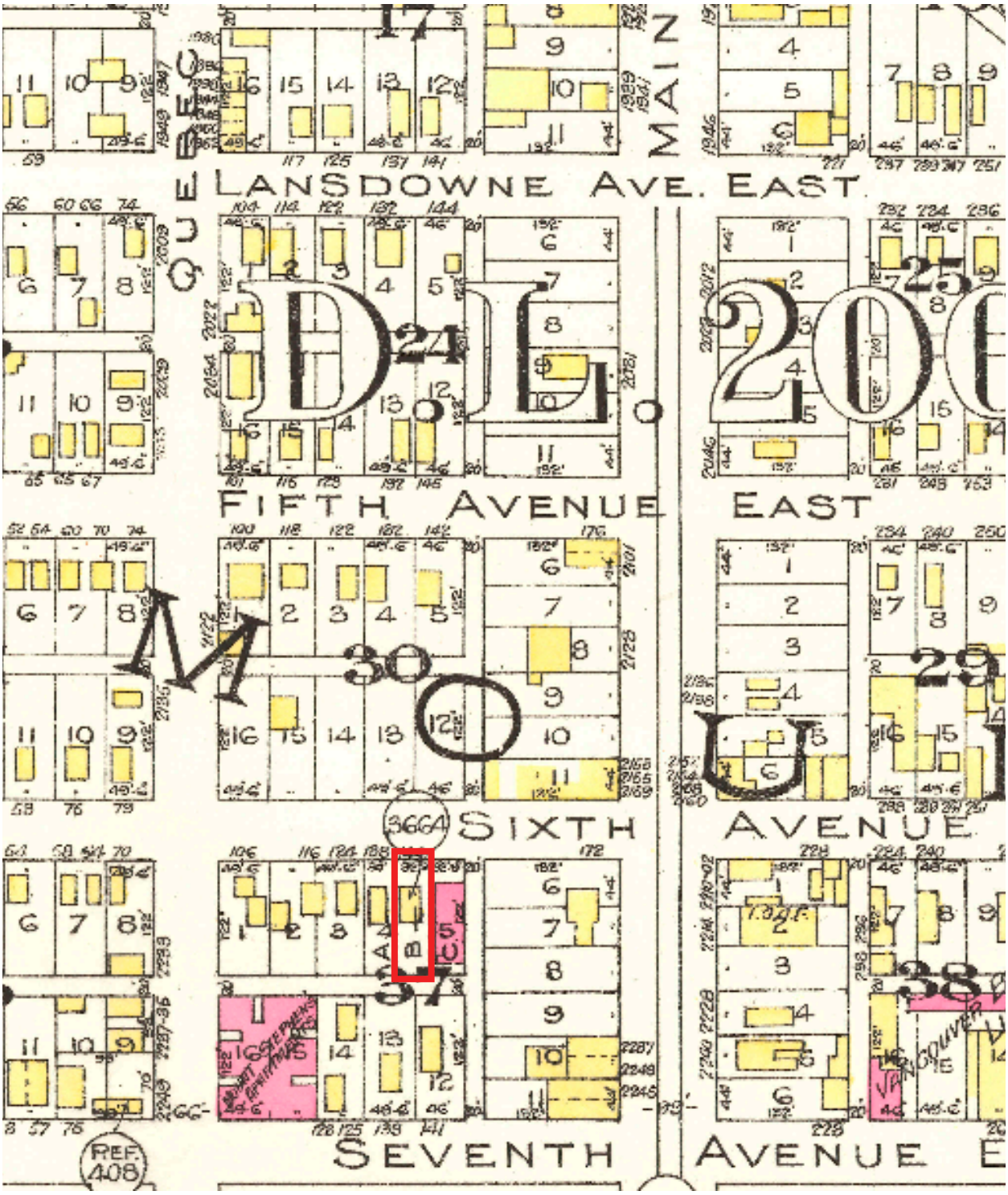
1897. Insurance Plan of the City of Vancouver showing site in red outline and Black House in original location noted with red arrow, BC. Chas. E. Goad, Sheet 37 [LAC]

2 HISTORICAL CONTEXT



1905. Vol. 2 of Insurance Plan of Vancouver showing site in red outline and Black House in original location noted with red arrow, BC. Chas. E. Goad , Sheet 115 [CVA AM1594, Map 625, 1974-100.19]

2 HISTORICAL CONTEXT



1912. Vol. 2 of Goad's Atlas of the City of Vancouver showing relocated Black House to the west and newly-built Donnaconna Block, BC. Chas. E. Goad, Plate 082 [CVA AM1594, MAP342b.18]

2 HISTORICAL CONTEXT

Mount Pleasant by crossing the Westminster Avenue bridge (now Main Street) to their Front Street barns. In 1892, Westminster and 9th Avenues were serviced with the Fairview beltline. In the ensuing decades industrial uses crept southward, with smaller industries locating here that supported the larger industrial complexes in Southeast False Creek. The growth of industry brought increased residential development to Mount Pleasant, with people choosing to live along the slopes south of False Creek, in an area that was close to jobs and also serviced by the streetcar. The Black Residence, constructed in 1891, was part of Mount Pleasant's Victorian-era residential growth. As speculative development and industrial production increased in the area, demand for community growth and investment also increased. Mount Pleasant saw the development of shops, churches, post offices (including the 1916 building now known as Heritage Hall at Main Street and 15th Avenue) and schools to cater to the growing residential population.

ORIGINAL OWNER: JAMES NORMAN 'DAD' BLACK

The Black House was constructed by original owner and carpenter James Norman "Dad" Black (1848-1924) in 1891. Black and his brother left their native Ontario in 1871 to assist with the rebuilding of Chicago after its great fire; Black settled in British Columbia in 1888, where he made his fortune in the mining and real estate industries. Black sold the house to Henry Maynard in 1894, though remained in the city until his death in 1924. In his December 29, 1924 obituary, it was noted that "Another of the fast-dwindling Fenian Raid veterans passed away Sunday in the General Hospital in the person of J.N. Black, better known to his many friends as "Dad" Black". The Fenian Raids were a series of attacks carried out by the Fenians, "a secret society of Irish patriots who had emigrated from Ireland to the United States. Some members of this movement tried to take Canadian territory by force, so they could exchange it with Britain for Irish independence. From 1866 to 1871, the Fenians launched several small, armed attacks. Each raid was put down by government forces. Dozens were killed and wounded on both sides. The raids revealed shortfalls in the leadership,

"Dad" Black, Veteran Of Fenian Raid, Died At Hospital Sunday

Another of the fast-dwindling army of Fenian Raid veterans passed away Sunday in the General Hospital in the person of J. N. Black, better known to his many friends as "Dad" Black.

He was one of British Columbia's early pioneers, having reached here in 1874, on his way to the Cariboo goldfields. His first night in the Cariboo was spent at 150 Mile House in Colonel McGregor's shack.

He was well known for his powerful physique and athletic ability in the early days.

Born in Simcoe County, Ontario, seventy-eight years ago, he was one of a family of four brothers and five sisters, and his death was but the second in the family for seventy-two years.

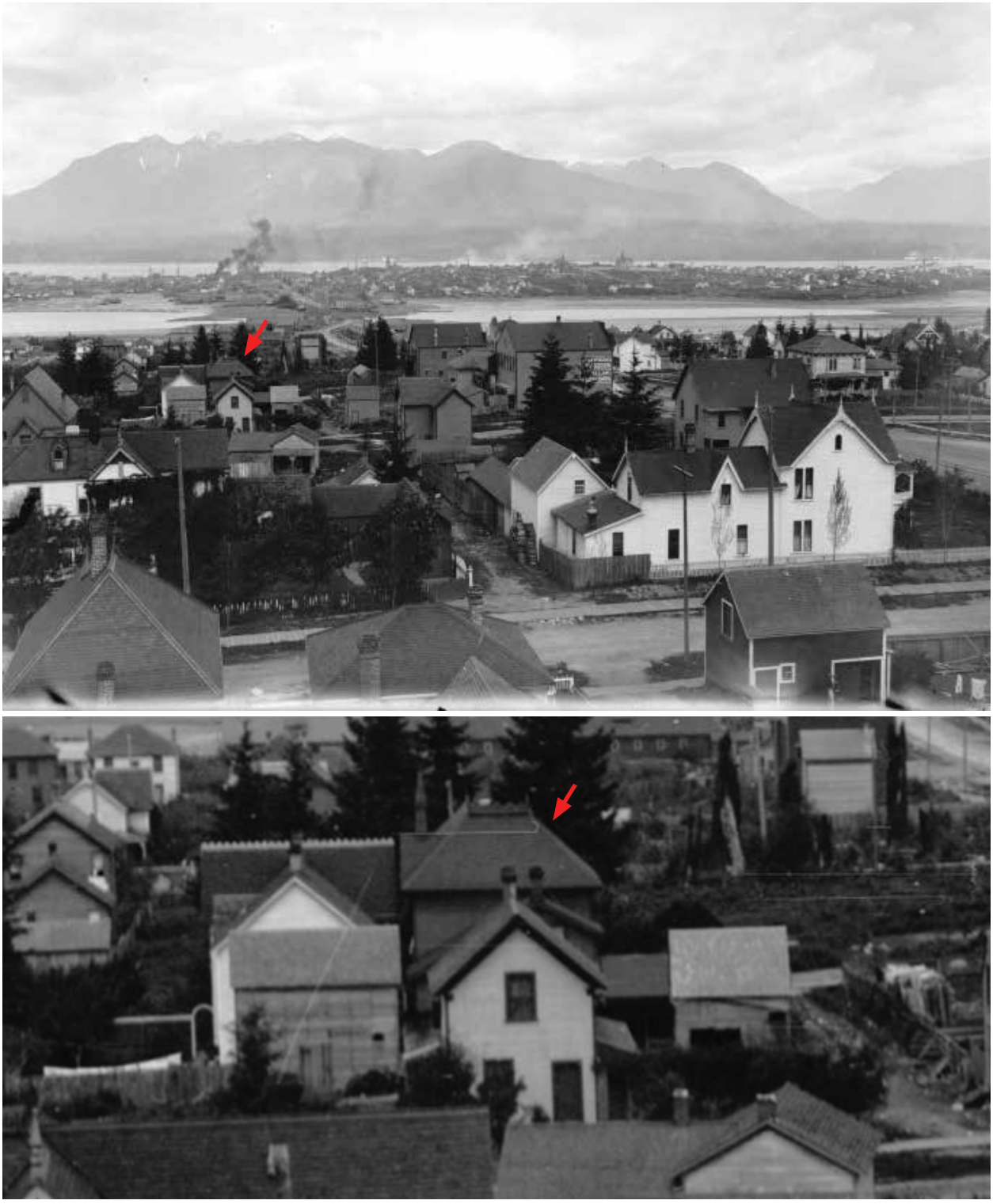
Few knew the old-timers from Cariboo to Kootenay and from Golden to the Coast from the early days of Amor De Cosmos, better than "Dad" Black.

He was a great admirer of the late Richard McBride and Mr. W. J. Bowser, K.C., and a staunch Liberal-Conservative in politics. He was a Presbyterian and a member of the Orange Lodge.

He leaves two younger brothers, John T. and W. O. Black, of Trafalgar Mansions; five nephews of Black Bros. Limited, all residing in Vancouver, and one brother and four sisters in Simcoe County, Ontario.

His body will be forwarded to his old home for interment beside that of his younger brother, J. T. Black.

2 HISTORICAL CONTEXT



1890s photograph of vicinity and close-up looking north from 100 block of East 9th Ave [CVA LGN 1052]
Note Black House's original location, prior to the relocation and construction of the Donnaconna Block to the east.

structure and training of the Canadian militia, and led to improvements in these areas. The raids also took place at a time of growing concern over the threat posed by American military and economic might. This led to increased support for Confederation" (Grodzinski and Vronsky, "Fenian Raids", The Canadian Encyclopedia, March 3, 2014).

VICTORIAN VERNACULAR ARCHITECTURE

As the railway had moved west, new technology such as balloon framing and the standardization of lumber sizes revolutionized the construction industry. Many of the early houses in Strathcona and Mount Pleasant were influenced by the standard plans seen in the pattern books that were used extensively by builders. Typically rectangular in plan, they were 1 ½ or 2 ½ storeys, with a medium to steeply pitched roof. Dimensional lumber was used for wood framing, first balloon framing, and later platform framing. The frame would be covered with wood siding – horizontal shiplap, bevelled siding or shingles, or a combination. Decoration, if any, was sparsely applied; it could consist of ornamental mouldings on the door and window casings, latheturned posts on a front porch, patterned shingles in the gables, or corbelling near the top of a brick chimney. This common and utilitarian housing form was the 'Vancouver Special' of its day and continued to be seen into the first decade of the 20th century.

1913. Moore, W.J. Close-up of Panorama of Vancouver showing Black House and Donnaconna Block [CVA PAN N161A]

3 STATEMENT OF SIGNIFICANCE

Historic Name: Black House
Address: 148 East 6th Avenue, Vancouver, BC
Original Owner: James Norman Black
Date of Construction: 1891

Description of the Historic Place
The Black House is located along East 6th Avenue in the Mount Pleasant neighbourhood of Vancouver. The two-storey vernacular Victorian style house is characterized by its hipped roof and its projecting full-height gabled bay and tripartite window assemblies.

Heritage Value of the Historic Place
The Black House, constructed in 1891, is significant as one of the earliest remaining representations of Victorian-era development in the Mount Pleasant neighbourhood of Vancouver. The house is additionally valued for its pattern of ownership, and for its vernacular Victorian style architecture. The building is situated on the unceded, ancestral territory of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) people.

The Black House is valued as one of the oldest extant dwellings in the Mount Pleasant neighbourhood of Vancouver. As one of Vancouver's earliest suburbs, the post-contact, colonial growth of Mount Pleasant was spurred by its proximity to downtown. As early as the mid-1800s, False Creek was seen as an ideal location for the establishment of industry, due to its easy access to English Bay and the shipping routes of the Salish Sea. The 1891 arrival of streetcar service to Mount Pleasant, the same year the Black House was constructed, further enhanced the strategic advantage of the area. By the early 1900s, Mount Pleasant was home to a variety of industries, institutions and commercial businesses, as well as a booming residential community boasting many social amenities; development was additionally bolstered due to its proximity to the railways located along the shore of False Creek. In 1911, the Black House and its neighbour to the west were lifted and moved several metres to allow for the construction of the adjacent Donnaconna Apartments, illustrating the ongoing evolution and densification of the neighbourhood.

The ownership pattern of the Black House is indicative of the ever-evolving nature of the Mount Pleasant neighbourhood. The house was originally constructed by carpenter James Norman "Dad" Black (1848- 1924). Black and his brother left their native Ontario in 1871 to assist with the rebuilding of Chicago after its great fire; Black settled in British Columbia in 1888, where he made his fortune in the mining and real estate industries. Black constructed this house in 1891, which he rented to H. A. Berry, manager of the Gurney Cab Company. Black sold the house to Henry Maynard in 1894, though remained in the city until his death in 1924. The Maynard family remained in the house until 1907, when the house was purchased by James Smith, a superintendent with the Royal City Mills. Smith was responsible for resubdividing the land into three parcels, eventually moving both houses on the property so he could construct the Donnaconna Apartments building. Through the construction of the apartment block, Smith resided in the house, eventually selling the property to Master Mariner Harry Robinson in 1926, who remained here until 1949. The Black House was occupied by a variety of professionals through Vancouver's successive waves of development, due to its central location with easy access to the False Creek industries and Downtown Vancouver.

The Black House is additionally significant for its vernacular, Victorian-era style architecture. The house, featuring a hipped roof, includes design elements typical of the early housing stock in Mount Pleasant, with a simple façade enlivened through the use of a tall projecting gabled bay and recessed porch. The overall use of wood reinforces the construction date of the house and also demonstrates the ready availability of the resource throughout the city.

Character-Defining Elements
The elements that define the heritage character of the Black House are its:

- central location in the Mount Pleasant neighbourhood of Vancouver;
- continuous use since 1891;
- residential form, scale and massing as expressed by its two-storey height, hipped roof, full-height off-centre gabled bay with partial eave return, and main floor set a half storey above grade, accessed by a flight of steps;

- wood-frame construction with visible areas of narrow wooden drop siding;
- Victorian-style design features, including its: verticality; main hipped roof structure with square, flat peak, and scroll-cut brackets; projecting gabled bay with partial wide eave return and closed soffits, decorative bargeboards featuring carved wooden spandrels, and narrow drop wooden siding in the gable peak with arched central detail; recessed porch; blind gabled dormer on the east elevation with narrow drop siding;
- original fenestration such as original double-hung wooden-frame and sash assemblies featuring wooden horns, in tripartite and single arrangements;
- original front door with glazed panel and transom; and
- internal red brick chimney.

4 CONSERVATION GUIDELINES

4.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve and relocate the historic structure within the project site to allow for the construction of a modern multi-storey building between the existing Donnaconna Block and the relocated house. As part of the scope of work, surviving character-defining elements of the historic residence will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme
The overall redevelopment scheme has been prepared by Henriquez Partners Architects. The Black House is part of a larger redevelopment which includes the existing Donnaconna Block to the east, and the adjacent vacant lot to the west.

The major proposed interventions of the overall project to the Black House are to:

- Relocate the residence within the project site, preserving its frontage facing East 6th Avenue;
- Rehabilitate the overall site to allow for the construction of a new multi-storey building between the existing Donnaconna Block and the relocated residence;
- Preserve surviving exterior character-defining elements of the historic residence; and
- Restore missing, deteriorated, or heavily altered exterior character-defining elements.

Due to the proposed multi-level apartment building addition to the site, all new visible construction will be considered a modern addition to the historic structure. The Standards and Guidelines list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved residence.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

RELOCATION OF HISTORIC BUILDING
The relocation of a historic building within an existing lot is the least intrusive approach with regards to loss of historic context and invasive interventions to the structure. The following Relocation Guidelines should be implemented for the relocation of the historic residence:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the historic building.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations including the wood-frame construction with surviving narrow wooden drop siding; hipped roof structure with square, flat peak, and scroll-cut brackets; full-height off-centre gabled bay with partial eave return and closed soffits; and recessed porch.
- Preserve the original internal brick chimney,

and relocate with the main structure if possible. Alternatively reconstruct chimney with salvaged bricks to match historic appearance, if unable to relocate with the historic building due to structural reasons.

- Appropriate foundation materials shall be used at the final location, which can include reinforced concrete foundations and floor slab. The final relative location to grade should match the original as closely as possible, taking into account applicable codes.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.

4.2 STANDARDS AND GUIDELINES

The Black House is a significant historical resource in Vancouver. Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards and Guidelines*, the work proposed for the Black House includes aspects of preservation, restoration, and rehabilitation.

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

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Black House should be based upon

***Standards and Guidelines*:**
Conservation Decision Making Process

UNDERSTANDING

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

PLANNING

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

INTERVENING

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

4 CONSERVATION GUIDELINES

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 elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4 CONSERVATION GUIDELINES

4.3 CONSERVATION REFERENCES

The proposed work entails the preservation, restoration and rehabilitation of the exterior of the Black House. 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.
https://www.nps.gov/tps/how-to-preserve/briefs.htm

- Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
- Preservation Brief 4: Roofing for Historic Buildings.
- Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
- Preservation Brief 9: The Repair of Historic Wooden Windows.
- Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
- Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
- Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.
- Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.
- Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.
- Preservation Brief 31: Mothballing Historic Buildings.
- Preservation Brief 32: Making Historic Properties Accessible.
- Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.
- Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.
- Preservation Brief 45: Preserving Historic Wooden Porches.
- Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

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

Four Pillars of Sustainability [CityPlan 2030 - City of Norwood]

4 CONSERVATION GUIDELINES

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

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*
>
> *These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*
>
> ***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*
>
> ***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

The Black House is not currently listed in the Vancouver Heritage Register, however, if it does become listed in the future the building may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 VANCOUVER BUILDING BY-LAW

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent performance strengths of each building. 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.

This is recognized in the Vancouver Building By-Law (VBBL), in which a number of equivalencies have been developed and adopted that enable more sensitive and appropriate heritage building upgrades. The heritage equivalencies available under the VBBL are available for this project as required. In addition to the equivalencies offered under the VBBL, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.6 SITE PROTECTION AND STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The exterior should be protected from movement and other damage at all times during construction work. It is suggested devices be used to document and assess cracks and possible settlement of the house.

5 CONSERVATION RECOMMENDATIONS

A condition review of the Black House was carried out during a series of site visits in January 2022 and February 2023. The recommendations for the preservation, restoration and rehabilitation of the historic residence are based on the site review and archival documents that provide valuable information about the original appearance of the historic building.

The following section describes the materials, physical condition, and recommended conservation strategies for the historic Black House, based on Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The 1891 Black House is situated mid-block along East 6th Avenue between Main Street and Quebec Street in the Mount Pleasant neighbourhood of Vancouver. The city block is split by a three way laneway accessible via Quebec Street and East 6th and East 7th Avenue. The historic house is oriented towards the north facing East 6th Ave and sits between the Donnaconna Block to the east, and a vacant parking lot to the west. The Donnaconna Block, built in 1912, required the Black House to be lifted and moved several metres to the west to allow its construction at the time.

As part of the proposed redevelopment, the overall site will be rehabilitated to allow for two major interventions: the relocation of the historic house to the northwest within the property boundary lines; and the construction of a new multi-storey apartment building on the project site. The relocation of the historic residence within the existing lot will enhance its prominence along East 6th Ave and preserve the historic neighborhood context of the residence, while enhancing accessibility and allowing for the significant rehabilitation between the buildings to take place.

Site Context [Google Earth]

5 CONSERVATION RECOMMENDATIONS

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

CONSERVATION STRATEGY: REHABILITATION

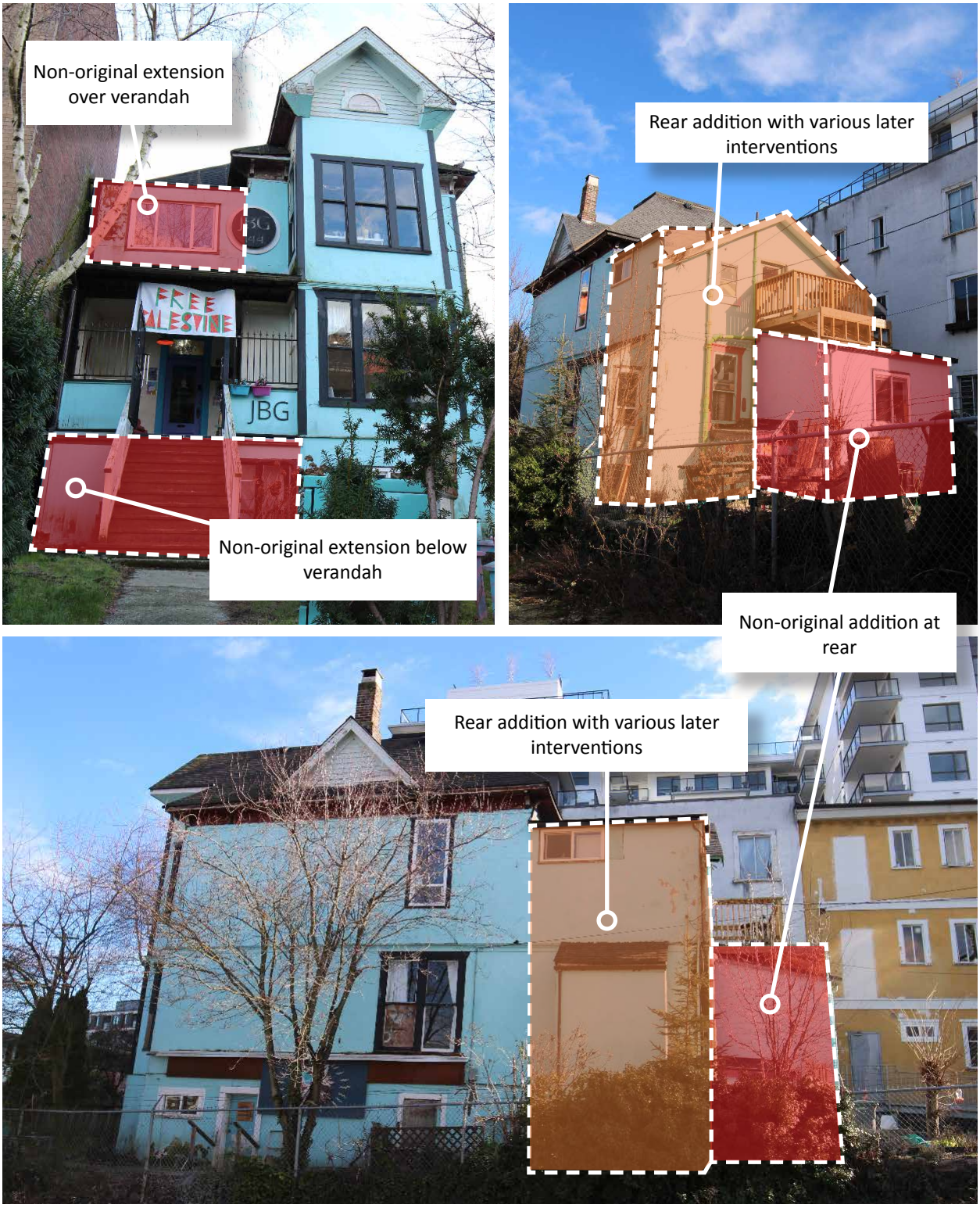
- Relocate the Black House to the northwest, within the property boundary lines.
- Retain the main frontage facing E 6th Ave.
- Carefully dismantle any exterior character-defining elements that are unable to be relocated in-situ with the main structure such as the chimney. Salvage all original materials in good, reparable condition, and reinstate upon relocation.
- Rehabilitate the site to allow for the construction of a new multi-storey building on the project site. All rehabilitation work should occur within the property lines.
- Design the multi-storey new addition to be "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as recommended in Standard 11.
- Address any accessibility and drainage issues through thoughtful landscape design and site drainage measures.

5.2 FORM, SCALE AND MASSING

Remnants of the Black House's original residential form, scale and massing are identifiable despite the many interventions to its exterior. Surviving expressions of its residential form include: its two-storey height with hipped roof, full-height off-centre gabled bay with partial eave return, and main floor set a half storey above grade. The major identified interventions to its residential form include the construction of a one-storey shed addition at rear, significant alterations

North-west street view of the Black House and Donnaconna Block [Donald Luxton & Associates]

5 CONSERVATION RECOMMENDATIONS



Major Identified interventions to the Black House including front facade extensions above and below verandah and robust full-width addition at rear. [Donald Luxton & Associates]

to the two-storey full-width rear of the residence including side shed and roof interventions; and, at the building's front facade, two building extensions over and below the existing verandah. The verandah has been enclosed with metal railings at the balustrade which are not believed to be original to the time of construction.

As part of the proposed redevelopment, the overall residence's original form, scale and massing will be rehabilitated. The front recessed veranda will be restored, and the full-height projecting gabled bay with partial eave returns and closed soffits will be preserved. The front verandah will be rehabilitated in a manner that is appropriate to the house in terms of size and scale, allowing for the introduction of a ground-level entrance to meet accessibility requirements.

The one-storey shed addition at rear is not original to the time of construction and can be removed as part of the rehabilitation scheme. The two-storey rearing portion of the residence, which has been significantly modified with a shed addition at west and various roof modifications was also added to the residence after the time of construction. Further investigation is required to determine current structural condition, and appropriate rehabilitation scope for this addition.

All efforts should be made to ensure that any rehabilitation work does not diminish the overall form, scale, and massing of the historic house by using sympathetic materials and detailing that is respectful to the heritage fabric of the building.

CONSERVATION STRATEGY: RESTORATION AND REHABILITATION

- Restore the overall form, scale and massing of the building by removing non-original additions at front and rear of the residence.
- Rehabilitate the front proportions of the residence by thoughtfully reconfiguring the front verandah and the established ground-level entrance to meet accessibility requirements.
- Preserve the historic building's relationship to finished grade after relocation, as much as possible.

5.3 FOUNDATIONS

The foundations of the Black House were accessed at the time of the site visit and noted to be constructed of concrete. It is unknown if the concrete walls or slab are reinforced. Foundations appear to be in good to fair condition.

A provided structural report (dated January 31, 2022) describe the foundation assembly as cast in place concrete and notes the previous existence of a workshop which burned down but left behind a concrete slab. The date of the fire was not determined.

As part of the redevelopment scheme, the building will be relocated to the northwest of the development site, within the property boundary lines. A new reinforced concrete structure over a multi-level parkade is expected to be constructed at the new location, with the relocated historic structure facing East 6th Avenue.

Careful attention should be executed to ensure the exterior wood-frame walls above grade are properly stabilized and not damaged during the relocation process and or during work on the adjacent site.

CONSERVATION STRATEGY: NEW

- Construct new foundations as part of the multi-level reinforced concrete parking structure below grade.
- Preserve the historic building's relationship to grade on its newly constructed foundation.
- 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. New vegetation may assist in concealing the newly exposed foundations, if desired

5.4 EXTERIOR WALLS

5.4.1 WOOD-FRAMING

The Black House is valued as a good example of vernacular Victorian-style architecture, characterized by traditional wood-frame construction made of local materials that were likely produced in nearby sawmills.

Generally, the wood-frame structure appears to be in fair condition with some noted locations of settlement. A structural report (dated January 31, 2022) describes the wood-frame building to be in reasonable structural condition, with noted areas of concern including the front extension over the verandah and a beam end bearing condition related to settlement. Further structural investigation is recommended to determine the current condition of the historic framing and extent of appropriate interventions at the rearing portion of the residence, as well as temporary framing that may be required for its relocation.

The proposed redevelopment scheme includes the preservation of the existing historic framing, where possible; the relocation of the historic structure to the northwest, preserving its frontage facing East 6th Ave; and overall seismic upgrades and structural improvements.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

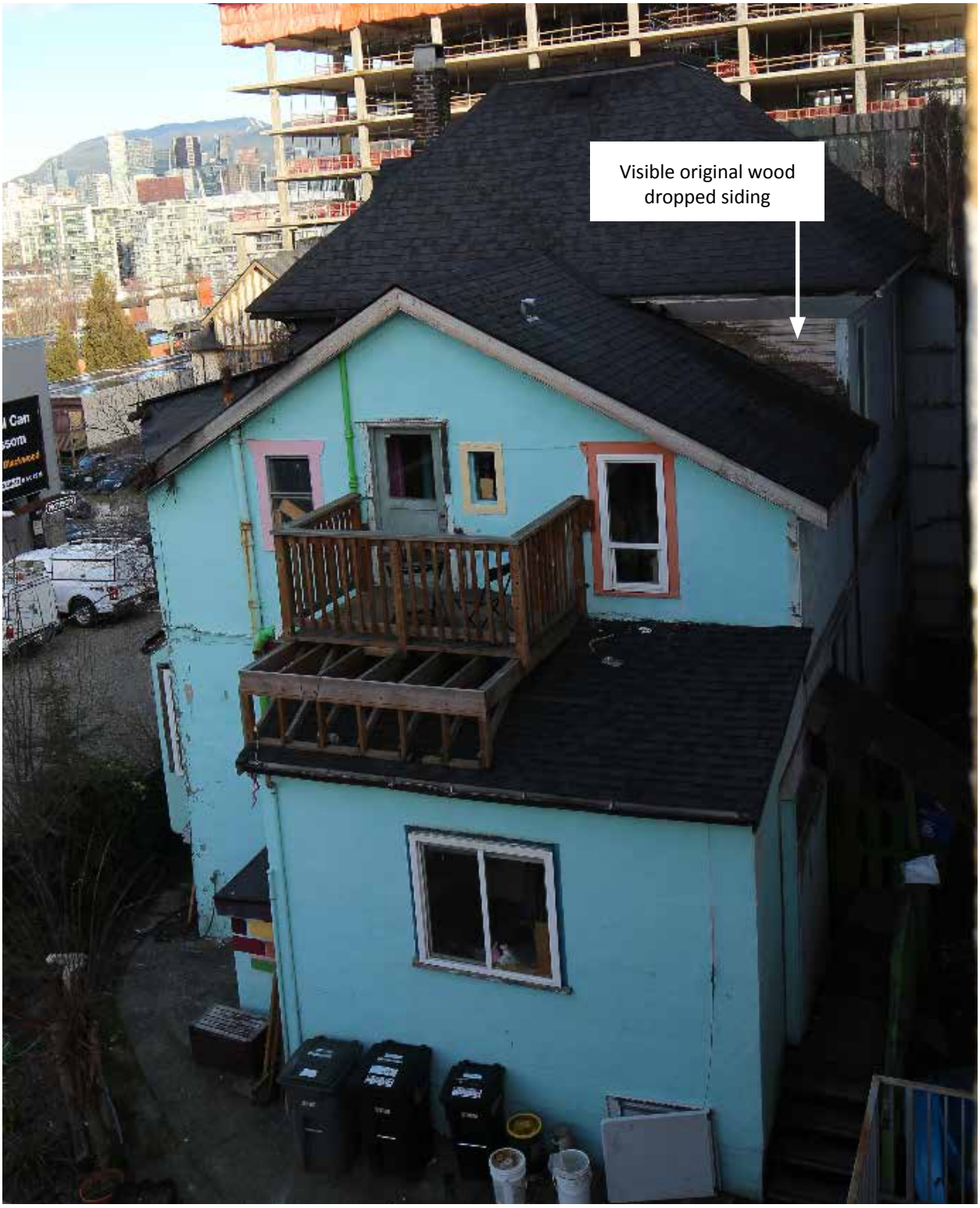
- Structural engineer to conduct a detailed structural assessment to determine the current condition of the historic framing, and appropriate extent of interventions at rear.
- Preserve as much of the original framing of the historic building as possible, where structurally sound, and implement structural upgrades as required.
- Design structural or seismic upgrades so as to minimize the impact to the exterior character-defining elements
- Carefully dismantle any exterior character-defining elements that are unable to be relocated with the main structure including its chimney and front porch. Salvage all original materials in good, repairable condition, and reinstate upon relocation.

Top: 1958. Yates, A.L. Front elevation of historic residence at 144 East 6th Avenue [CVA Bu P508.15]
Bottom: 1974. Vancouver (B.C.). Planning Department. Front elevation of historic residence at 144 East 6th Avenue. [CVA 1095-03466]

5 CONSERVATION RECOMMENDATIONS

Condition review of front elevation with noted narrow wood dropped siding [Donald Luxton & Associates]

5 CONSERVATION RECOMMENDATIONS



Condition review of rear elevation with noted narrow wood dropped siding [Donald Luxton & Associates]

5 CONSERVATION RECOMMENDATIONS

Condition review of side (west) elevation with noted narrow wood dropped siding [Donald Luxton & Associates]

5.4.2 WOOD DROPPED SIDING

The historic Black House has seen various levels of interventions and repairs to its exterior siding. Currently, the house features primarily stucco cladding with some visible areas of narrow wooden drop siding.

Viewed from the exterior, the extant non-original stucco is in poor condition as evident by cracks, staining, moisture-related deterioration and localized areas or organic growth. Archival photographs suggest that stucco applications date as early as 1958. All present stucco is deemed non-sympathetic, posing a negative impact on the building's heritage value.

Close-up of noted narrow wood dropped siding [Donald Luxton & Associates]

The surviving areas clad in narrow wood dropped siding are believed to be surviving original elements, and further investigation at these areas is required when access is available. Documentation of the original profile and dimensions of the surviving wood dropped siding will allow for in-kind replacement to be completed in a manner that is both physically and visually compatible with the original.

As part of the redevelopment scheme, the exterior siding will be restored to its original configuration based on physical and documentary evidence. Intact wood siding will be preserved, where possible. All stucco cladding will be carefully removed to potentially reveal original wood dropped siding behind. If present, all original wood siding materials in good, reparable condition, should be preserved. Missing or severely damaged siding can be replaced in-kind. Modifications and repairs of the exterior siding may be required following relocation.

1948. Excerpt of family photograph at 144 East 6th ST Vancouver, showing original cladding configuration. [Courtesy of Young family]

CONSERVATION STRATEGY: PRESERVATION AND RESTORATION

- Document the composition, form, profile, dimensions and condition of visible original wood siding before undertaking any intervention.
- Preserve intact original wood siding in good or repairable condition.
- Carefully remove existing stucco. If original wood siding is identified in good, repairable condition, salvage and re-use where possible in the reinstatement of the exterior wood dropped siding.
- Restore original wood dropped siding at main and upper levels of residence.
- New wood siding to match original in material, size, profile, and thickness. Use surviving original wood siding as guide for restoration scope.
- Utilize Alternate Compliance Methods outlined in the VBBL for fire and spatial separations including installation of sprinklers where possible. Combed and/ or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.

5.4.3 CEDAR SHINGLE SIDING

Archival evidence suggests that the basement level of the historic Black House was originally clad with cedar shingles. As viewed from the exterior, selected locations of the ground floor displayed evidence of extant shingle cladding behind the currently applied stucco. Further investigation is required to confirm the presence and condition of original shingle cladding materials behind extant stucco.

As part of the redevelopment scheme, the exterior siding will be restored to its original configuration based on physical and documentary evidence. All stucco cladding will be carefully removed to potentially reveal original shingle cladding behind. If identified, all salvageable original cladding material in good, reparable condition, should be used in the reinstatement of the residences' siding. Modifications and repairs of the exterior siding may be required to permit its relocation.

5 CONSERVATION RECOMMENDATIONS

CONSERVATION STRATEGY: PRESERVATION AND RESTORATION

- Restore original cedar shingle cladding at basement/ground level of residence.
- Carefully remove existing stucco. If original cedar shingles are identified in good and repairable condition, salvage and re-use where possible in the reinstatement of the exterior cedar shingle siding.
- Where new shingles are required, use new cedar shingles to match original in material, size, profile, and thickness. Use recovered original as guide for restoration scope.
- Utilize Alternate Compliance Methods outlined in the VBBL for fire and spatial separations including installation of sprinklers where possible. Combed and/ or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.

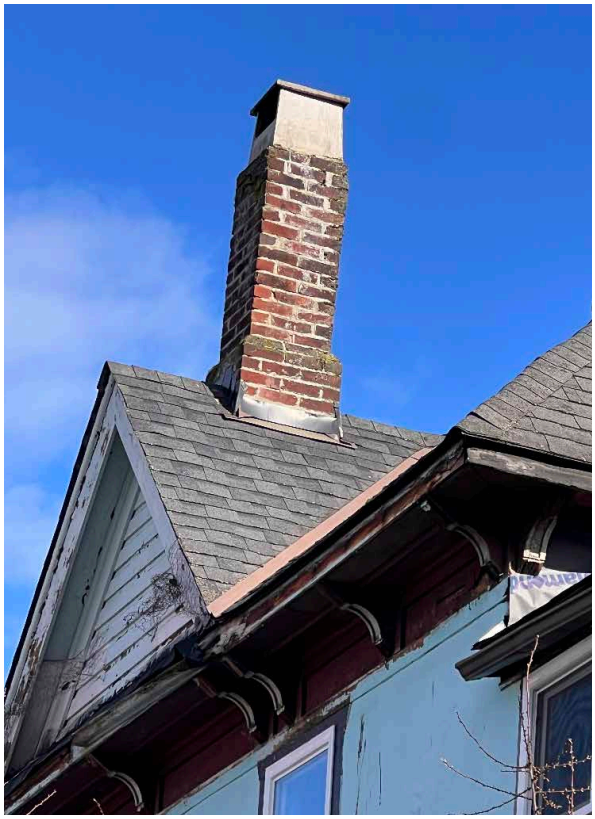
5.4.4 WOOD TRIM

The Black House presents notable surviving Victorian-style wood trim elements, including scroll-cut brackets and decorative bargeboards featuring carved wooden spandrels. Past interventions to the exterior of the residence, particularly stucco applications, largely impacted the original wood trim elements of the building. Thus, surviving decorative trim elements that are determined original should be preserved and restored in-kind.

As part of the redevelopment scheme, all exterior wall wood trims will be preserved, where possible, and restored to match original using visually and physically compatible materials such as wood. Restoration trim work must be compatible in size, scale, material, style and colour.

CONSERVATION STRATEGY: PRESERVATION AND RESTORATION

- Preserve original surviving trims and decorative elements. Restore missing or heavily deteriorated elements in-kind, using visually and physically compatible materials such as wood. Combed and/ or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.



Top: Condition of surviving wood trim and chimney [Donald Luxton & Associates]
Botom: Condition of surviving wood trim at front gable peak [Donald Luxton & Associates]

5.5 VERANDAH

Earliest archival photographs of the front elevation of the Black House date back to 1947 and show the likely original configuration of the front recessed porch/ verandah. The current configuration of the verandah shows that a number of interventions have taken place, including the enclosure of the balustrades and the cornering area under the porch.

Heritage homes like the Black House were typified by a low balustrade of approximately 24" in height. To ensure the heritage character of the house is preserved, the restored balustrade design should reflect the original configuration. In order to restore the original balustrade height, alternate compliance measures should be explored, such as the use of metal pipe rail and glass panels to make up the remaining height to meet code requirements.

As part of the redevelopment scheme, the front of the residence will be rehabilitated with the thoughtful reconfiguration of the front verandah and introduction of a new ground entrance to meet accessibility requirements. Original balustrade design will be reinstated in a manner that is respectful to the heritage fabric of the building.

CONSERVATION STRATEGY: REHABILITATION

- Rehabilitate the front entry proportions of the residence by thoughtfully reconfiguring the

1948. View of front recessed verandah/porch in family photo at 144 East 6th St Vancouver. [Courtesy of Young family]

front recessed verandah and the ground-level entrance to meet accessibility requirements and to accommodate the relocation of the residence.
- Original lower height of the balustrade of the front porch should be preserved and restored as needed following relocation, with alternate compliance methods utilized to achieve the required 42" height. Top of restored wood balustrade should be 24".
- New possible alternative materials may be glass panels, metal pipe rails or a combination of both.

5.6 FENESTRATION

"Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation." – Standards and Guidelines for the Conservation of Historic Places in Canada.

5.6.1 WINDOWS

Despite the numerous interventions to the Black House's exterior, a number of original window assemblies remain intact in their original openings. With the early relocation of the residence in 1911 for the construction of the Donnaconna block, and significant modifications and additions at rear, a couple windows were likely re-used and relocated to the exterior of the additions.

On the front facade, the residence features two original large tripartite double-hung wood-frame windows with wooden sash and integrated sash horns as part of the prominent off-centered full-height gabled bay. At the return walls, all window openings and assemblies were identified to be original including wooden frames and sashes with integrated sash horns. None of the basement level windows are original in size or assembly. The later-added vinyl window present at the extension over the porch is unsympathetic and does not contribute to the heritage value of the building.

On the west facade, a double-hung window of wooden frame and sash with integrated sash horns was original. The second and basement level windows are later-added vinyl sash window inserts in wooden

SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

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

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

frames. At rear, all windows were identified to be vinyl sash inserts. Past interventions to the exterior of the residence, particularly stucco applications, largely impacted the window wood trim elements of the building. Where appropriate, restore window trim-work in-kind.

As part of the redevelopment scheme, surviving original window openings will be preserved, and missing or altered window openings will be reinstated to match original, where possible, based on physical evidence and archival images. Non-original window assemblies are to be rehabilitated in-kind, matching original size, scale, material, style and colour. Identified original windows are to be preserved ad repaired in-kind.

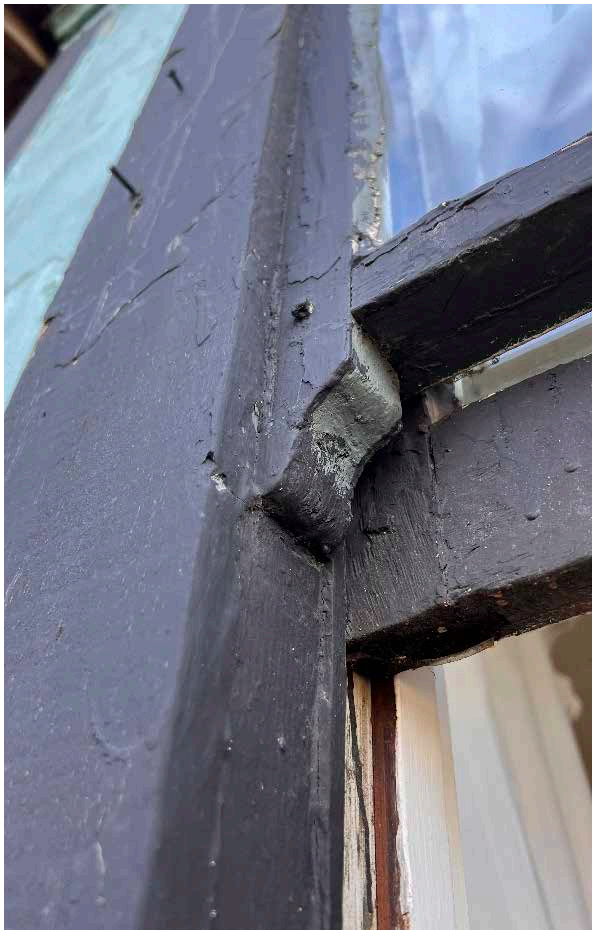
CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Inspect for condition to determine extent of recommended repair or replacement.
- Preserve surviving window openings that are original to the time of construction.
- Restore missing window openings to their original locations and sizes, where possible, based on physical evidence and archival images
- Preserve original wood frames and sashes, and repair as required, using in-kind repair techniques where feasible.
- Where missing or required, introduce new wooden windows that are compatible with the style, era and character of the historic place, or a replica based on documentary evidence including sash horns.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.6.2 DOORS

The front door of the Black House is largely intact with original transom. Based on archival photos, no other doors were identified to be original to the time of construction.

As part of the proposed redevelopment scheme, original door openings and elements will be preserved, where possible. Where replacement doors are needed, new doors can be installed in-kind, respecting the heritage fabric of the residence and meeting accessibility requirements.



Integrated sash-horn detail at existing original windows [Donald Luxton & Associates]

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Retain door openings that are in their original locations, and preserve and repair all intact original elements such as sidelights and transom.
- Rehabilitate front entry through installation of new door which should be visually compatible with the historic character of the building and installation of glass in sidelights and transom.

5.7 ROOF

The Black House is characterized by a primary hipped roof structure with closed soffits and scroll-cut brackets; and square, flat peak. The existing asphalt shingles are not original to the building, and are in poor condition, displaying signs of organic growth and moisture-related deterioration.

As part of the redevelopment scheme, the roof structure will be largely preserved and relocated with the historic building. The roofing membrane and cladding will be rehabilitated in a way that respects the historic character of the building. Missing decorative elements of the flat peak are to be restored in-kind to preserve the residence's heritage value.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Preserve the roof structure (truss/rafters) in its main configuration, as expressed by its hipped roof with Victorian square flat peak. Stabilization prior to and during relocation to be implement as determined by a Structural Engineer.
- Repair and replace framing elements of the roof, where required.
- Roofing membrane and cladding system to be rehabilitated, as required. Cedar or asphalt shingles are acceptable.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.

5.7.1 CHIMNEY

The residence is characterized by an internal red brick chimney. As the roof was not accessed during the site review, no condition assessment of the chimney was completed. It is expected as part of the overall redevelopment the existing chimney will be retained.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the chimney in its original configuration, if possible.
- Chimney may require structural stabilization due to relocation.
- Investigate condition of brickwork. If required, brickwork may be cleaned, repointed and deteriorated brickwork replaced in-kind.

Archival photographs showing close-up of flat peak with decorative elements in 1898 (top) and 1900s (bottom). [CVA Dist P93, CVA SGN 873]

5.8 EXTERIOR COLOUR SCHEDULE

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

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

CONSERVATION STRATEGY: RESTORATION

- Restore with appropriate historic colour scheme for exterior painted finishes.

PRELIMINARY COLOUR TABLE: BLACK HOUSE, 144 EAST 6TH AVE, VANCOUVER, BC

Element	Colour*	Code	Sample	Finish
Wood dropped siding and shingle cladding	Pendrell Green or Pendrell Red	VC-18 VC-29		Flat
Exterior Wood Window/Door Frames & Trims (Exterior casings, columns, balustrades, corner boards, frieze bands, soffits)	Pendrell Red or Pendrell Green	VC-29 VC-18		Semi-Gloss
Window sashes	Gloss Black	VC-35		Gloss
Porch floor	Edwardian Porch Grey	VC-26		Semi-Gloss

*Paint colours matched from *Vancouver Heritage Foundation True Colours Sherwin Williams.*

5.9 INTERIOR

> *"Interior features can include elements such as interior walls, floors and ceilings, mouldings, staircases, fireplace mantels, faucets, sinks, built-in cabinets, light fixtures, hardware, radiators, mail chutes, telephone booths and elevators. Because their heritage value resides not only in their physical characteristics, but also in their location in the historic building, it is important to protect them from removal. This is particularly true of doors, banisters, church pews, fireplace mantels, sinks and light fixtures, which are often replaced instead of being upgraded. Reuse in their original location not only protects their heritage value, but is also a more sustainable approach to conserving these artefacts."*
> *Standards and Guidelines for the Conservation of Historic Places in Canada*

Building Code upgrading is one of the most important aspects of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. However, the interior features of an historic property are often heavily damaged in the process. Both Vancouver Building By-law and the British Columbia Building Code offer equivalencies and exemptions to heritage buildings, which enable a higher degree of heritage conservation and retention of original material. The following guidelines pertaining to Health, Safety and Security Considerations from the *Standards and Guidelines* should be followed when faced with the conservation of interior character-defining elements:

- Upgrade interior features to meet health, safety and security requirements, in a manner that preserves the existing feature and minimizes impact on its heritage value.
- Work with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Explore all options for modifications to existing interior features to meet functional requirements prior to considering removal or replacement.
- Remove or encapsulate hazardous materials, such as friable asbestos insulation, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.
- Install sensitively designed fire-suppression systems that retain character-defining elements and respect heritage value.

The Black House retains some of its original interior elements including:

- Open wood balustrade consisting of spindles and large, turned newel posts with ball caps at stairs,
- Interior baseboards and window trims,
- Arched opening to bay window with ornamental plaster corbels.

As part of the proposed redevelopment scheme, interior elements will be preserved, where possible, and sensibly integrated in the design of the interior spaces.

CONSERVATION STRATEGY: SALVAGE

- Preserve the original wood elements, where possible.
- Implement an approach of minimal intervention with respect to the listed elements, where possible.
- Consider stripping and refinishing the painted wood trim to match original stained finish.

5 CONSERVATION RECOMMENDATIONS

Interior open wood balustrade at stairs [Donald Luxton & Associates]

Arched opening to bay window with ornamental plaster corbels and baseboards, as viewed from interior [Donald Luxton & Associates]

6 MAINTENANCE PLAN

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

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

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

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. 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

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards 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 be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 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 and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

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

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot.

These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

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

6.6 INFORMATION FILE

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

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

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. 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 Black House, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

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

Foundation:

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

Wood Elements:

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

◯ Is any wood split? Are there loose knots?
◯ Are nails pulling loose or rusted?
◯ Is there any staining of wood elements? Source?

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

Windows:
◯ Is there glass cracked or missing?
◯ Are the seals of double glazed units effective?
◯ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
◯ Is there condensation or water damage to the paint?
◯ Are the sashes easy to operate? If hinged, do they swing freely?
◯ Is the frame free from distortion?
◯ Do sills show weathering or deterioration?
◯ Are drip mouldings/flashing above the windows properly shedding water?
◯ Is the caulking between the frame and the cladding in good condition?

Doors:
◯ Do the doors create a good seal when closed?
◯ Do metal doors show signs of corrosion?
◯ Is metal door sprung from excessive heat?
◯ Are the hinges sprung? In need of lubrication?
◯ Do locks and latches work freely?
◯ If glazed, is the glass in good condition? Does the putty need repair?
◯ Are door frames wicking up water? Where? Why?
◯ Are door frames caulked at the cladding? Is the caulking in good condition?
◯ What is the condition of the sill?

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

Roof:
◯ Are there water blockage points?
◯ Is the leading edge of the roof wet?
◯ Is there evidence of biological attack? (Fungus, moss, birds, insects)
◯ Are flashings well seated?
◯ Are metal joints and seams sound?
◯ Is there rubbish buildup on the roof?
◯ Are there blisters or slits in the membrane?
◯ Are the drain pipes plugged or standing proud?
◯ Is water ponding present?

INTERIOR INSPECTION

Basement:
◯ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
◯ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
◯ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
◯ Are walls even or buckling or cracked? Is the floor cracked or heaved?
◯ Are there signs of insect or rodent infestation?

6.7.2 MAINTENANCE PROGRAMME

RECOMMENDED INSPECTION CYCLE:

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

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

Annually (Spring)
- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound

failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

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

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

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

Major Maintenance Work (as required)
- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

HISTORIC NAME: Black House
ADDRESS: 144 East 6th Avenue, Vancouver, BC
ORIGINAL OWNER: James Norman Black
DATE OF CONSTRUCTION: 1891

DIRECTORIES:
1892: Illustrated BC City Directory. R.T. Williams
- Page 635: Sixth Ave. Mt. Pleasant

1894, 1895: BC Directory. Williams' BC Directory Co
- Page 604: Sixth Avenue, Fairview
- Page 520:Sixth Avenue, Fairview
- *1896. Vancouver City Directory. Hodgson and Co*
- Page 92: Sixth Ave. Mount. Pleasant

NEWSPAPER ARTICLES:
"A Gratifying Record For The First Half of This Year." *Vancouver Weekly World* (Vancouver, BC), July 28, 1892, pg.6.

"Dad" Black, Veteran Of Fenian Raid, Died At Hospital Sunday." *Vancouver Province* (Vancouver, BC), December 29, 1924, pg. 20.

"Building Permits Issued." *Vancouver Daily Province* (Vancouver, BC), November 22, 1911, pg.1.

"James I. Smith to Be Laid at Rest Tuesday," Vancouver Daily Province (Vancouver, BC), March 6, 1933, pg.13.

"James I. Smith," *Vancouver Sun* (Vancouver, BC), March 7, 1933, pg.7.

ARCHIVES AND LIBRARIES
City of Vancouver Archives)
- Vol. 2 of Insurance Plan of Vancouver, BC. Canada: Chas. E. Goad, 1905, Sheet 107 (AM1594, Map 625, 1974-100.11)
- Vol. 1 of Goad's Atlas of the City of Vancouver, BC. Canada: Chas. E. Goad, 1913, Plate 26 (AM1594, MAP342a.27)
- Vol. 1 of Fire Insurance Plan (Vancouver). British Columbia: BC Insurance Underwriters Association, 1940, Sheet 174 (MAP 599-174)
- Vol. 1 of Insurance Plan of the City of Vancouver. British Columbia: Underwriters' Survey Bureau, Ltd., 1955, Sheet 174 (MAP 610-174)