CITY OF VANCOUVER

CITY CLERK'S DEPARTMENT
Access to Information & Privacy

File No.: 04-1000-20-2018-550

November 9, 2018

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of October 17, 2018 for:

Copies of the following documents with respect to the Heritage Designation/Rezoning of the site at 809 West 23rd Avenue:

1. **Restoration Covenant (219 Covenant); and**
2. **Final Conservation Plan.**

All responsive records are attached.

As noted in our November 7, 2018 letter to you, please be aware that the Restoration Covenant (219 Covenant) you have requested is publicly available on a fee for service basis through the Land Title and Survey Authority of BC. For more information, please visit https://ltsa.ca/ or contact the Land Title and Survey Authority of BC at 604-630-9630.

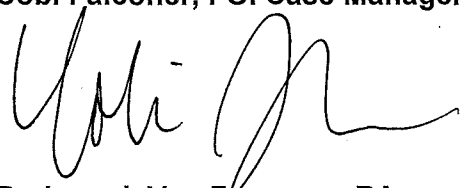
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-550); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

Cobi Falconer, FOI Case Manager, for



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Encl.

:kt

DOUGLAS PARK UNITED CHURCH
809 WEST 23RD AVENUE
CONSERVATION PLAN

OCTOBER 2015

DONALD LUXTON
AND ASSOCIATES INC

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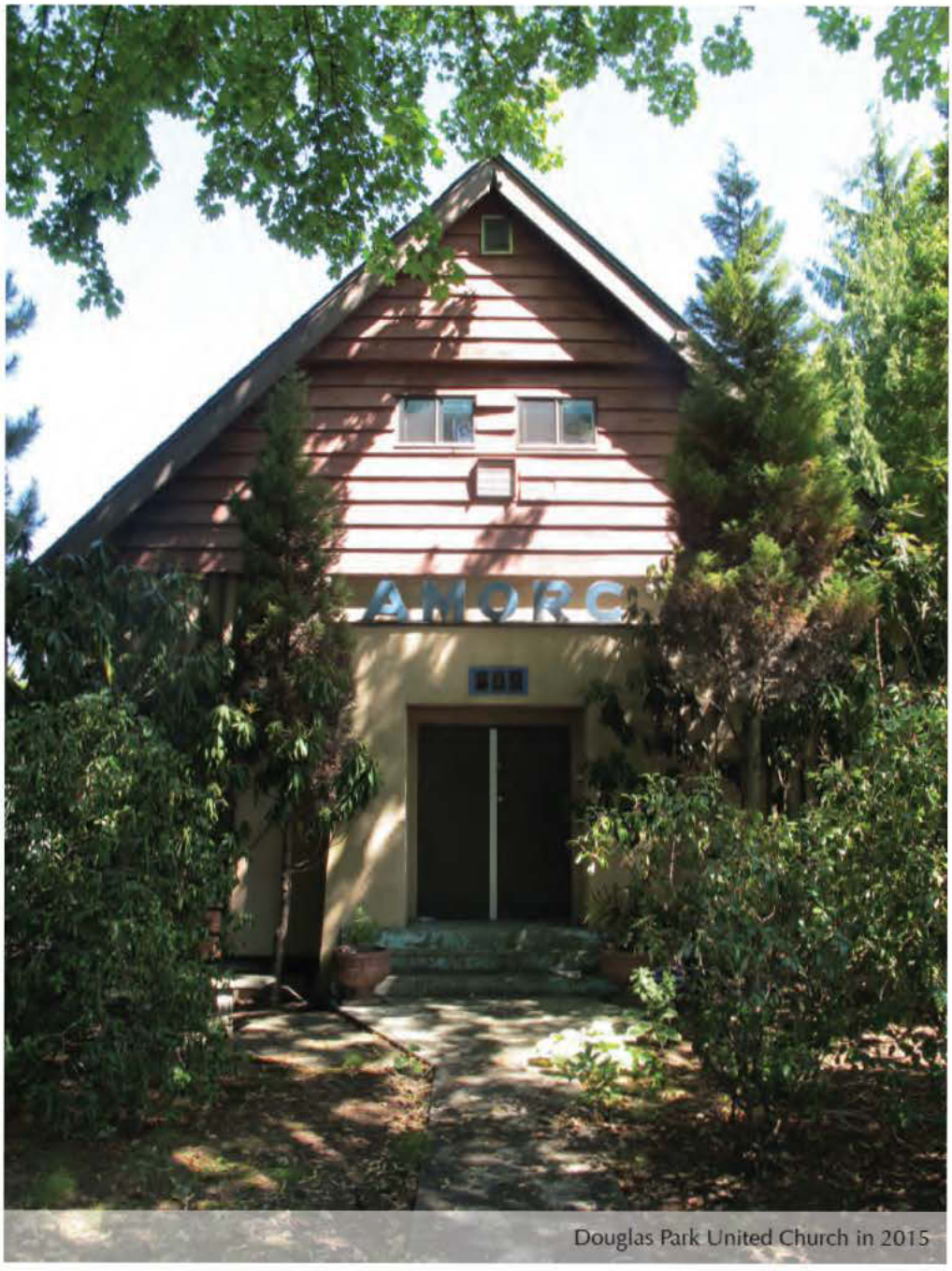


Douglas Park United Church in 2015

1.0 INTRODUCTION

CURRENT ADDRESS: 809 West 23rd Avenue, Vancouver
HISTORIC NAME: Douglas Park United Church
CONSTRUCTION DATE: 1927
LEGAL ADDRESS: Lot 9, Block 617, District Lot 472
HERITAGE STATUS: Proposed addition to the Vancouver Heritage Register as Category C

The Douglas Park United Church, located at 809 West 23rd Avenue in the South Cambie neighbourhood, was constructed in 1927. The building is valued as an example of the community facilities that were constructed in Vancouver during the resurgent interwar period. As part of the redevelopment of the site, the building will be conserved through the restoration of its original architectural aesthetic.

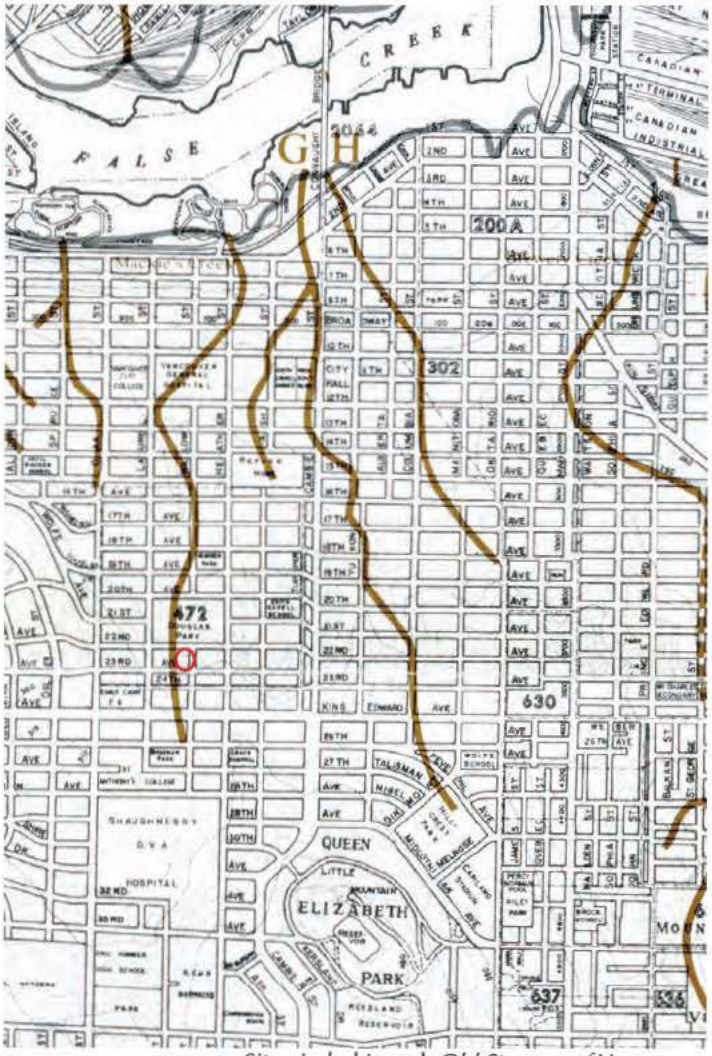
Opening of AMORC Temple, September 14, 1952

2.0 HISTORIC CONTEXT

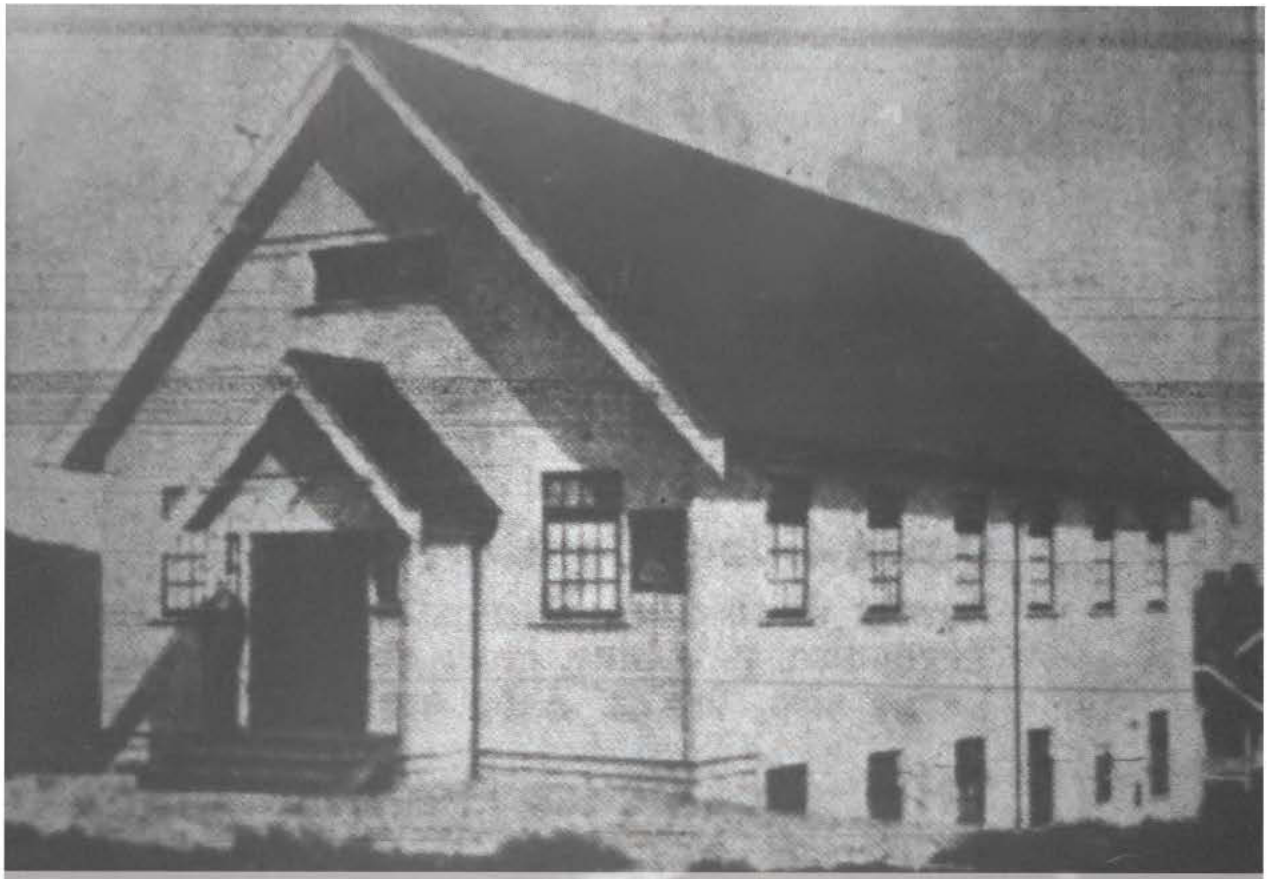
After a financial recession in 1913 halted the Edwardian era development boom that fuelled Vancouver's rapid expansion, the outbreak of World War I effectively prevented any further growth until the 1920s. The interwar era ushered in a period of stability that once again supported neighbourhood growth across the city. The South Cambie neighbourhood, located at the centre of Vancouver, grew significantly through the 1920s, as many of its parcels were developed with new residences.

The growing residential neighbourhood also became home to new facilities to serve the increasing population, such as the Douglas Park United Church. The church building on the corner of West 23rd Avenue and Willow Street served the local United Church congregation for a decade and was built immediately to the west of a former creek that was part of the area's original and rich salmon runs that led to False Creek. The original, unadorned appearance of the facility illustrates the modest influence of the Methodists and Presbyterians in the preceding formation of the United Church of Canada.

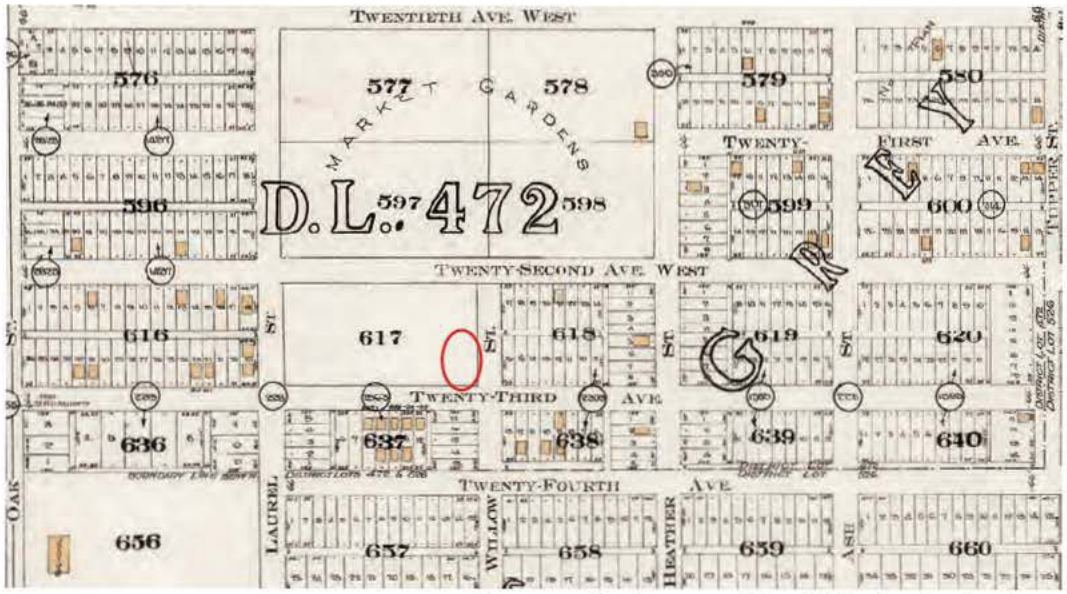
When the United Church moved to a new facility on Cambie Street, the building was transferred to the local Baptist congregation, which remained until 1952, when the building was again transferred, this time to the Ancient and Mystical Order of Rosae Crucis (AMORC), which used the facility until 2010. The long history of ecclesiastical use on the site reflects the building's enduring community value and its conservation will safeguard one of South Cambie's unique neighbourhood features.



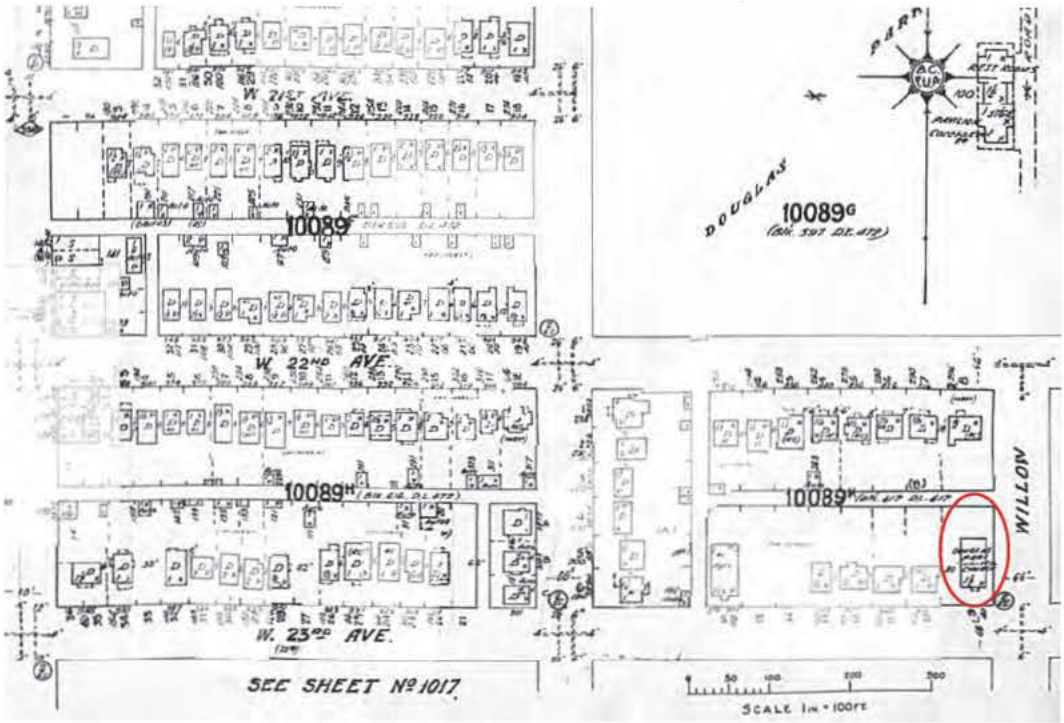
Site circled in red, *Old Streams of Vancouver*



Douglas Park United Church converted to Baptist use in 1939 [Daily Province July 22, 1939]



Vancouver Fire Insurance Map, 1912, showing the future location of the church on the yet-to-be subdivided Block 617



Vancouver Fire Insurance Map, circa 1928, showing the Douglas Park United Church

1939

THE DAILY PROVINCE, VANCOUVER, BRITISH COLUMBIA, SATURDAY, JULY

eaders Back from Study Camp---Mayor to S

PURCHASE CHURCH—At a recent meeting of the Douglas Park Regular Baptist Church the members authorized the purchase of the building at the corner of Willow and Twenty-third avenue. About two years ago the congregation leased this building from the United Church of Canada when it was made vacant by the amalgamation of the Chown United and Cameron United churches. The church building has recently been redecorated, renovated and refurnished.

NEW PASTOR TO PREACH—Pastor Albert C. Phillips, who has accepted an invitation to supply the pastorate of Douglas Park Regular Baptist Church, will occupy the pulpit tomorrow. Pastor Phillips is a graduate of the Western Baptist College, Calgary. He has been engaged for the past few years in evan-

Baptist

West Memorial Baptist Church—Fifty-first avenue, one block east of Fraser street. The pastor, Andrew Grieve, will preach at both services. Morning subject, "The Holy Spirit and Prayer." Evening topic, "The Five Most Foolish Women in Town." At Young People's meeting Monday, 8 p.m., Mrs. A. Dunster will give a missionary message on work in the interior of our province.

* * *

Mount Pleasant Baptist—In the absence of the pastor, services will be conducted by Rev. J. E. Harris, B.A., of Calgary Rev. Mr. Harris will speak in the morning on "The Heart of the Cure for Idolatry." "The Wayside Pulpit" radio service over CKMO, 5:30, will be conducted by Pastor Harris and the soloist will be Miss R. Bawtinheimer.

* * *

Dunbar Heights Baptist—Pastor W. J. Thomson will preach at both services. Morning, "Contending for the Faith"; evening, "Coming Home."

* * *

Ruth Morton Baptist—Twenty-seventh and Prince Albert. In the absence of the pastor, Rev. E. V. Apps of Marpole Regular Baptist Church will preach at both services Sunday. Mr. Apps' subjects

'FEAR' FIRST UNITED THEME

Rev. Norman J. Crees to Be Preacher at Both Services.

Rev. Norman J. Crees, B.A., B.D., of Victoria will again occupy the pulpit of First United Church Sunday. His subject in the morning will be "Fear," and in the evening "Masked Men."

The music for the day will include: Morning, solo, "Don't Forget to Pray," by Mrs G. Garrioch, and "Go to the Deeps of God's Promise," by Mr. C. R. Beaumont; evening, solo, "Shepherd, Take Me by the Hand," by Mrs. A. Luker, and "Jesus Is Tenderly Calling," by Mr. Arnet Riach.

A large party of mothers and children left for Camp Fircom last Thursday, under the direction of Miss Barbara Henderson, deaconess. The last party of boys returned Thursday evening.

The summer vacation school, under the leadership of Miss Eveline Freethy, B.H.Sc., will be held in the church hall. Sessions will commence Monday, July 24, closing August 4.

Resources for A Rainy Day Sermon Theme

Next Sunday morning in Chalmers United Church, Rev. F. E. Vipond, B.A., minister of Metropolitan United Church, Regina, Saskatchewan, will preach on the subject "Resources for a Rainy Day," a sermon in which he will discuss the necessity of having satisfying interests, worth while hobbies, and spiritual resources, so that when the day of moral and physical calamity comes, one is "insured" against disaster.

In the evening Mr. Vipond will discuss the meaning of the Book of Jonah, under the title "The Sin of Jonah."

Sunday will be the last day of Mr. Vipond's brief ministry in Chalmers.

Sixth Avenue Tabernacle.

Rev. and Mrs. J. C. Cooke of Brandon conclude their services in the Sixth Avenue Tabernacle on Sunday. The topic for the morning message is "Shut In With God." The subject for the evening service will be "God Shut Out."

Church Services

St. James United—The speaker for the morning is Rev. W. S. A. Crux, B.A., lately returned from a year in Honolulu. Subject, "Real Effective Living."

* * *

St. George United—Forty-seventh and Fraser. Rev. H. E. Horton, minister: Regular services will be held Sunday at 11 a.m. and 7:30 p.m., when the minister will preach. At the morning service, there will be a duet by Mesdames A. D. Brendon and W. Niles. Evening service, solo by Miss M. McVicar.

* * *

Highland Church—Rev. James Mackintosh will preach in Gaelic at 11 a.m. on "Duty and Reward," and in English at 12:30 and at 7:30 on "The Church of God."

* * *

Grandview United—Rev. W. J. Huston, Rimbey, Alberta, will subject of his sermon will be "The Grace of God."

* * *

Henderson - Jubilee United—Morning service at Henderson church will be conducted by Rev. H. Feir and evening service at Jubilee Church by Mr. W. R. Eveleigh.

* * *

Vancouver Heights Presbyterian—The minister, Rev. T. H. B. Somers, M.A., will conduct morning worship and deliver the sermon. The evening service has been withdrawn for the remainder of the summer.

* * *

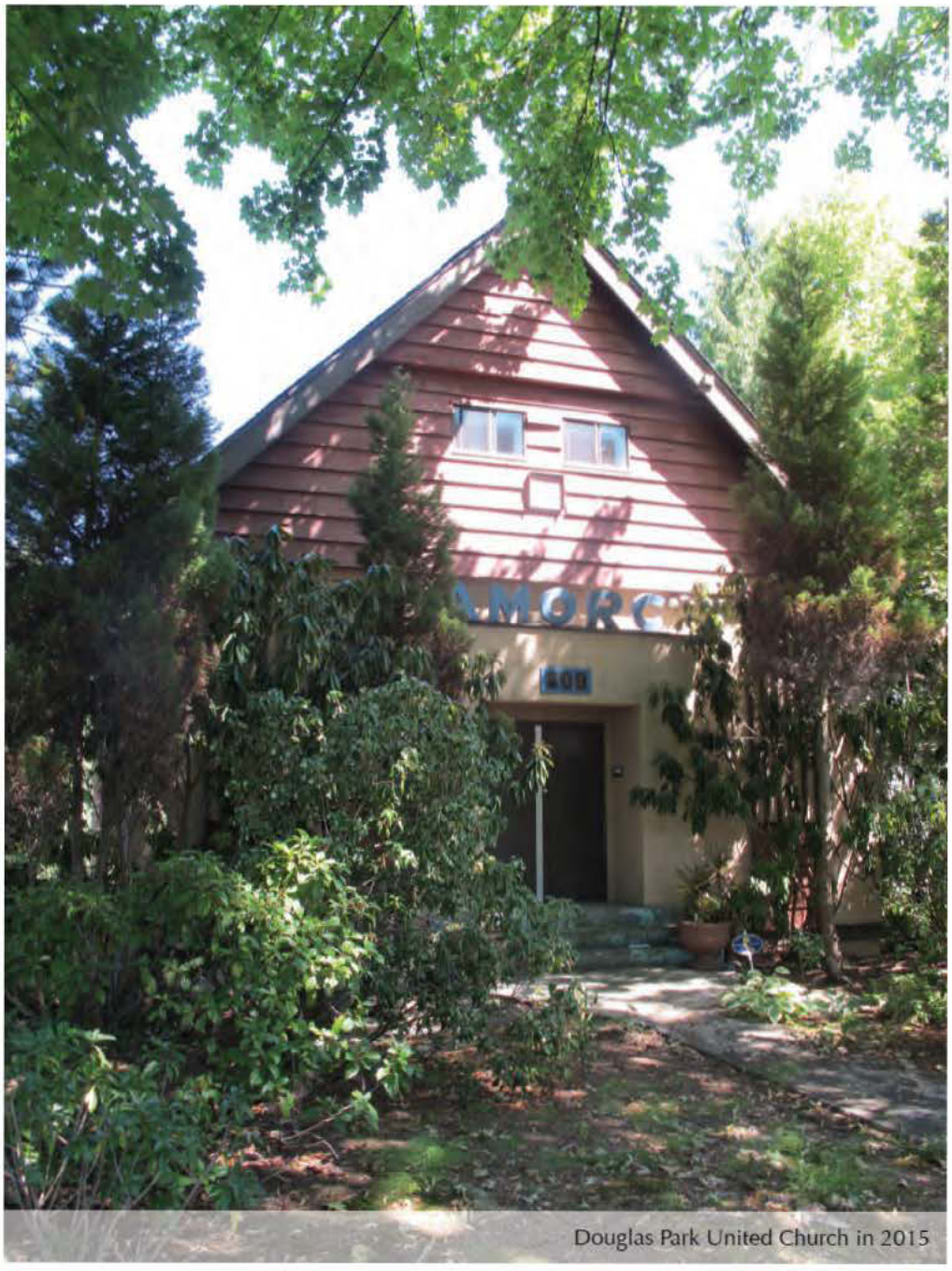
The Home Mission Church—Sunday morning at 11 Pastor William J. Wakefield will take for his subject, "The Trustworthy Leader." The juvenile choir will have charge of the song service.

* * *

Vancouver Heights United—Rev. Mr. Swanson, of Willkie

NEWS

Daily Province July 22, 1939



Douglas Park United Church in 2015

3.0 STATEMENT OF SIGNIFICANCE

Name: Douglas Park United Church
Address: 809 West 23rd Avenue, Vancouver
Original Owner: Oak Street Congregation
Date of Construction: 1927

Description of Historic Place
Douglas Park United Church, located at 809 West 23rd Avenue, is a wood-frame hall, constructed during the interwar period in the South Cambie neighbourhood of Vancouver. One and one-half storeys in height, the building is characterized by its front-gabled roof.

Heritage Value of Historic Place
Douglas Park United Church is valued as an example of the community facilities that were constructed in Vancouver during the resurgent interwar period and for its 1920s ecclesiastical architecture.

The South Cambie neighbourhood, named after Canadian Pacific Railway (CPR) engineer Henry Cambie, is located in the centre of the city of Vancouver, but was originally part of South Vancouver and, later, Point Grey, until amalgamation of all three municipalities in 1929. As the post-World War I economy of the 1920s improved, new buildings, amenities, and infrastructure were required, prompting the construction of the Oak Street United Church in 1927. The congregation changed the name to Douglas Park United Church in 1928 and remained in the building until 1937, when it amalgamated with the Chown United congregation and moved to a new church building on nearby Cambie Street. Following the departure of the United Church, the building was converted to the Douglas Park Regular Baptist Church, which it remained until 1952. The Vancouver Lodge of the Ancient and Mystical Order of Rosae Crucis (AMORC) took over the building the same year and occupied the property until 2010.

The Douglas Park United Church is also valued as an example of 1920s ecclesiastical architecture. Typical of the era, the building features wood-frame construction and a vernacular style, including a front-gabled roof with pointed bargeboards. The traditional, undecorated style of the church reflects the influence of the Methodists and Presbyterians in the then-recently formed United Church of Canada in 1925.

Character-Defining Elements
Elements that define the heritage character of the Douglas Park United Church are its:
- location on West 23rd Avenue as part of the South Cambie neighbourhood of Vancouver;
- ecclesiastical usage;
- institutional form, scale and massing as expressed by its: one and one-half storey rectangular massing with front-gabled roof and its central, front entryway;
- wood-frame construction; and
- vernacular features typical of the interwar period, including: pointed bargeboards and exposed raftertails.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Douglas Park United Church is an important historic resource in Vancouver. 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 Douglas Park United Church 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 Douglas Park United Church 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 relocating the historic structure on the site and converting the former church to residential use. The original design intent of the street-facing facades will be reinterpreted, and two infill buildings will be raised at the rear of the lot. The following conservation resources should be referred to for the Douglas Park United Church:

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

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

Preservation Brief 41: The Seismic Retrofit of Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.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

The primary intent is to restore the original aesthetic of the Douglas Park United Church through a reinterpretation of the original design intent, while undertaking an overall rehabilitation including the addition of sympathetic dormers and adding two infill buildings at the rear of the site.

Proposed Redevelopment Scheme
The major proposed interventions are to:

- Relocate the building on the site.
- Replicate the narrow wood lap siding, wood sash windows, stucco and half-timbering.
- Add sympathetic dormers to the roof.
- Increase the height of the original window openings along the south and east elevations, which have the most exposure to the street, and to create new window and door openings on the west elevation.
- Build a sympathetic addition on the rear (north) elevation.
- Build two sympathetic yet distinguishable new residential units to the north of the historic structure.

Proposed Infill Guidelines
Due to the proposed addition as well as new residential infill units, all new visible construction will be considered a modern intervention on the 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 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.

Four Pillars of Sustainability [CityPlan 2030 - City of Norwood Payneham & St. Peters]

4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as "meeting the needs of the present without compromising the ability of future generations to meet their own needs" (Common Future. The Bruntland Commission). The four-pillar model of sustainability by the City of Norwood Payneham and St. Peters identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. 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.

"We need to use our cities, our cultural resources, and our memories in such a way that they are available for future generations to use as well. Historic preservation makes cities viable, makes cities liveable, makes cities equitable." (Economic Benefits of Preservation, Sustainability and Historic Preservation)

Heritage conservation and sustainable development can go hand in hand in 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 (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 Douglas Park United Church.

Sustainability Considerations

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

Energy Efficiency Considerations

- Identifying the historic place's heritage value and character-defining elements — materials, forms, location, spatial configurations, uses and cultural associations or meanings.
- Complying with energy efficiency objectives in such a manner that character-defining elements are conserved and the heritage value maintained.
- Working with energy efficiency and conservation specialists to determine the most appropriate solution to energy conservation problems that will have the least impact on character-defining elements and the overall heritage value.
- Weighing the total environmental cost of energy saving measures against the overall environmental costs of retaining the existing features or fabric, when deciding whether to proceed with energy saving measures.

Buildings: Insulation

- Exercising caution and foreseeing the potential effects of insulating the building on the envelope system so as to avoid damaging changes such as displacing the dew point and creating thermal bridges.
- Installing thermal insulation in attics and in unheated cellars and crawl spaces to increase the efficiency of the existing mechanical systems unless this could adversely affect the building envelope.
- Installing insulating material on the inside of masonry and wood-frame walls to increase energy efficiency where there is no character-defining interior moulding around the windows or other character-defining interior architectural detailing.

Buildings: Windows

- Utilizing the inherent energy conserving features of a building by maintaining character-defining windows and/or louvered blinds in good operating condition for natural ventilation.
- Improving thermal efficiency with weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings.
- Installing interior storm windows with airtight gaskets, ventilating holes and/or removable clips to ensure proper maintenance and to avoid condensation damage to character-defining windows.
- Installing exterior storm windows that do not damage or obscure character-defining windows and frames.

Buildings: Mechanical Systems

- Improving the energy efficiency of existing mechanical systems by installing insulation in attics and basements, unless this could adversely affect the building envelope.

The conservation recommendations for the Douglas Park United Church recognize the need for sustainable interventions and adhere to the *Standards and Guidelines* as outlined.

4.5 HERITAGE EQUIVALENCIES & EXEMPTIONS

Once added to the Vancouver Heritage Register, the historic Douglas Park United Church 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 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. 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 new 2014 Vancouver Building By-law 10908 (effective January 1, 2015) which aims to conserve heritage buildings while maintaining an

acceptable level of safety and building performance. The new VBBL outlines in Section 11.5 Alternative Acceptable Solutions for Heritage Buildings the code requirements for the restoration and rehabilitation of heritage buildings. The alternate compliance method balances current building by-law provisions with existing conditions such as exiting, windows, doors, spatial separation, door swing, hardware, etc.

For example, historic windows and doors that are being replaced, repaired or replicated have to achieve an acceptable level of performance and do not have to comply with "NAFS – North American Fenestration Standard/Specification for Windows, Doors, and Skylights." The alternative acceptable solutions in Section 11.5 provide detailed information about code requirements for heritage buildings. 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.

4.5.2 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."

4.6 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 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:

Moisture
- Is the roof watertight?
- Are openings protected?
- Is exterior protected to keep water out?
- Is the site of the temporary location properly graded for water run-off?

Ventilation
- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

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?
- 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?

5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

A condition review of the exterior of the Douglas Park United Church was carried out during a site visit in July 2015. In addition to the visual review of the exterior of the building, paint samples were taken from exterior materials and examined. The recommendations for the preservation and restoration of the 1927 façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building. The following chapter describes the materials, physical condition and recommended conservation strategy for the Douglas Park United Church based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 SITE

The Douglas Park United Church sits on a corner lot at the intersection of West 23rd Avenue and Willow Street. The site is heavily planted, with several mature trees and bushes obscuring views of the historic church. The building is accessed from the sidewalk via a concrete path. As part of the redevelopment of the site, it is proposed to relocate the Douglas Park United Church 3.92 feet to the east and 12.08 feet to the south, thus increasing the visibility of the historic building.

Conservation Strategy: Preservation & Rehabilitation
Relocating the Douglas Park United Church on the site will increase the prominence of this historic resource in the South Cambie neighbourhood.

The following **Relocation Guidelines** should be implemented for the Douglas Park United Church:

- 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 to facilitate the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by a professional heritage consultant. The building should be structurally braced as required before relocation.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve the original fabric of the exterior elevations as much as possible and remove the later chimney prior to relocation.
- Appropriate foundation materials can be used at the new site, which may include reinforced concrete basement walls and slab.
- 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.

Overall form of Douglas Park United Church

5.2 FORM, SCALE AND MASSING

The institutional form, scale and massing as expressed through the one and one-half storey rectangular massing with front-gabled roof and central, front entryway has survived with minor alterations. As part of the scope of work, the form, scale and massing of the Douglas Park United Church will be restored and rehabilitated.

Conservation Strategy: Restoration & Rehabilitation

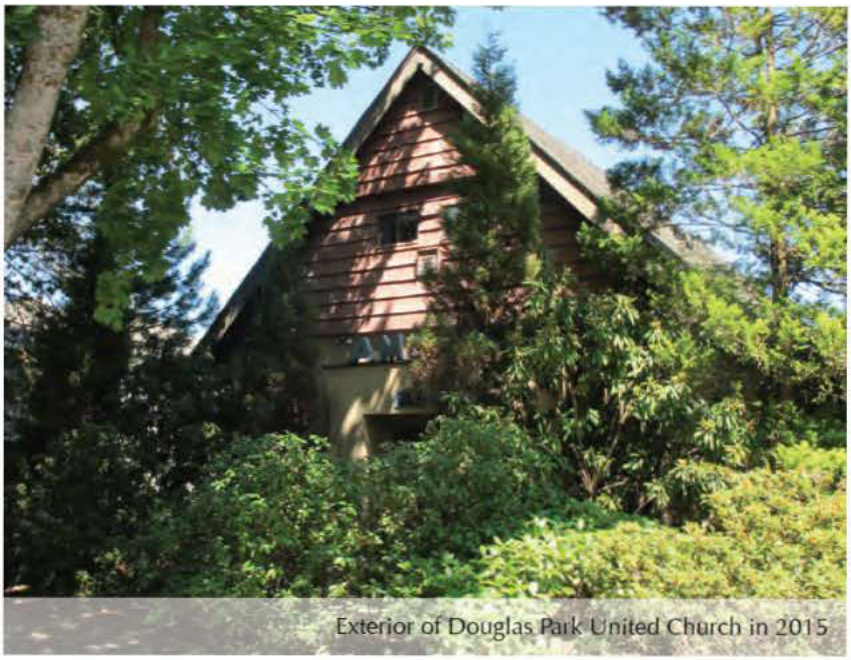
- Restore the original enclosed, central front entryway with double-doors based on physical and archival evidence.
- Dormers may be added to the east and west elevations to increase the usable space at the upper floor. Dormers should be sympathetic in detailing to the historic character of the building, and should be clad in narrow wood lap siding to match the original cladding of the church.
- Remove the later addition at the north of the building.
- Any new addition to the north of the building should be distinguishable from, yet sympathetic to the historic character of the church.

5.3 FOUNDATION

The existing foundation was not accessed during the site visit, but consists of poured-in-place concrete walls. As part of the relocation of the building, it is recommended to construct a new reinforced concrete foundation.

Conservation Strategy: Rehabilitation

- The proposed residential use of the building requires the construction of a new reinforced concrete foundation.
- 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. Any new panels on the building should either be detached from the structure, or placed on the cladding in a reversible manner.
- 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.



Exterior of Douglas Park United Church in 2015

5.4 EXTERIOR WALLS

5.4.1 EXTERIOR WOOD FRAME WALLS

The Douglas Park United Church was built in traditional wood-frame construction with dimensional lumber. Wood-frame construction is one of the most affordable construction methods that, in the past, utilized old growth lumber. The framing type could not be determined during the site visit and requires further structural investigation. The wood-frame construction itself may require structural and seismic upgrades to meet code requirements.

Conservation Strategy: Preservation & Rehabilitation

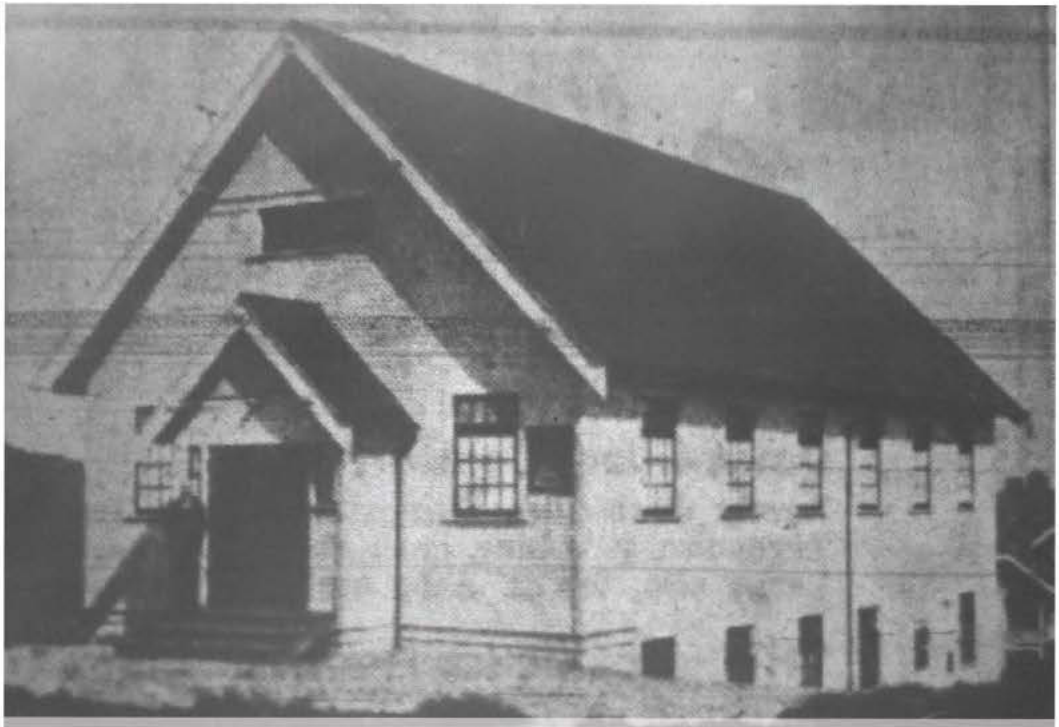
- Preserve the original wood-frame structure of the building.
- Design structural and seismic upgrades from the inside without impacting exterior character-defining elements.
- Utilize Alternate Compliance Methods outlined in the VBBL for fire and spatial separations including installation of sprinklers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

5.4.2 ORIGINAL CLADDING

The original cladding of the Douglas Park United Church consisted of narrow wood lap siding with stucco and half-timbering on the front gables. At some point in time the original siding was either removed or simply covered up with rock-dash stucco and with wood lap siding on the front gable. It should be investigated whether the original cladding is still extant.

Conservation Strategy: Restoration & Rehabilitation

- Investigate whether the original narrow wood lap siding with stucco and half-timbering at the front gables is still extant by removing the later stucco and wood lap siding.
- If extant, the original cladding materials should be documented prior to being removed.
- Restore the original placement of the narrow wood lap siding as well as stucco and half-timbering.
- Due to the proposed strata units in the former church, the building envelope will require a rainscreen.
- All new metal flashing should be minimal in its detailing, and the colour should match that of the surrounding material(s).



Douglas Park United Church in 1939 [Daily Province July 22, 1939]

5.5 ENTRYWAY

The original covered entry has either been significantly altered or entirely removed and replaced. The earliest photographic documentation shows an enclosed entryway with a pitched roof, double-doors, a small window to either side of the doors, as well as stucco and half timbering on the entryway gable.

Conservation Strategy: Restoration

- Restore the original design of the entryway based on archival photographic evidence as well as any physical evidence available.
- Reinstate the materials that were used on the original entryway. Substitute materials are not acceptable replacements for the restoration of the entryway.

East elevation with windows covered or removed

5.6 WINDOWS AND 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. 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* (2010).

The original window openings of the Douglas Park United Church have been covered up by the later stucco, and it is unknown if any original windows still exist. Further investigation is required to determine if the original windows and/or original window openings have survived.

Conservation Strategy: Restoration & Rehabilitation

- Inspect for evidence of original windows and/or original window openings.
- The windows on the upper level of the south elevation and at the main entryway should be reinstated based on archival and physical evidence.
- The original width of the reinstated windows should be replicated based on physical evidence.
- Due to the proposed residential use of the building, the reinstated main level windows on the south and east elevations should be increased downwards in height to allow for more daylight. The original configuration of the windows should be restored based on archival evidence, and rehabilitated through the addition of a sympathetic operable awning window below.
- New sympathetic wood windows may be added at the dormer and basement level of the east elevation, and along the north and west elevations as required.
- All windows on the historic building should be wood, have true-divided glass, and may be double-glazed if desired.
- Wood window trim should be detailed based on archival evidence and historic precedent.
- Heritage Consultant can review window shop drawings and mock-ups for new windows. Ensure window manufacturer is aware of recommended sash paint colour prior to final order.
- Paint all windows in appropriate colours, based on colour schedule devised by Heritage Consultant.
- All windows on the historic building to have clear glass.

Main Entry in 2015

5.7 DOORS AND DOOR TRIM

The original main entry featured wood double-doors with wood trim, which are no longer extant. The building is currently accessed through a pair of plain painted wood doors with a metal astragal, or through a later side entry at the north end of the east elevation. As part of the redevelopment of the site the main entry wood double-doors will be reinstated, and new sympathetic entries will be made along the east and west elevations.

Conservation Strategy: Restoration & Rehabilitation

- Restore the original appearance of the main entry wood double-doors and wood trim based on archival evidence and historic precedent.
- Remove the later side door on the east elevation.
- New sympathetic doors and door trim may be introduced on the east and west elevations.
- New doors on the east and north elevations should be wood and sympathetic to the historic character of the building.
- New doors on the west elevation should be wood and sympathetic to the historic character of the building, but may have large fields of glazing to increase the daylight penetration.


Later side entry

Later chimney built in between original exposed raftertails

5.8 ROOF AND GUTTERS

The original roof design of the Douglas Park United Church has remained intact. Also surviving are the original exposed raftertails and tongue-and-groove wood soffit. The original roofing material was likely cedar shingles, which have been replaced with later asphalt shingles. As part of the scope of work it is proposed to add dormers to east and west slopes of the roof.

Conservation Strategy: Preservation & Rehabilitation

- Preserve the original exposed raftertails and soffit.
- New sympathetic dormers clad in narrow wood lap siding to match the original in material, colour and profile should be added along the east and west slopes of the roof to increase daylight and the usable space of the upper floor.
- The roof should be re-roofed with smooth-finished asphalt shingles, and in a colour based on the colour schedule in Section 5.10 of this document.
- Remove the later roof over the side entry on the east elevation.

5.9 CHIMNEY AND LATER STRUCTURES

At some point in time a false chimney was built up along the west elevation. Extensive decorative brick landscaping and a decorative metal and glass greenhouse were also added in the side yard. These later interventions aim to create a false sense of historical development, which goes against Standard Four of the *Standards and Guidelines*, and should be removed.

Conservation Strategy: Removal

- Remove the later false chimney, brick landscaping and greenhouse.

5.10 COLOUR SCHEDULE

An important part of the conservation process of the Douglas Park United Church is to finish the building in historically accurate paint colours. Testing and sampling of accessible original materials will be carried out once further investigation takes place, in order to reveal the original colour scheme of the building. The preliminary colour scheme is taken from Benjamin Moore's *Historical True Colours for Western Canada*, which is based on documented historic paint colours from this time period. See following colour table.

Conservation Strategy: Restoration

- Restore the original finish, hue 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 Heritage Consultant. Test samples will be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

5.10.1 PRELIMINARY COLOUR TABLE

*Paint colours come from Benjamin Moore's *Historical Vancouver True Colours*

Element	Colour*	Code	Sample	Finish
Wood Siding, Trim, Bargeboards, Half-Timbering, Water Table, Soffit, Window Frame, Raftertails, Downspouts	Oxford Ivory*	VC-1		Semi-Gloss
Stucco	Haddington Grey*	VC-15		Matte
Windows Sash, Gutters	Gloss Black*	VC-35		Gloss
Roof	Dark Grey Asphalt Shingles	-	-	-

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 that the integrity of the historic fabric 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* (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 may 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 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.

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 project, 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?

Wood Elements:
Are there moisture problems present?
Is there insect or 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?

Porches:
Are steps safe? Handrails secure?
Attachment – are porches, steps, etc. securely connected to the building?

Windows:
Is there glass cracked or missing?
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?
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 the nails sound? Are there loose or missing shingles?
Are joints and seams sound?
If there is a lightening protection system are the cables properly connected and grounded?
Does the soffit show any signs of water damage?
Insect or bird infestation?
Is there organic debris build-up 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?

INTERIOR INSPECTION

Basement (Storage Level):
Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
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?

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 material failures, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all 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)
- Replacement of deteriorated building materials as required.

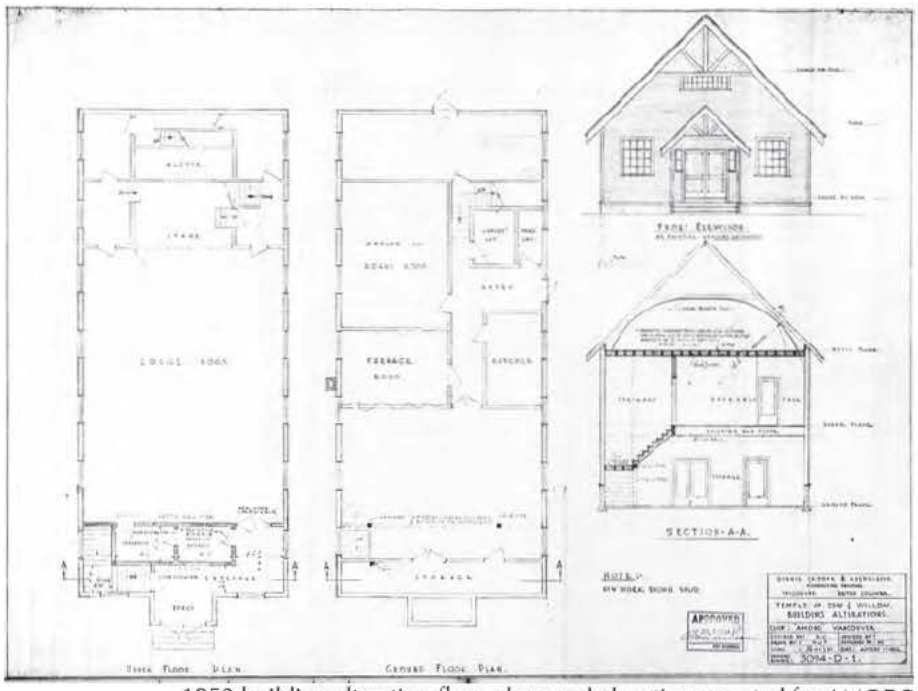
7.0 RESEARCH SUMMARY

CIVIC ADDRESS 809 West 23rd Avenue, Vancouver, British Columbia

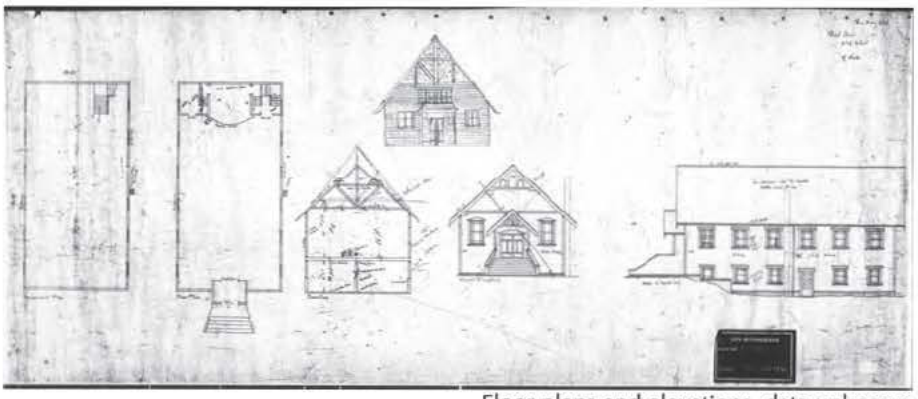
LEGAL ADDRESS Lot 9, Block 617, District Lot 472

ORIGINAL OWNER Oak Street Congregation

CONSTRUCTION DATE 1927



1952 building alteration floor plans and elevations created for AMORC



Floor plans and elevations, date unknown