
1862 BARCLAY STREET (COMPLETE APPLICATION)
DE415926 - ZONE RM-5B

SDB/JMB/MD'A/MA/LB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
L. Gayman, Real Estate Services
D. Naundorf, Social Infrastructure

Also Present:

S. Black, Urban Design & Development Planning
J. Bosnjak, Development Services
C. Lau, Development Services
M. D'Agostini, Heritage Group

APPLICANT:

Merrick Architecture
Attention: Greg Borowski
300-970 Homer Street
Vancouver, BC
V6B 2W7

PROPERTY OWNER:

George Abboud
1860 Barclay Street
Vancouver, BC
V6G 1K8

EXECUTIVE SUMMARY

- **Proposal:** To retain, rehabilitate the existing house (Mason Residence) and to develop an addition of a 6 storey building at the rear of the site, for a combined total of seven dwelling units with parking accessed from the lane, subject to City Council's approval to designate the Mason Residence as a Municipal Heritage Site.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Heritage Conservation Plan

● **Issues:**

1. Character of new development next to heritage building
2. Privacy and overlook

- **Urban Design Panel: Support**
 - **Vancouver Heritage Commission: Support**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE415926 submitted, the plans and information forming a part thereof, subject to Council's Approval of the Mason Residence as a Municipal Heritage Site, thereby permitting the retention and rehabilitation of the existing house (Mason Residence) and to develop an addition of a 6 storey building at the rear of the site, for a combined total of seven dwelling units with parking accessed from the lane, and the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

1.1 design development to reduce the visual prominence of the six-storey addition in relation to the heritage building, as seen from Barclay Street; and

Note to Applicant: Intent is to better retain the heritage character of the front yard and the visual prominence of the heritage house in its streetscape while accommodating the functional requirements of the new building. The proposed design includes a new wood and metal pavilion with a modern character in the front yard, and an elevator core that is clad in both glass and wood composite panels. This condition can be addressed by reducing the visual scale of the new entry pavilion and fences in terms of materials and dimensions and by revising the elevator surround to blend in with the rest of the new building beyond. Similarly, consider an elevator finish more similar in color, pattern and reflectivity to the building beyond to reduce its visual prominence behind the Mason Residence.

1.2 design development to reduce the privacy and view impacts of the six-storey addition to the nearest residential units on adjacent sites.

Note to Applicant: This can be addressed by the provision of translucent glazing, especially at those windows on the west side which are closest to the neighbors.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (Minimum/MAXIMUM)	EXISTING	PROPOSED
Site Size ¹			33.01' x 131.01'
Site Area ¹			4,324 sq.ft.
Floor Area ²	Outright 4,324 sq.ft. Conditional 6,486 sq.ft. Real Estate Evaluation 9,816 sq. ft.	2,443 sq. ft.	Total 10,825 sq.ft.
FSR ²	Outright 1.00 Conditional 1.50 Real Estate Evaluation 2.27	0.56	Total 2.50
Height ³	Outright 60 ft. Conditional 190 ft. 120 Degree Angles - 24.3 ft. (NE/N/NW PL) & 36.1 ft. (SE/S/SW PL)		Top of Parapet Wall (New) 59.15 ft. Top of Elevator (New) 63.94 ft. Top of Railing (New) 60.65 ft. Top of Dwelling (Existing) 32.95 ft. 120 Degree Angle - Not Compliant South Side;
Front Yard and Setback (Barclay) ⁴	12.14 ft.	27.80 ft.	12.14 ft. (to Patio) 27.91 ft. (to Building)
Side Yard and Setback ⁵			
West	6.89 ft.	2.95 ft.	2.95 ft. (Existing Building) 0.16 ft. (New Building)
East	6.89 ft.	3.76 ft.	3.95 ft. (Existing Building) 0.16 ft. (New Building)
Rear Yard and Setback (Lane) ⁶	6.89 ft.	31.62 ft.	0.3 ft. (New Building)
Site Coverage ⁷	2,162 sq. ft. (50%)		2,683 sq. ft. (62%)
Parking ⁸	Residential 7 Disability 1 Small Car 25% (2)		Residential 4 Disability 0 Car Share 1 Small Car 4
Bicycle Parking	Class A 9 Class B 0		Class A 9 Class B 0
Balconies	866 sq.ft.		Total 674 sq.ft.
Horizontal Angle of Daylight ⁹	50° /78.7 ft. or 2 angles with sum of 70° /78.7 ft.		Not compliant in following rooms: - Main floor Bedroom and Dining Room (New Building); - Media Room/Bedroom (Existing Building)
External Design (4.17.1) ¹⁰	Operable Windows in Residential units to be located a minimum of 14.76 ft. from lane;		Not compliant; 14 ft.

- ¹ **Note on Site Size and Site Area:** The proposed site size and site area is based on Lot 5 W1/2, Block 68, District Lot 185, Plan 92.
- ² **Note on Floor Area:** The proposal is beyond the outright and conditional FSR regulations of .75 and 1.5 as noted in Section 4.7.1(ii) of the RM-5B District Schedule. Section 4.7.6 allows an increase in the floor space ratio subject to prior approval by City Council and designation of the building as a Municipal Heritage Site. Standard condition A.1.1, A.1.2 seeks the designation for the greater floor area. Standard Condition A.1.3 seeks gross floor area to meet the floor space ratio (FSR) of 2.27 as per Real Estate Services' Proforma Evaluation. This application currently does not propose any floor area exclusions, such as residential storage or amenity rooms.
- ³ **Note on Height:** A portion of the building on the South Side is encroaching into an envelope (120 degrees/36.1 ft. of property line). The Development Permit Board may permit an increase in the maximum height of a building to a height not exceeding 190 ft. Staff supports the height increase.
- ⁵ **Note on Side Yard and Setback:** Both the East and West side yard setbacks require a variance for the new building portion. Section 4.5.3 of the RM-5B District Schedule allows the Development Permit Board to vary this requirement. Staff supports this variance.
- ⁶ **Note on Rear Yard and Setback:** The rear yard setback requires a variance for the new building portion. Section 4.6.2 of the RM-5B District Schedule allows the Development Permit Board to vary the rear yard requirement. Staff supports this variance.
- ⁷ **Note on Site Coverage:** Section 4.8.3 of the RM-5B District Schedule allows the Development Permit Board to permit an increase in site coverage. Staff supports this increase.
- ⁸ **Note on Parking:** The proposed parking is deficient as required in the Parking By-Law, Staff is seeking alternative arrangement in small car parking and car share. Standard Condition A.1.9 seeks provision of disability space.
- ⁹ **Note on Horizontal Angle of Daylight:** Section 3.2.5 (a) of the Zoning and Development By-Law allows the Development Permit Board to relax the provisions of this By-law. Staff supports a decrease in minimum distance of unobstructed view for the existing condition. Standard Condition A.1.5 seeks compliance for the new building.
- ¹⁰ **Note on External Design:** Section 3.2.5 (a) of the Zoning and Development By-Law allows the Development Permit Board to relax the provisions of this By-law. Staff support this relaxation.

• **Legal Description**

Lot: 5 (west half)
 Block: 68
 District Lot: 185
 Plan: 92

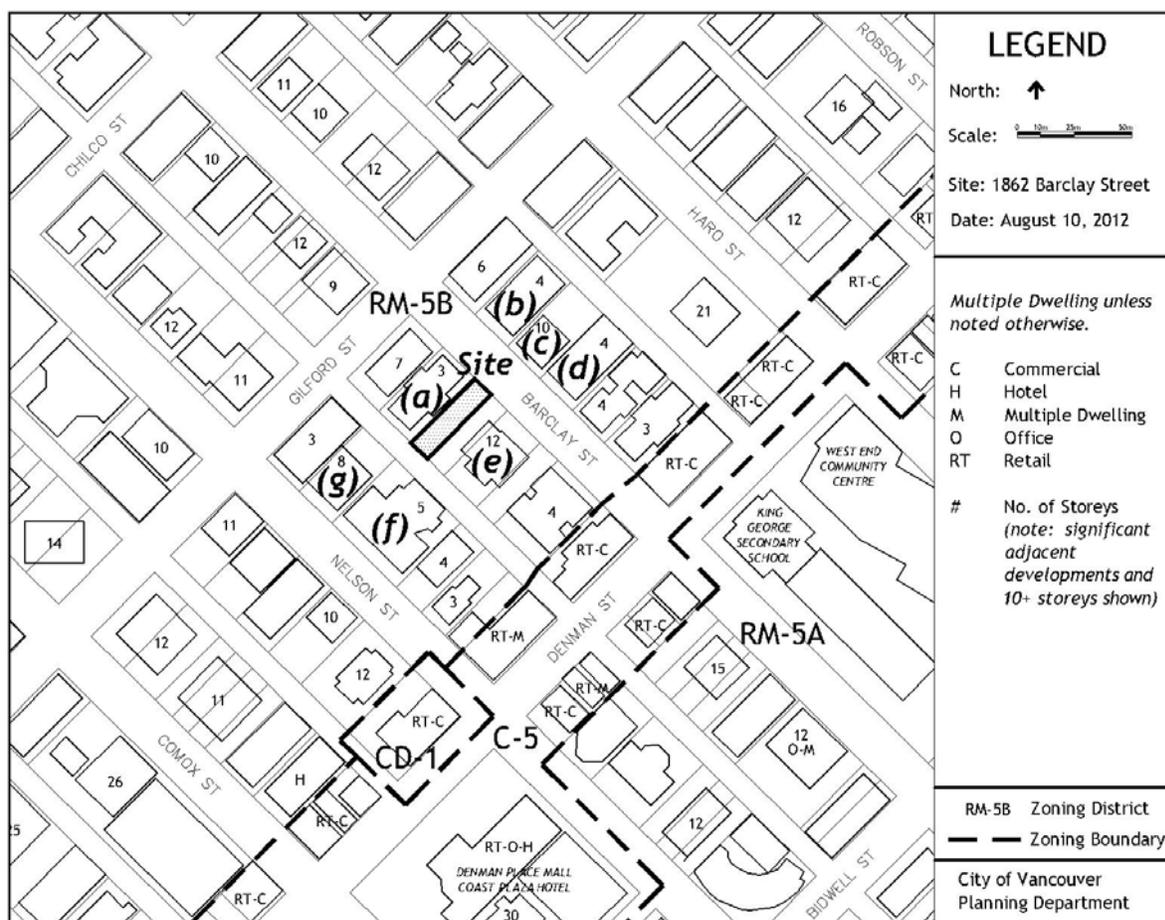
• **History of Application:**

12 06 22 Complete DE submitted
 12 08 15 Urban Design Panel
 12 09 10 Vancouver Heritage Commission
 12 11 21 Development Permit Staff Committee

• **Site:** The site is a 33 by 131 foot mid-block parcel near Gilford Street in the West End neighbourhood and approximately 90.4 m (297 ft.) west of Denman Street. The site contains a two-storey character home that dates from 1901, and has been identified as being of heritage merit.

• **Context:** Significant adjacent development includes:

- (a) 1872 Barclay Street - The Glenmore (3 storey residential building)
- (b) 1879 Barclay Street (4 storey residential building)
- (c) 1865 Barclay Street - Fortes Place (10 storey residential building)
- (d) 1847 Barclay Street - Corona (4 storey residential building)
- (e) 1844 Barclay Street - The Coast Park (12 storey residential building)
- (f) 1855 Nelson Street (5 storey residential building)
- (g) 1873 Nelson Street (8 storey residential building)



● **Background:**

Staff had a number of pre-application meetings with the proponent to determine the feasibility of an addition on the site and the character merit of the existing Mason Residence, and determined that there was sufficient potential to proceed with an application.

This application is being considered during the West End community planning process. The application does not seek to alter existing zoning, and is intended to result in the preservation and municipal designation of a heritage property.

The Urban Design Panel reviewed the application on August 15th, 2012 and supported the proposal.

● **Applicable By-laws and Guidelines:**

1. Heritage Policies and Guidelines

The guidelines note that the Development Permit Board may consider a development in this district that includes the conservation of a heritage building, and recommend an increase in the permitted floor area to Council. In making its decision, Council will consider the advice of the Development Permit Board and the Vancouver Heritage Commission, which will be based on the heritage value, the concentration of similar buildings in the area, and the contribution of the proposal to the planning objectives and character of the local area.

2. RM-5, RM-5A, RM-5B and RM-5C Districts Schedule

The intent of this Schedule is to permit a variety of residential developments and other uses. Emphasis is placed on achieving development which is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy.

The Schedule allows the Board to increase the floor space ratio for any development which includes the restoration of a building listed on the Vancouver Heritage Register, subject to approval by City Council and designation of the building as a Municipal Heritage Site. In determining the increase in floor area permitted, the Board considers the cost of the heritage-related restoration, the value of the increased area, the impact upon livability and environmental quality of the neighbourhood, and other applicable policies and guidelines.

3. West End RM-5, RM-5A, RM-5B and RM-5C Guidelines

The West End guidelines suggest solutions to achieving the various goals of the zoning, while noting that "For each site, there will be conditions that may require giving preference to one design approach over another." The guidelines also note that the heritage buildings located in the West End contribute to its character and architectural diversity.

● **Response to Applicable By-laws and Guidelines:**

1. Heritage Policies and Guidelines

Council's approval will be sought to add the site to the Vancouver Heritage Register, designate the existing building as protected heritage property, and increase the permitted floor area.

2. RM-5, RM-5A, RM-5B and RM-5C Districts Schedule, and

3. West End RM-5, RM-5A, RM-5B and RM-5C Guidelines

Preservation of the heritage Mason Residence together with development of the new addition and landscape generally meets the intent of the district schedule and guidelines, except as noted below.

Mason Residence

Retention of this character building helps to preserve the variety and character of the West End.

Because the height, siting, and setbacks of the existing heritage building are all being retained in this proposal, there is no incremental impact to nearby residences. Neighbours beside the Residence also benefit as the retained house is significantly smaller in massing than what would be permitted under existing zoning if the site were redeveloped without retention. The primary green open space of both neighbours is located on the north half of their sites, where it will be protected by retention of the Mason Residence.

Preservation of the 1901 Mason building *in situ* also represents an ideal outcome in heritage terms, because it preserves the original relationship between the house and Barclay Street.

New Building

The proposed new addition is below the vertical height that is permitted outright under the West End zoning of 60 ft. or approximately six storeys, and substantially below the vertical height of 190 ft. that is permitted conditionally. The parapet wall of the sixth storey less than 56 ft. in height, which will preserve long-range views from neighbouring towers.

In order to accommodate the Mason Residence in place while developing a six storey building, the application proposes to reduce the angled height envelope that is recommended under the zoning above the lane or south property line. The application is significantly lower than the angled height envelope that is recommended along Barclay Street or north property line. Given the greater value of the public realm around the sidewalk, and the heritage value of maintaining the front yard, staff support the proposed height.

The most significant variance of the building envelope is the reduction of the interior side yard at the new building, from 6.89 ft. to 0.16 ft., which will require careful attention to design and construction. The impact of this reduction is somewhat offset by the use of open space for parking and circulation on the neighbouring sites.

The new addition includes an external elevator, positioned within an open space that separates the new and existing portions of the development. While the open space helps with both livability for the residential units by allowing light and air into the centre of the site, and lets the new and existing buildings stand on their own, the design of the elevator creates a notable presence in the streetscape that competes with the Mason Residence. Staff recommend further design development to reduce its notability. See Design Condition 1.1.

The application includes diagrams at standard times to show the shadows created by new and existing development. There are no impacts to public or private green space. The primary shadow at these times is from the 13 storey tower at 1884 Barclay Street. The primary shadow impact from the new development falls on the entrance walk of 1872 Barclay Street.

The application also includes view studies that quantify the loss or gain of view angle from the primary and secondary viewpoints of each unit. Considering the primary viewpoints, which are generally the largest living room windows, the main impact on the west neighbour at 1872 Barclay Street is to the two units located along the interior property line at levels two and three. These two would lose approximately 41 degrees of view angle, compared to an existing 61 degree view toward the lane. There are no residential units beside the new addition at level one, and no units above level three. The

main impact to the east neighbour at 1884 Barclay Street is to five units that currently have views of approximately 100 degrees. These units would lose from 7 to 37 degrees of view angle. Given that the majority of windows are not affected by the new addition, and the site is constrained by retention, staff accept the view impacts in this case.

Privacy impacts from new residential units on the site to neighbouring properties have been generally considered by limiting the amount of glazing that faces toward existing windows, and there are no new windows within 13 feet of existing windows that face the site. For comparison, the standard side yards of two new apartments would create a separation of 13.8 feet from one building to another. Nonetheless, staff recommend further design development to mitigate overlook from the new building to existing residents. See Design Condition 1.2.

Staff feel that the application generally delivers significant benefits as identified in the West End zoning and other policies, especially in terms of heritage preservation and neighbourhood character, while mitigating the negative effects. The majority of variances and relaxations sought, such as yards, the angled height limit, and site coverage are connected to preservation of the Mason Residence *in situ*. Staff support the proposed variances and relaxations, dependent on resolution of the items noted under Conditions.

The applicant's design rationale, attached as Appendix E, offers additional details on the architectural approach.

• **Conclusion:**

The application presents a carefully designed response to a narrow site which meets the relevant policies and preserves a heritage resource. Staff support the application, subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on August 15, 2012, and provided the following comments:

EVALUATION: SUPPORT (5-0)

- **Introduction:** Sailen Black, Development Planner, introduced the proposal in the West End for a new 6-storey residential building. He described the policy for the area noting the recommended height is 60 feet with up to 50% of the site covered by the building. The site is midblock and has a 33 foot frontage along Barclay Street, and is a west of Denman Street. The overall form is within the 60 foot maximum height except for a portion of the elevator core in the centre. The proposal is for five residential units plus two units in the heritage Mason residence plus four parking stalls. The site coverage would increase from the existing 28% to about 58%. A fourteen foot separation is planned between the new building and the retained heritage building at the second level. The proposal will maintain the existing front yard setback.

Advice from the Panel on this application is sought on the architectural and landscape design in general and in particular on the:

- New form of development within the Barclay streetscape, including the front yard design, open elevator, and side walls brought to the lot edges;
- Relationship of new building to existing residence and to nearby neighbours, including windows;
- Detailing and expression of the new building.

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Greg Borowski, Architect, further described the proposal noting that when they were approached by the owner originally it was going to be a new building on the site. After some discussion with the owner and neighbours it was decided to restore the house and add a new building. The house has been added onto over the years and in the effort to restore the house it opens up an area at the back of the house to add an infill building. Mr. Borowski described what could be built under the zoning. If they moved the house forward they could get a bigger building but that would mean the loss of some of the character of the property. The house is a reasonably modest house design and was worth leaving it in place as there aren't many of this type of heritage house left in the West End. Mr. Borowski noted that the lower floor of the house, which is currently a crawl space/basement will be made into a suite as they will excavate down rather than raising the house to make it a liveable space. He described the architectural elements including the colour and material palette. He noted that the main living spaces and the master bedroom spaces are all on the south orientation. The new building will have a studio suite on the ground floor, one suite per floor on levels one to four, and one suite on level five and six combined including a roof terrace. In terms of sustainability there is a low window to wall ratio and the heating/cooling will be a radiant system. The parking will include an elevator to get cars in and out of the underground stalls.

Jennifer Stamp, Landscape Architect, described the landscape plans noting that they are planning to use a heritage plant and material palette for the garden around house with a more contemporary palette for the new building. They are hoping to keep as much as possible the garden in the front of the heritage home while excavating the basement. The front yard and patio will be tiered down to the lower unit in the house. They are planning a water feature at the entry to the new building. There is a small garden planned off the studio unit with a patio and the roof top patio space will be an outdoor entertainment space with a kitchen.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Preserve the streetscape for the heritage house and landscape;
 - Consider moving or improving the elevator core for better circulation;
 - Consider adding a common amenity space.
- **Related Commentary:** The Panel supported the proposal and applauded the applicant for the idea of infill housing in the West End that retains the heritage home.

The Panel thought it was a reasonable approach to preserve the heritage home and thought it was an appropriate modern approach to the new building. Several Panel members thought the elevator core might not be in the right spot and suggested removing the internal lobby addition at grade. They thought the two pieces could sit apart from each other and that a canopy could be added over the elevator door as weather protection. One Panel member suggested having the elevator core on the lane instead. This would improve the circulation which looks too narrow and that the building could be shifted to widen the passageway. There were also some concerns regarding the angle of daylight especially for the ground floor units and the ones on the north side.

Some of the Panel thought the elevator could be surrounded with clear glass or to use an elevator that doesn't need mass at the back of the building to improve the relationship between the two buildings.

The Panel liked the colour palette and thought it was appropriate against the heritage materials. A couple of Panel members thought there should be a common amenity space in the project and suggested the applicant look at the roof top.

One Panel member suggested adding shading devices on the south and west facades of the new building.

- **Applicant's Response:** Mr. Borowski thanked the Panel for their comments. He said he liked the Panel's suggestions regarding the elevator core and that they would take another look at the placement of the elevator.

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

No significant risks have been identified through this review.

LANDSCAPE

The approach to the landscape plan is respectful to the existing garden and history of site. Secondary design elements are carefully integrated into the existing landscape in a functional and meaningful way to respond to the new building.

HERITAGE PLANNING

Heritage Value

The Mason Residence at 1860 Barclay Street has been nominated by the owner for inclusion on the Vancouver Heritage Register. The owner has commissioned the preparation of a Statement of Significance (SOS) (identifying the heritage values of the site) which indicates the site has sufficient heritage value to make it eligible for addition to the Heritage Register. The SOS and a draft heritage evaluation prepared by staff indicating the site could be added to the Heritage Register in the 'B' evaluation category were reviewed and supported by the Vancouver Heritage Commission in February 2012.

The Mason Residence was built in 1901-02 and is one of the oldest remaining original homes in the West End. It features a gambrel roof, original wood frame windows and a rectangular front bay with a multi-light wooden window assembly with leaded glass transoms. The character defining elements of the site as listed in the SOS are as follows:

- setback from Barclay street in a garden setting, as part of the West End neighbourhood of Vancouver;
- continuous residential use for more than a century;
- residential form, scale and massing as expressed by its one and one-half storey height with asymmetric cross-gambrel roof and shed roof dormer on the west elevation;
- wood frame construction, with original wooden lapped siding on the first floor and cedar shingle siding on the second floor;

- unique design, featuring aspect of the of the Shingle style and British Arts and Crafts movements, including: gambrel roof structure; variety of siding types; decorative wooden brackets under rectangular front bay;
- shed roof over the front bay and front door; supported by triangular brackets and closed soffits;
- variety of original wooden windows and openings;
- original wooden front door; and
- two internal red brick chimneys and one external red brick chimney.

Proposed Heritage Conservation Work

The application proposes to preserve and rehabilitate the Mason Residence. The basement is to be excavated to create a new suite, while the remainder of the house will be converted into an additional suite. The Heritage Conservation Plan calls for preservation of the wood frame structure of the house and the exterior wood siding and shingles. Any damaged material is to be matched to the original. Over the life of the building there have been several additions to the rear which are to be removed and the rear elevation will be restored to its original appearance (noting that the new entry lobby to the rear infill will be attached to the rear of the house). Decorative exterior elements such as the bargeboards, soffits and triangular brackets will also be preserved and or repaired and replicated as required. Many original windows remain and will be retained and rehabilitated. Where windows have been replaced, new wood windows to match the original will be manufactured and installed. The proposed heritage work is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and is supported by staff.

The application proposes to increase the permitted floor area based on the cost of heritage related restoration and other considerations as described in the Zoning District Schedule. The development proforma prepared by the applicant team was reviewed by Real Estate Services and it was concluded that a reduction to the permitted floor area from the proposed 2.5 FSR to 2.27 FSR would be required see Condition A.1.3 of this report. The applicants have determined the required reduction could be achieved by including standard floor space exclusion provisions (such as amenity and storage space) permitted in the Zoning District Schedule. While the permitted density will need to be reduced, the form of the building as proposed is not expected to change.

Comments from the Vancouver Heritage Commission

The development permit application was reviewed on September 10th, 2012 and the Commission passed the following motion:

THAT the Vancouver Heritage Commission supports the Statement of Significance and Conservation Plan for 1860 Barclay Street, as presented at the September 10th, 2012, meeting and approves the compatibility of the new building with the heritage building including the proposed connection between the two buildings.

FURTHER THAT the Commission commends the applicant on the retention of the heritage house.
CARRIED UNANIMOUSLY

West End Planning Program

The Mason Residence is located in West End which currently has a Community Plan program in progress. When Council approved the West End Community Plan program policies to govern consideration of rezoning enquiries and applications, and heritage revitalization agreements (HRA), during the Community Plan programs were also approved. The policies are based on the principle of not pre-

empting or diverting the community planning program with rezonings or heritage revitalization agreements which set new directions or preclude options in a neighbourhood. Policy No. 7 states "Rezoning applications involving heritage retention and heritage revitalization agreements will be considered. If this conflicts with other Council policy (e.g. rental housing rate of change policy vs. heritage retention policy), then this will result in a report to Council for direction (also see Policies 2 and 5)."

The current application includes retention of the Mason Residence which is a heritage resource, and it proposes to generally comply with existing zoning regulations (noting that some relaxations, as detailed in this report, are proposed which can be considered by the Development Permit Board). The application does not conflict with other Council policy and staff are of the opinion it does pre-empt or divert the community planning program presently underway, therefore the application could be considered.

REAL ESTATE

Proforma Evaluation

Real Estate Services staff reviewed the applicant's proforma evaluation in accordance with Council's approved policies. The Director of Real Estate Services advises that the supported additional density of 3,336 square feet, for a total supportable FSR of 2.27 (9,822 square feet) and other by-law variances proposed to offset the costs and compensate for any reduction in land value resulting from the designation, rehabilitation and conservation of the heritage building will not result in any undue profit.

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

Applicants conducted a pre-development application Open House at the Best Western Sands Hotels on March 8th, 2012, with 23 people signing in, comments were mainly positive for what neighbours would like to see in terms of density, height, and heritage retention.

On July 25th, 2012, one site sign was posted and 1489 notification postcards were sent to neighboring property owners advising them of the application, and offering additional information on the city's website. Email notifications were also sent to West End based Organizational groups and West End contact list from Community Planning totaling 50 contacts. Neighbourhood website posting included

West End Neighbours (WEN), West End Resident's Association (WERA), West End Seniors Network (WESN) regarding the application and information on the second Open House.

OPEN HOUSE

A second Applicant's Open House was held again at the Best Western Sands Hotels on September 6th, 2012 with City staff in attendance for questions regarding process, planning and heritage. 25 people signed in. A total of 11 comments sheets were received; 10 For and 1 Against. Objections were for proposed side yards, size and location of building. Positive comments included compliments on heritage preservation, well integrated design, supportable relaxations, and appropriate scale and density in keeping with the character of the neighbourhood.

LETTER RESPONSES

There were 7 written responses to the mail out notifications. Comments include objections to the loss of green space enjoyed by neighbours, reduction in open sky, and additional traffic generated from the proposed development. There was also concern that this development will contribute to overcrowding on two dense street blocks, that the site being too small for a 6 storey apartment building. There was preference to see a laneway house or a 2 storey as a more reasonable development.

There were concerns from adjacent properties on noise disturbance particularly from the front entranceway and courtyard area of the proposed application, and suggested the development to provide sound dampening measures be put in place to reduce noise.

Applicant's Response: *Wood fencing and soft landscaping have been indicated in this area which should dampen noise. Also, there are only 5 suites in the new building, so circulation in this area will be modest, compared to the adjacent buildings with many more existing suites.*

There were also concerns on the side yard setbacks reduction as it may limit the ability for potential future development (to enable underpinning) of adjacent neighbouring site due to the proposed close proximity of development to the property line.

Applicant's Response: *Conventionally a mutual underpinning agreement is struck between owners of adjacent sites, offering them the same opportunity to underpin under each other's sites for future opportunity.*

Staff has reviewed Applicant's response above and generally concur.

WERA representative comment: Co-op cars are supported and should be encouraged for the area, and parking overall should be reduced.

WESN representative comment: Good example of retaining historic characteristics of the West End.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by the Development Permit Board.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

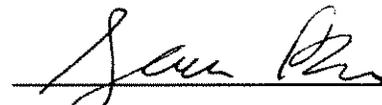
It also required the Board to consider a By-Law relaxation per Section 4.10.4 [Horizontal Angle of Daylight] and Section 4.17.1 [External Design] of the Zoning and Development By-law. The Staff Committee supports the relaxations proposed.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation per Section 4.3.6 of the Parking By-Law. The Staff Committee supports the relaxations proposed as outlined in the proposed conditions of approval.

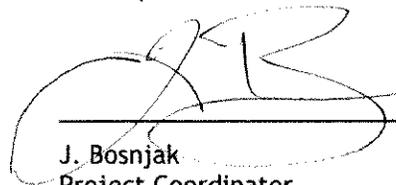
Staff Committee supports this proposal with the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



S. Black, MAIBC
Development Planner



J. Bosnjak
Project Coordinator

Project Facilitator: M. Au

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

A.1.1 City Council adds the existing building at 1860 Barclay Street to the Vancouver Heritage Register;

A.1.2 City Council approves the municipal heritage designation of the Mason Residence, 1860 Barclay Street, at public hearing, and the Heritage Designation By-law is enacted;

Note to Applicant: The owner(s) will be required to enter into a legal agreement with the City incorporating the following:

- (a) that all work to the heritage building will be completed according to an approved heritage conservation plan;
- (b) occupancy of all buildings be restricted until the rehabilitation of the heritage building is completed to the satisfaction of the Director of Planning;
- (c) that the heritage rehabilitation work will be completed in a timely manner; and
- (d) assurance that the services of a qualified restoration architect will be retained to provide professional services relative to all aspects, including site supervision, of the exterior restoration work.

Further confirmation is required, to the satisfaction of the Director of Planning and Director of Legal Services, that the agreement is completed and registered on title in the Land Titles Office.

Standard Technical Conditions

A.1.3 compliance with a floor space ratio (FSR) maximum of 2.27 as per Real Estate Services' Proforma Evaluation.

Note to Applicant: The required reduction in FSR may be achievable without significant changes to the exterior form, depending on the amount of floor area eligible for exclusion from FSR under the RM-5B district schedule. This application currently does not propose any floor area exclusions, such as residential storage or amenity rooms.

A.1.4 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.5 compliance to Section 4.10 the Horizontal Angle of Daylight for the Main floor Bedroom and Dining Room;

Note to Applicant: This can be achieved by the removal of slider door in bedroom of main floor new building.

A.1.6 dimensioning of yard setbacks on the site plan and all floor plans;

A.1.7 detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

Note to Applicant: Top of Railings/Parapet and roof peaks of all buildings are to be noted.

- A.1.8 provision of floor slab elevations on floor plans;
- A.1.9 provision of one disability parking space, and confirmation of a minimum 2.3 m (7'-7") vertical clearance in accordance with Section 4 of the Parking By-law;
- A.1.10 provision of a minimum of 5.7 m (200 cu. ft.) of useable storage space for each dwelling unit for the storage of bulky items such as winter tires, ski and barbecue equipment, excess furniture, etc.;

Note to Applicant: The storage area(s) may be below grade with individual lockers in a common space or may be provided en suite; however, laundry facilities should not be located inside such storage areas. Refer to Bulk Storage - Residential Development bulletin for more information.

- A.1.11 details of bicycle rooms (label on plans), in accordance with Section 6 of the Parking By-law, that demonstrate the following:
 - a minimum of 20 percent of the bicycle spaces to be secured via lockers;
 - a maximum of 30 percent of the bicycle spaces to be vertical spaces;
 - a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles;
 - notation (on the plans) that "construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law".

Standard Heritage Conditions

- A.1.12 maximum retention of exterior wall features and details, as well as character-defining windows and doors, by employing alternative solutions to rain-screen and other environmental separation requirements;

Note to Applicant: Staff are currently working on changes to the Vancouver Building By-law including Part 10. At this point, staff cannot advise on what changes may be proposed which address heritage buildings. If a rain-screen is required, provide a large scale detail of a typical window assembly showing the proposed wall cavity assembly as well. The following is provided as a general reference although not directly applicable in this case, as an interim procedure for houses: when a building is a designated heritage building and contains at most two dwelling units and these units are not to be strata titled, provided exterior alterations are limited, and provided the retention of the exterior cladding and trim is a supported heritage objective, it may be possible to exempt the requirement of drained cavity wall cladding system (rain-screen) in Part 9 of the Vancouver Building By-law (VBBL). Staff may seek the involvement of a Building Envelope Professional (BEP) to review the exterior wall design and to meet the intent of the requirement of thermal insulation as per VBBL 9.25.2. Alternatives to the requirements of VBBL Table 9.25.2.1 may be determined through the use of modeling or using other acceptable good engineering principles as per VBBL 9.25.2.1.(2). A certified energy advisor (CEA) would be able to provide such design and calculation at Building Permit application stage. If the principal building as described above is going to be strata titled, with the involvement of a BEP and CEA, a letter addressed to the Chief Building Official is to be submitted requesting rain-screen exemption. In this case, all work shall conform to the current VBBL including Part 9, 10 and Part 12, as the Strata Title Act requires full compliance to the Vancouver Building By-law.) Note as well that the current provisions of the Home Protection Act allow for exemptions for heritage buildings under certain conditions. Please contact the Home Protection Office for more information or clarifications on the provisions of the Act.

A.1.13 design development to increase the amount of solid wall on the lower portion of the front(north) elevation of the heritage house;

Note to applicant: Three opening doors, located adjacent to each are proposed for the lower main floor. Consideration should be given to converting the French doors to windows in order to increase the solid wall while still ensuring sufficient light to achieve livability.

A.1.14 design development to the fence in the front yard to be more in keeping with the character of the heritage building, also refer to Standard Condition A1.18;

Note to applicant: The fence should incorporate wood elements such as pickets that are in keeping with the period of the heritage building.

A.1.15 clearly identify windows on each elevation of the heritage house to be retained and rehabilitated or replaced;

Note to applicant: For new windows, provide detailed drawings indicating materials, dimensions, opening type, and reference to head, sill, jamb and window division details.

A.1.16 provide large scale detail of the proposed connection, including materials and construction details of the glazed entry lobby to the rear of the heritage house;

Standard Landscape Conditions

A.1.17 provision of additional spot elevations on the site/landscape plan and large scale sections in the north-south direction across property lines;

Note to Applicant: the elevations should be provided for top/bottom of all retaining walls, walkways, patios, within 1 m of property lines, including adjacent sites. Grading near property lines should blend across property lines.

A.1.18 clarification of property line fence treatment;

Note to Applicant: the landscape plans and architectural plans should be consistent with regard to fence treatment. Any permanent privacy fencing and the "entry pavilion" should be compatible with the architectural style of the site. Large scale, detailed elevations should be provided. While the "entry pavilion" may be overheight, subject to review by staff, fencing in the front yard should not exceed 1.2 m (4 feet) in height.

A.1.19 illustration of dimensioned tree barriers on the plans;

A.1.20 provision of a certified arborist report to comment on proposed hardscaping (walkways, fences, retaining walls) in proximity to neighboring vegetation;

Note to Applicant: where the arborist observes that neighbor vegetation could be harmed, further design development will be required and the neighbor should be notified at earliest convenience. Special attention will be needed at the property line in the south east corner. Consider employing hand dug post-hole footings for new privacy fences adjacent the hedge and tree.

A.1.21 where applicable, provision of a letter of assurance that an arborist has been hired for the project;

Crime Prevention Through Environmental Design (CPTED)

A.1.22 notation on the drawings of security lighting on photocell and timer for outdoor access paths, designed to avoid glare to neighboring properties;

A.1.23 consider provision of a fence and gate to deter unintended access from the lane;

A.2 Standard Engineering Conditions

A.2.1 provision of the correct legal description;

Note to Applicant: page A2.01 should read “The West ½ of Lot 5, Block 68, DL 185, Plan 92”

A.2.2 provision of the following design elevations in the lane at exit/access path (54.97), small car stall #1 (54.73), parking lift (54.55) and car share stall (54.30);

A.2.3 provision of an improved design to allow for sufficient vehicle maneuvering;

Note to Applicant: Engineering recommends providing additional aisle width 23'+ by converting some stalls to small car spaces to accommodate the unconventional maneuvering from the parking lift to the adjacent spaces, especially stall 3. Engineering does not accept the turning swath provided by the applicant for stall 3 as excessive maneuvering is required (5 point turn).

A.2.4 compliance with the Parking and Loading Supplement to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The following items are required:

- Provision of additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall. (Section II.A)
- Reduce column encroachments in parking stall 1 and the car share stall to a maximum of 6" (0.15m). (Section II.A)

Please contact Dave Kim of the Neighborhood Parking and Transportation Branch at 604-871-6279 for more information.

A.2.5 provision of the following requirements related to the proposed vehicle lift:

- a signed letter from the BC Safety Authority which, in principle, supports the provision of the vehicle elevator/ lift device;
- the vehicle lift shall include appropriate warning features for vehicles exiting the lift; and
- the vehicle lift meets the standards of a full size parking stall as prescribed by section 4.8.1 of the Parking By-law;

Note to Applicant: Consider overhead doors for the vehicle lift.

A.2.6 Arrangements are to be made, to the satisfaction of the Director of Planning and Director of Legal Services in consultation with the General Manager of Engineering Services, for the provision of the proposed car share vehicles and car share vehicle parking spaces on-site;

A.2.7 provision of a full sized car share stall in compliance with section 4.8.1 of the Parking By-law or provide written confirmation from a car share company that a small car stall would be operationally feasible at this location;

A.2.8 The General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property with no reliance on public property for placement of these facilities. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. We strongly recommend that BC Hydro be contacted at the earliest stage of this development to resolve any issues that can arise.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated November 21st, 2012. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **June 17th, 2013**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 In the event that retention of portions of the heritage building which are to be retained cannot occur as shown on the approved plans all construction work must cease. Construction must stop as the work is no longer in compliance with the approved permit and the permit would now be considered to be invalid. Replication or replacement of existing portions of the building that were to be retained does not comply where retention is a condition of the permit. Planning staff must be contacted to discuss options including the possibility of new permits in the event the building cannot be retained as shown on the approved plans.
 - B.2.2 All windows are as approved on the drawings and any substitutions or changes require the approval of the Director of Planning before the replacement windows are installed. Regarding the heritage building, unless noted otherwise, "existing" means the existing window retained and refurbished in place or removed and refurbished and re-installed.
 - B.2.3 All new trims and wood elements are to be sanded and painted fir or cedar (textured or combed products are not approved) unless specifically approved otherwise on the drawings.
 - B.2.4 All soffits, including those at the front porch, are to be wood T&G (existing or new) sanded and painted, unless specifically approved otherwise;
 - B.2.5 Flashing at new windows and doors, or where trims are replaced at existing windows and doors, is to extend over the window portion only and not across vertical trims surrounding the window or door opening. All new wood windows matching existing wood windows are to have sashes of substantial section matching the existing windows and are to be installed in casing and frames matching the existing profiles.
 - B.2.6 All work is to be consistent with the approved Conservation Plan which forms a part of the development permit. The heritage agreement may require the heritage consultant's confirmation of the completion of the approved rehabilitation work in this regard and the heritage consultant should be involved in relevant site reviews.
-

- B.2.7 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.8 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.9 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.10 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.11 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
-

Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on June 21, 2012 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

- *1. Principle entrance is not within 15m of fire access route.
- *2. Firefighters' path of travel does not comply with minimum width requirements.
- *3. There are exit exposure issues at the main lobby, along the side of the existing building and at the front of the existing building.
- *4. Walls along the property line are to be non-combustible construction with non-combustible cladding.
- *5. Glass blocks at property line to have equivalent FRR and performance as required rated wall assembly.
6. Building safety facilities such as central alarm and control facility, fire fighters elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the fire fighters' entrance.
7. Fire protection, structural capacity, and accessibility of the existing building are required to be upgraded per Part10 of the VBBL. This is considered to be a Major Vertical Addition with corresponding level of upgrade of F4, S4, and A4.
8. Eave projection within 1.2m of the property line are to be non-combustible.
9. No unprotected openings allowed at east and west property lines.
10. Standpipes are required to be in exits or exit stairs.
11. Main floor rear exit blocked by second floor rear exit.
12. Existing building requires rated assembly at lobby of addition.
13. Show location of nearest fire hydrant.
14. Show location of fire department connection and annunciator panel.
15. Addition to comply to enhanced accessibility requirements of VBBL.
16. Glass guard rails to comply to CAN/CGSB 12.20.
17. The development must comply with ASHRAE 90.1 - 2077 Standard. Compliance forms to be submitted for building permit applications.

Items marked with * have been identified as serious building by-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

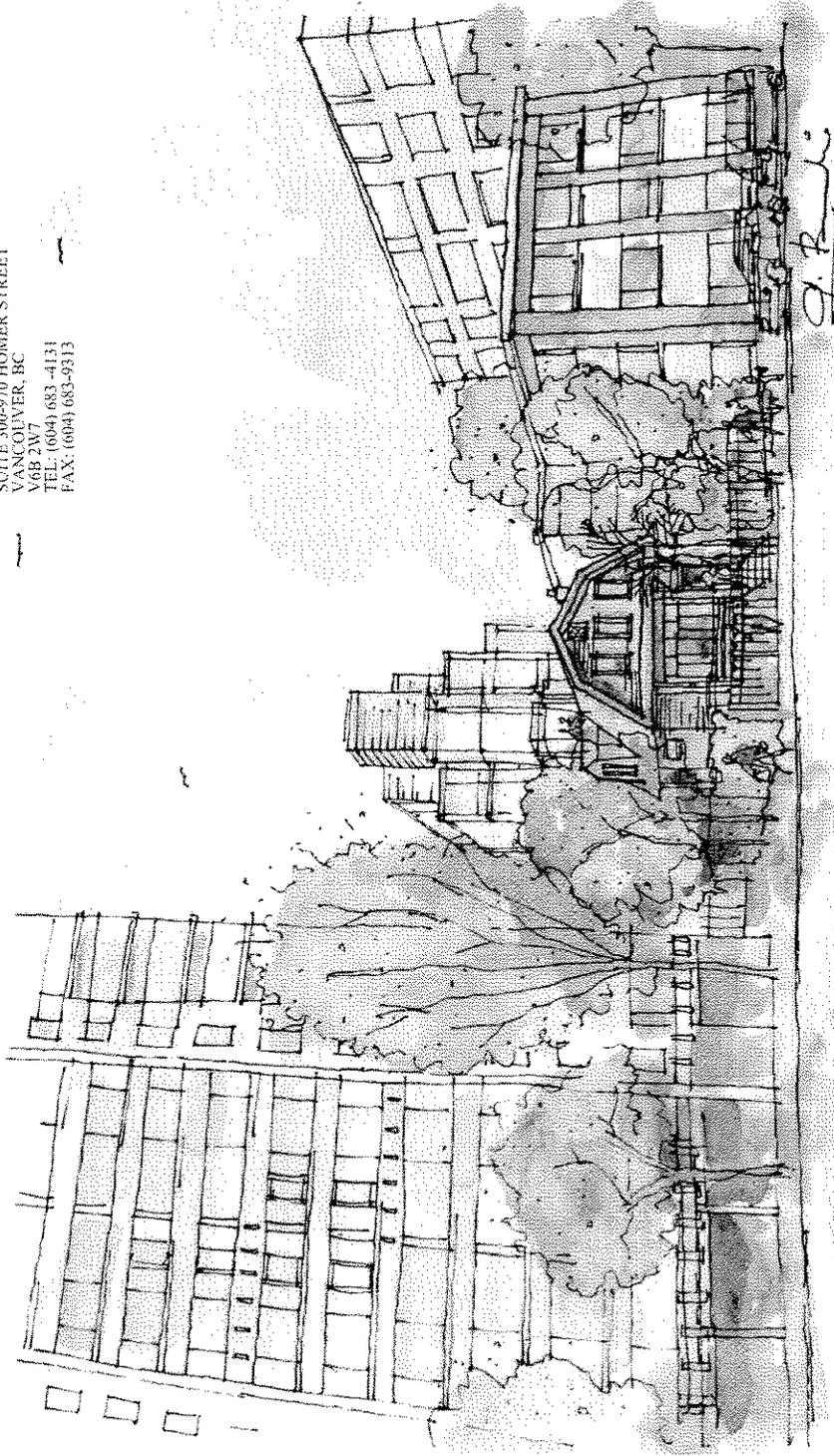
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Appendix D; page / of 33



1860 Barclay Street

FOR GEORGE ABOUD

ISSUE FOR DEVELOPMENT PERMIT

JUNE 19, 2012

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Project	Date
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1860 Barclay Street	
Vancouver BC	
Group: Woodland	

1860 Barclay St.
 1860 Barclay Street
 Vancouver BC
 Group: Woodland

Sheet Title: **CONTEXT PLAN**

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Revision	Description	Date
1	Issue for Permit	11/08/2012
2	Issue for Construction	11/08/2012
3	Issue for Construction	11/08/2012
4	Issue for Construction	11/08/2012
5	Issue for Construction	11/08/2012
6	Issue for Construction	11/08/2012
7	Issue for Construction	11/08/2012
8	Issue for Construction	11/08/2012
9	Issue for Construction	11/08/2012
10	Issue for Construction	11/08/2012

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Sheet Title
PROPOSED SITE PLAN

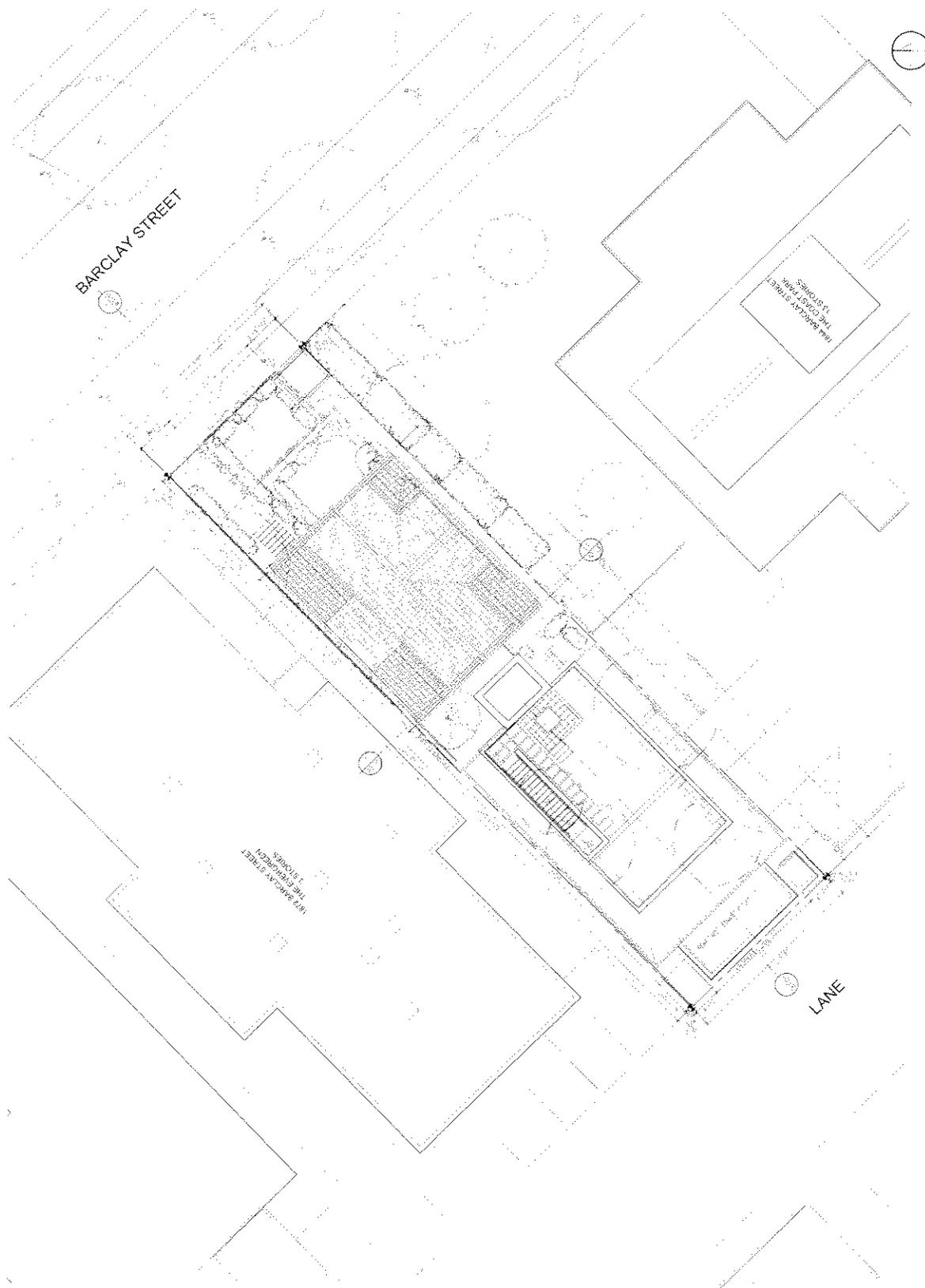
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Checked By
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Project Number
 1129

Scale
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Sheet Number
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Revisions	Description	Date

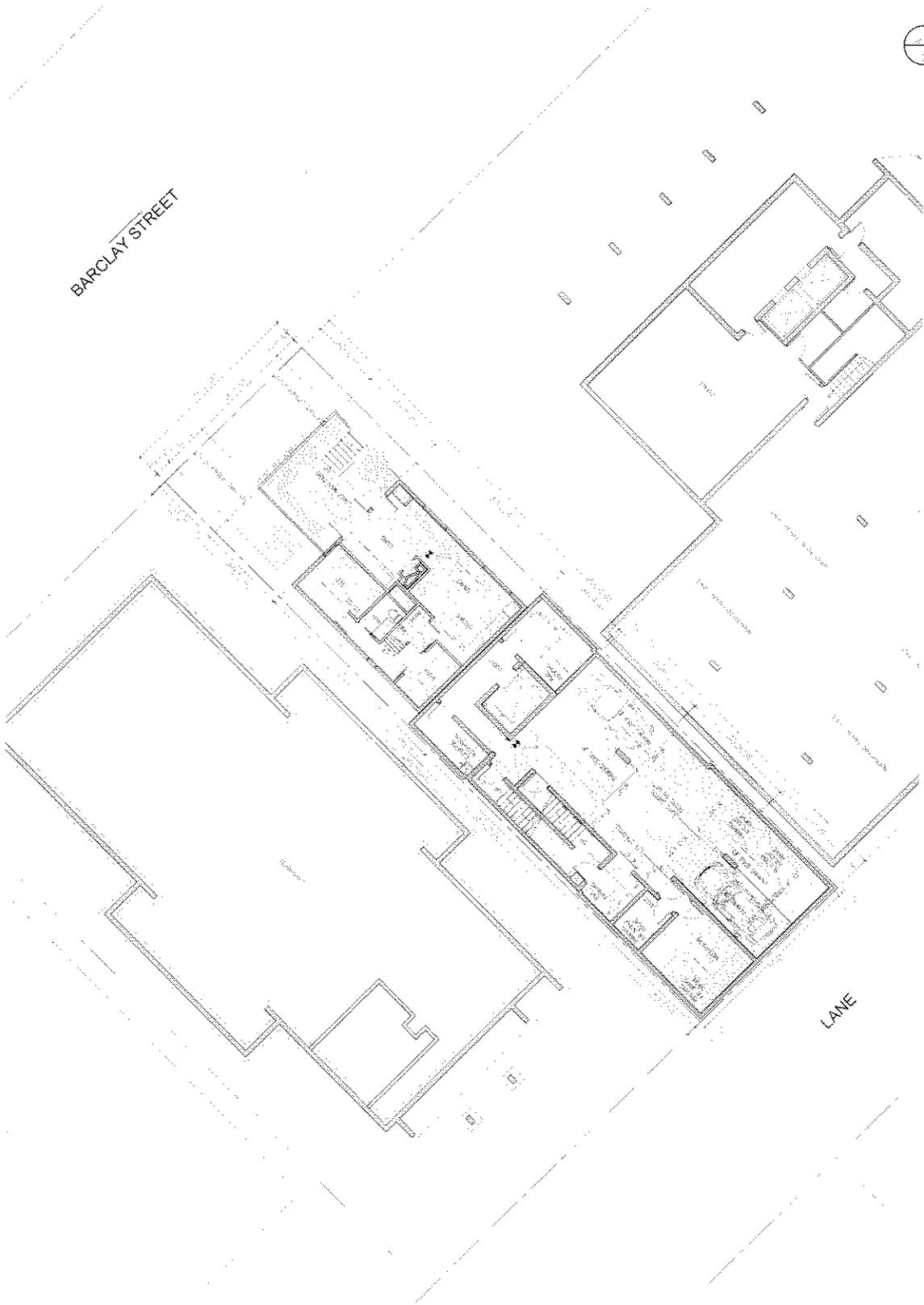
Issue	Issue Date

Project
 1860 Barclay St.
 Vancouver, BC
 For
 George Atwood

Sheet Title
 PROPOSED LOWER MAIN FLOOR
 PLAN

Sheet No.	7
Project No.	1125
Revision	1.0
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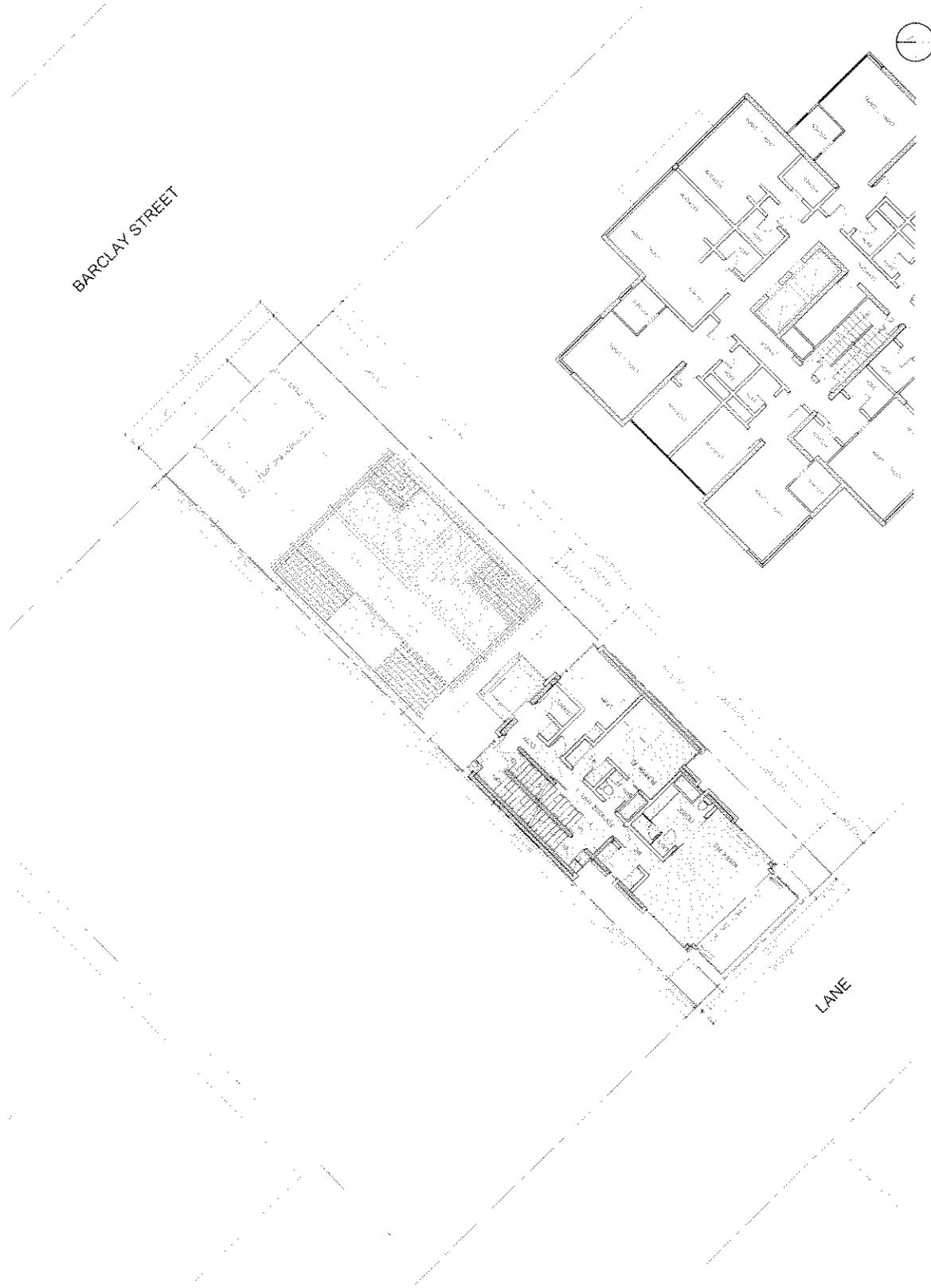
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Project
1860 Barclay St.
 1860 Barclay Street
 Vancouver, BC
 For
 George Atwood

Sheet title
PROPOSED LEVEL 3 FLOOR PLAN
 Project No.
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 Project Name
 1860 Barclay Street
 Scale
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 Date
 11/19/2012

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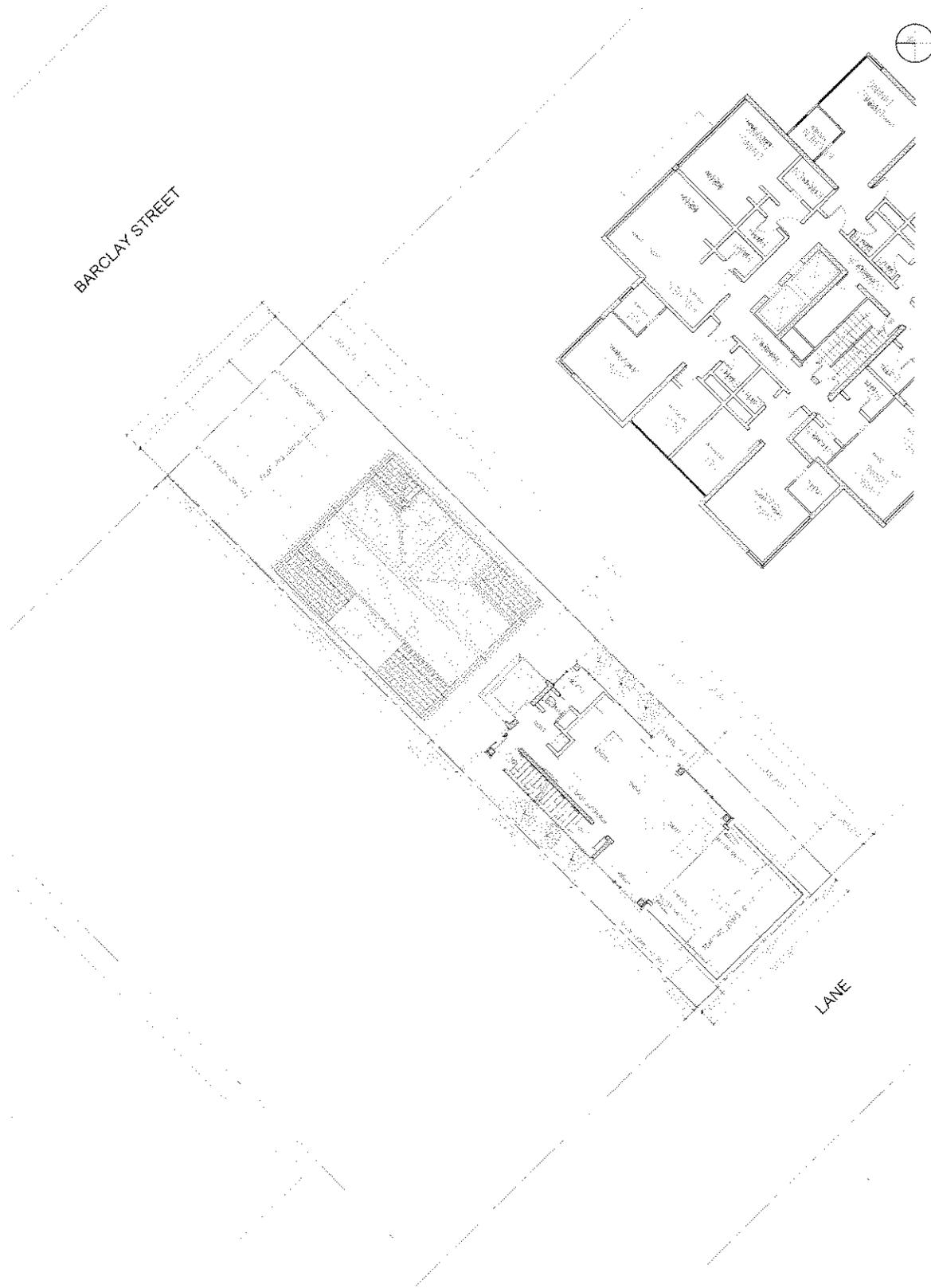
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 Vancouver, BC
 For
 Change Approval

Sheet No.
PREPARED LEVEL 6 FLOOR PLAN

Project No.
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Scale
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Sheet Number
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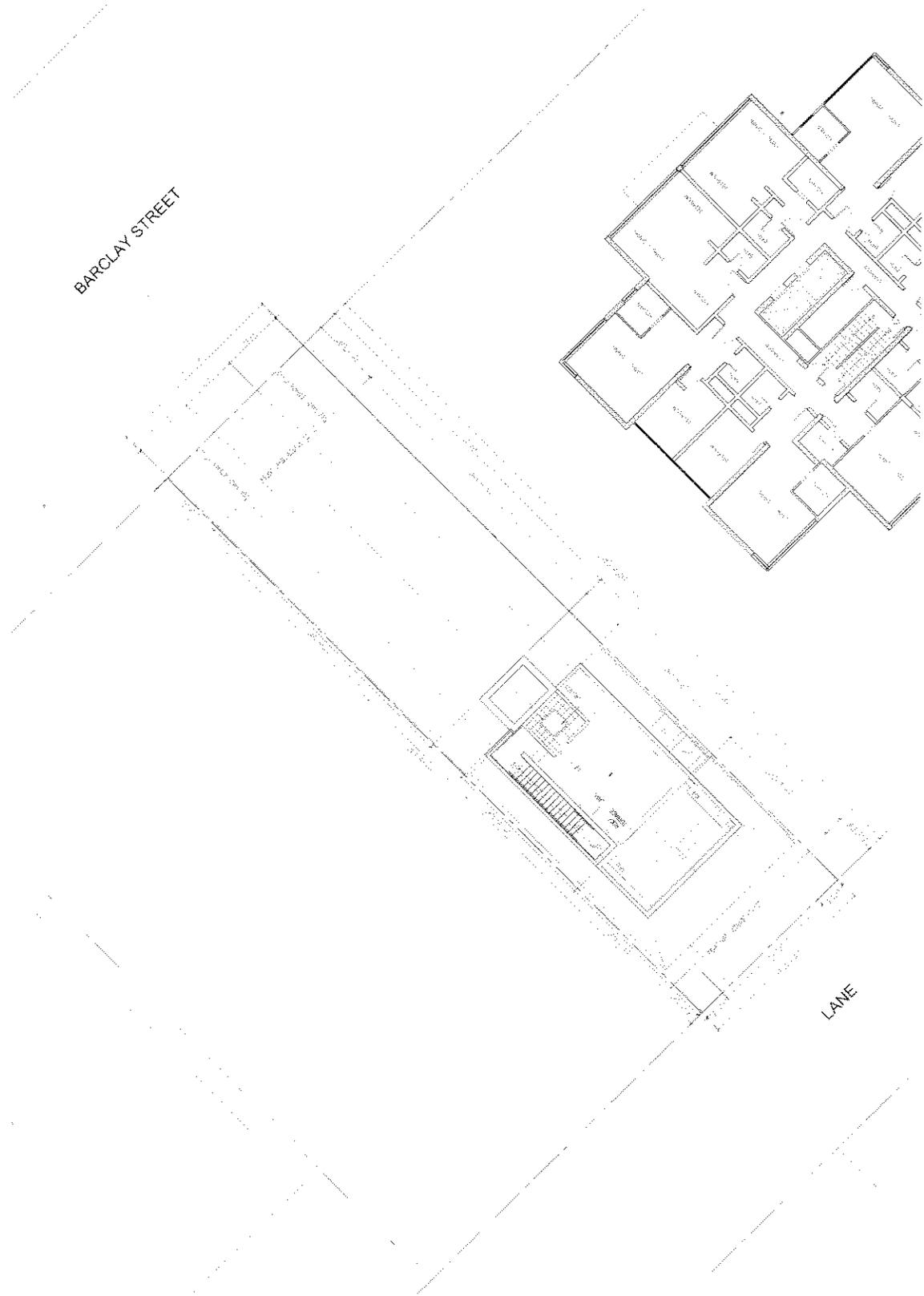
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1860 Barclay St.
 West Barclay Street
 Vancouver, BC
 For
 George Arbutus

Sheet No. PROPOSED RCGF PLAN

Drawn By: []
 Date: []
 Project Name: []
 L.P.N. []
 Revision: []

A1.08



1860 Barclay St. West Barclay Street Vancouver, BC For George Arbutus

MERRICK ARCHITECTURE
 BOROWSKI
 SAKUMOTO
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 Limited

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MERRICK

Project Name	1860 Barclay St.
Client	1860 Barclay Street Vancouver, BC George Johnson
Location	1860 Barclay Street Vancouver, BC V8W 2M7
Scale	1/8" = 1'-0"
Date	2012
Drawn by	
Checked by	
Approved by	
Comments	

Project
1860 Barclay St.
 1860 Barclay Street
 Vancouver, BC
 George Johnson

View Title
PROPOSED NORTH ELEVATION

Drawn By	LMC
PM	GH
Project Number	1115
Scale	
Revision	
Sheet Number	

A2.00

Materials Legend

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<input type="checkbox"/> 2.00	BRICK	<input type="checkbox"/> 2.00	BRICK
<input type="checkbox"/> 3.00	CONCRETE	<input type="checkbox"/> 3.00	CONCRETE
<input type="checkbox"/> 4.00	GLASS	<input type="checkbox"/> 4.00	GLASS
<input type="checkbox"/> 5.00	ROOFING	<input type="checkbox"/> 5.00	ROOFING
<input type="checkbox"/> 6.00	PAINT	<input type="checkbox"/> 6.00	PAINT
<input type="checkbox"/> 7.00	LANDSCAPE	<input type="checkbox"/> 7.00	LANDSCAPE
<input type="checkbox"/> 8.00	IRON	<input type="checkbox"/> 8.00	IRON
<input type="checkbox"/> 9.00	STEEL	<input type="checkbox"/> 9.00	STEEL
<input type="checkbox"/> 10.00	STONE	<input type="checkbox"/> 10.00	STONE
<input type="checkbox"/> 11.00	CEMENT	<input type="checkbox"/> 11.00	CEMENT
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<input type="checkbox"/> 13.00	GRAVEL	<input type="checkbox"/> 13.00	GRAVEL
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<input type="checkbox"/> 16.00	STUCCO	<input type="checkbox"/> 16.00	STUCCO
<input type="checkbox"/> 17.00	EIFS	<input type="checkbox"/> 17.00	EIFS
<input type="checkbox"/> 18.00	INSULATION	<input type="checkbox"/> 18.00	INSULATION
<input type="checkbox"/> 19.00	MEMBRANE	<input type="checkbox"/> 19.00	MEMBRANE
<input type="checkbox"/> 20.00	ROOFING	<input type="checkbox"/> 20.00	ROOFING



Approved by: _____ Date: _____
 Project No. 1115
 Sheet No. A2.00

MERRICK ARCHITECTURE

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SAKURAIOTO
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MERRICK

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System

100

Project

1860 Barclay Street

31 June 2012

Drawn by

Project Manager

Checked by

Approved by

Client

Scale

Notes

Project

1860 Barclay St.

1860 Barclay Street

Vancouver, BC

for

George Atwood

Sheet Title

PROGRAMME FAST TRACK

Revision No.

001

Drawn By

CR

Project Number

1129

Revision

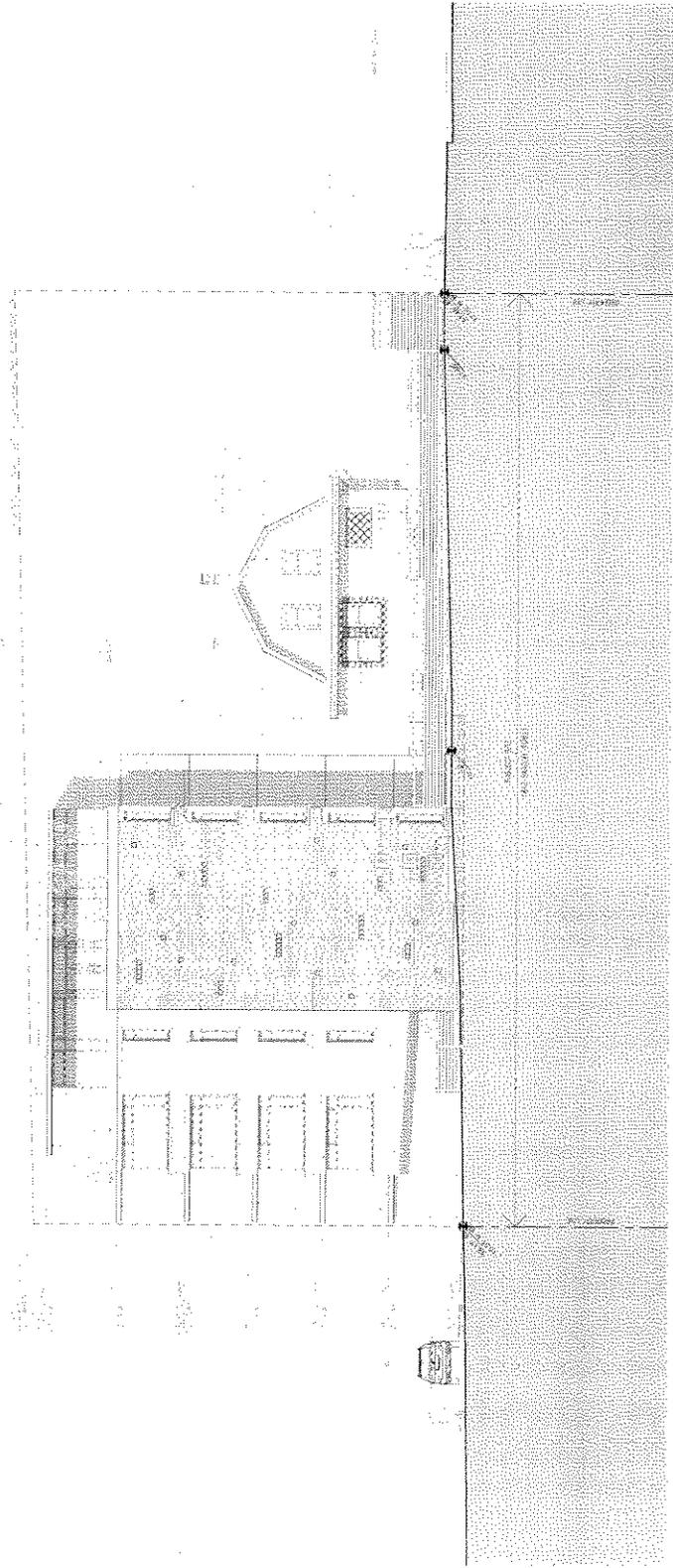
Sheet Number

17

A2.01

Materials Legend

- 100% Concrete
- 100% Brick
- 100% Stone
- 100% Wood
- 100% Metal
- 100% Glass
- 100% Asphalt
- 100% Gravel
- 100% Sand
- 100% Earth
- 100% Foliage
- 100% Water
- 100% Sky
- 100% Clouds
- 100% Sun
- 100% Moon
- 100% Stars
- 100% Planets
- 100% Comets
- 100% Nebulae
- 100% Galaxies
- 100% Universe



1860 Barclay Street, Vancouver, BC V6B 2K7. Project Manager: George Atwood. Architect: Merrick Architecture. Date: 31 June 2012.

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MERRICK ARCHITECTURE

Project No. _____ Date _____

Issue	Description	Issue Date
1	Issue for Approval	14 June 2012
2		
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4		
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8		
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10		

Project
1860 Barclay St.
 1860 Barclay Street
 Vancouver, BC
 For
 George Atwood

Client
PROGRESS SOLIDIFICATION

Project No. _____
 Date _____
 Project Name _____
 Project No. _____
 Project No. _____
 Project No. _____

A2.02

Materials Legend

- 1. Concrete
- 2. Brick
- 3. Glass
- 4. Steel
- 5. Aluminum
- 6. Copper
- 7. Zinc
- 8. Titanium
- 9. Carbon Fiber
- 10. Kevlar
- 11. Fiberglass
- 12. GFRP
- 13. CFRP
- 14. FRP
- 15. FRP
- 16. FRP
- 17. FRP
- 18. FRP
- 19. FRP
- 20. FRP



Architect: Merrick Architecture Ltd. 571 Home Street, Vancouver, BC V6B 2G7. Tel: 604 683 3113. www.merrickarch.com
 Project: 1860 Barclay St. 1860 Barclay Street, Vancouver, BC. For: George Atwood
 Date: 14 June 2012
 Project No: _____
 Project Name: _____
 Project No: _____
 Project No: _____
 Project No: _____

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MERRICK

Sheet: 1860 Barclay St. - Elevations

Date:

Revision	Description
1	Issue for Permit
2	Issue for Construction
3	Issue for Construction
4	Issue for Construction
5	Issue for Construction
6	Issue for Construction
7	Issue for Construction
8	Issue for Construction
9	Issue for Construction
10	Issue for Construction

1860 Barclay St.
 1860 Barclay Street
 Vancouver BC
 for
 George Atwood

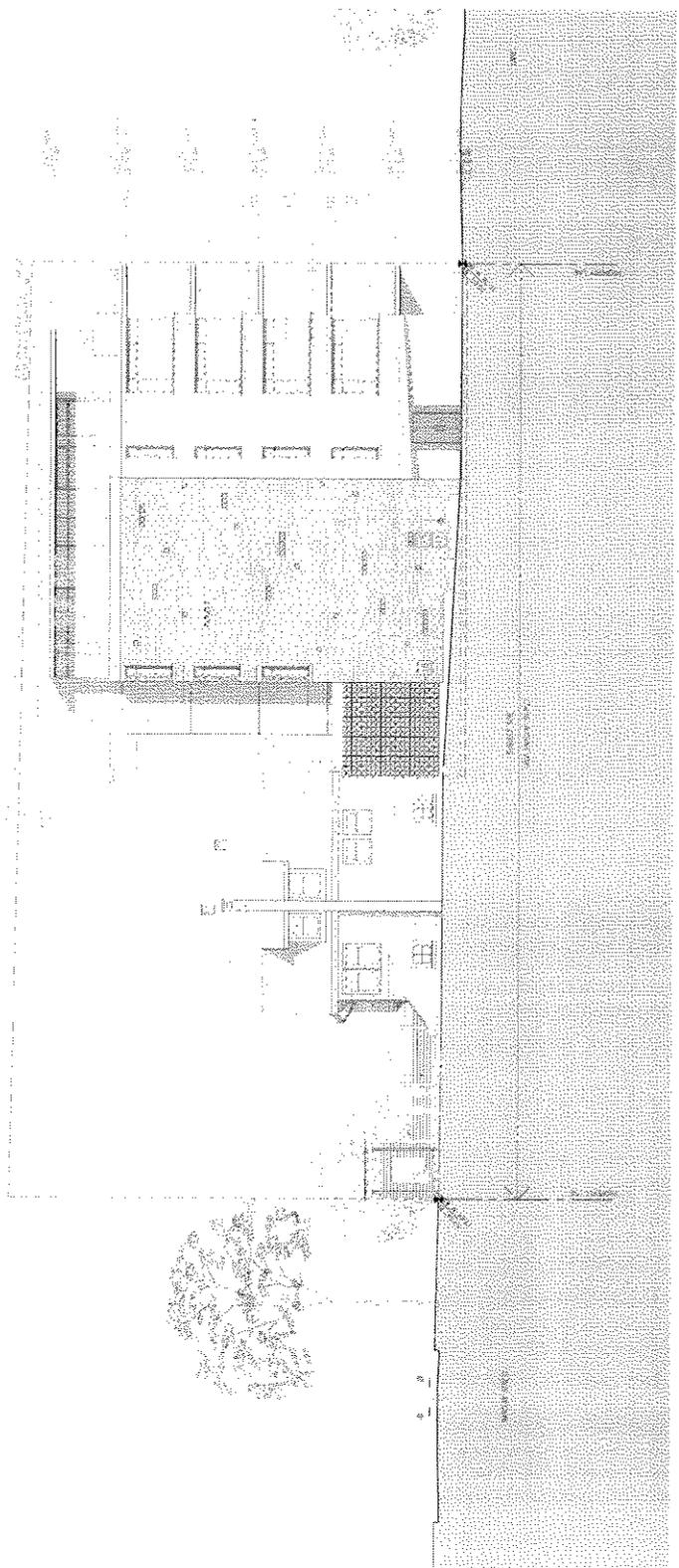
Sheet Title: **PROPOSED WEST ELEVATION**

Drawn by: [Name]
 DM: [Name]
 Project Number: 1179
 Date: [Date]

A2.03

Materials Legend

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- 2. [Symbol] Concrete
- 3. [Symbol] Glass
- 4. [Symbol] Metal
- 5. [Symbol] Stone
- 6. [Symbol] Wood
- 7. [Symbol] Paint
- 8. [Symbol] Stucco
- 9. [Symbol] Terrazzo
- 10. [Symbol] Tile
- 11. [Symbol] Carpet
- 12. [Symbol] Linoleum
- 13. [Symbol] Marble
- 14. [Symbol] Granite
- 15. [Symbol] Slate
- 16. [Symbol] Limestone
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Project: 1860 Barclay St. - Elevations

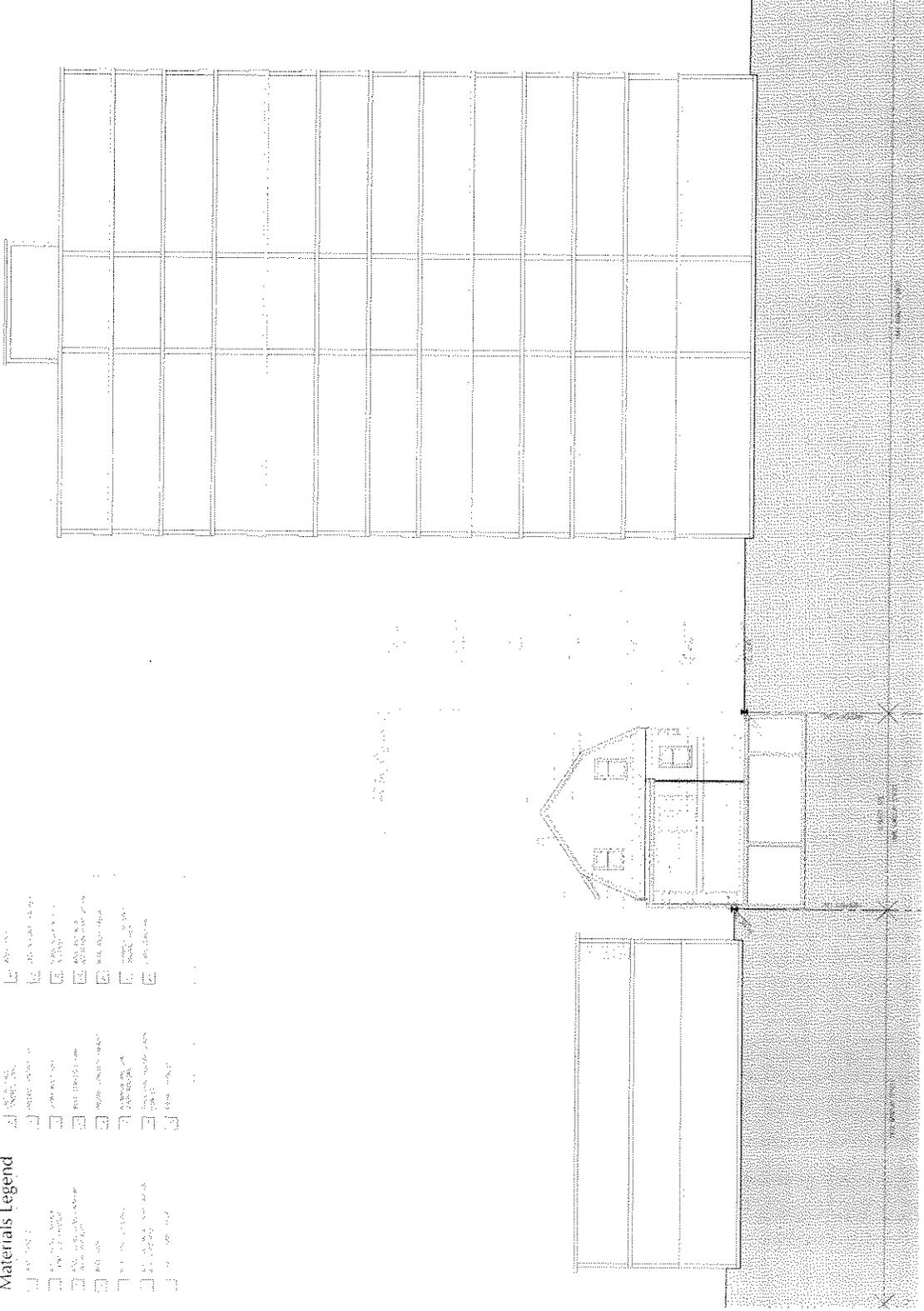
MERRICK ARCHITECTURE
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 SAKOMOTO
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Materials Legend

- 101.000
- 102.000
- 103.000
- 104.000
- 105.000
- 106.000
- 107.000
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- 110.000
- 111.000
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Revised: _____
 No. _____
 Date: _____

Item	Description	Quantity	Unit
101.000	Concrete	100	m ³
102.000	Steel	50	kg
103.000	Brick	1000	m ²
104.000	Window	10	unit
105.000	Door	5	unit
106.000	Roof	100	m ²
107.000	Floor	100	m ²
108.000	Wall	100	m ²
109.000	Foundation	100	m ²
110.000	Interior	100	m ²
111.000	Exterior	100	m ²
112.000	Roofing	100	m ²
113.000	Cladding	100	m ²
114.000	Paint	100	kg
115.000	Insulation	100	m ²
116.000	Glazing	100	m ²
117.000	Structural	100	m ²
118.000	Finishing	100	m ²
119.000	Landscaping	100	m ²
120.000	Site Work	100	m ²

1860 Barclay St.
 Vancouver BC
 George Abisud

PROPOSED LOBBY SECTION

Drawn By: _____
 Checked: _____
 Date: _____
 Title: _____
 Scale: _____
 Sheet Number: _____

A3.01

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LEGEND

EXISTING VIEWS
 PROPOSED VIEWS

Revised: No. Description Date

Version	Description	Date
1.0	Issue for Review	18 May 2012
1.1	Issue for Review	18 May 2012
1.2	Issue for Review	18 May 2012
1.3	Issue for Review	18 May 2012
1.4	Issue for Review	18 May 2012
1.5	Issue for Review	18 May 2012
1.6	Issue for Review	18 May 2012
1.7	Issue for Review	18 May 2012
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1.98	Issue for Review	18 May 2012
1.99	Issue for Review	18 May 2012
1.100	Issue for Review	18 May 2012

Project:
1860 Barclay St.
 1860 Barclay Street
 Vancouver BC
 for
 George Atwood

Sheet Title:
PRIVATE VIEW STUDIES L5+L6
 1/16

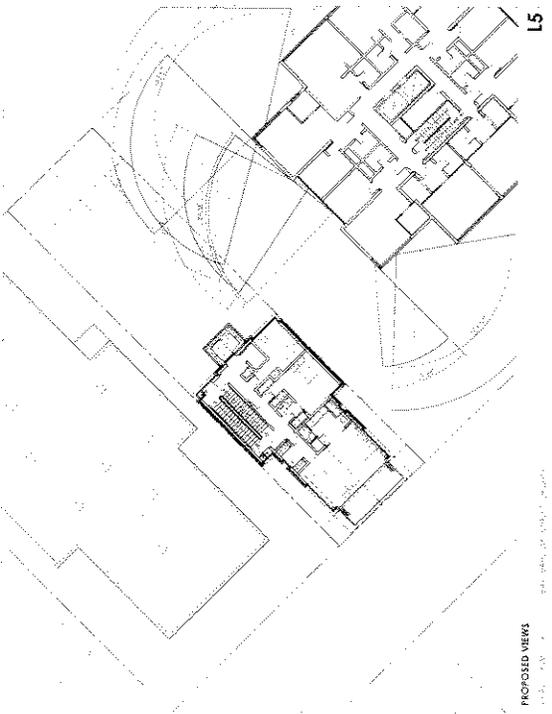
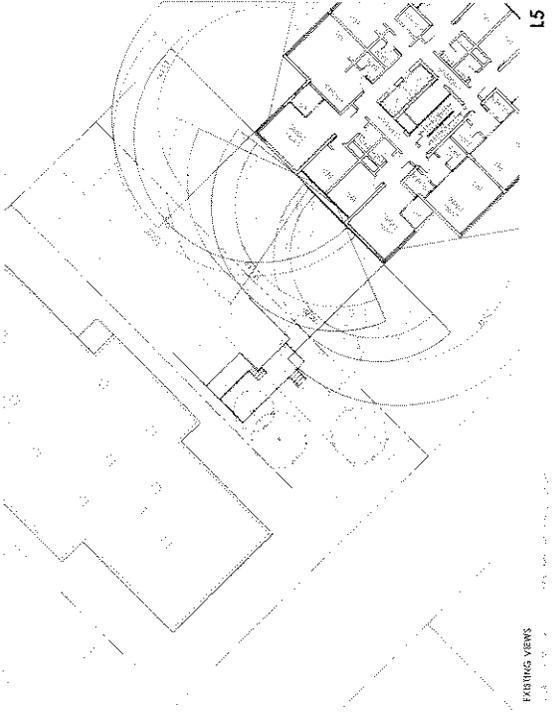
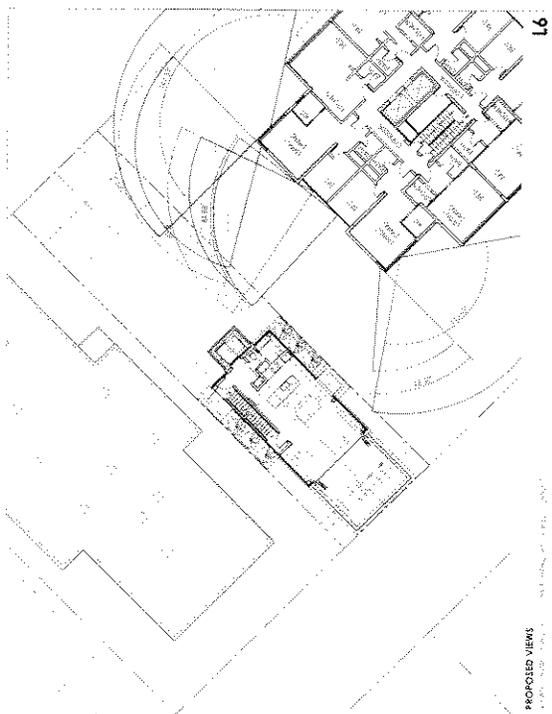
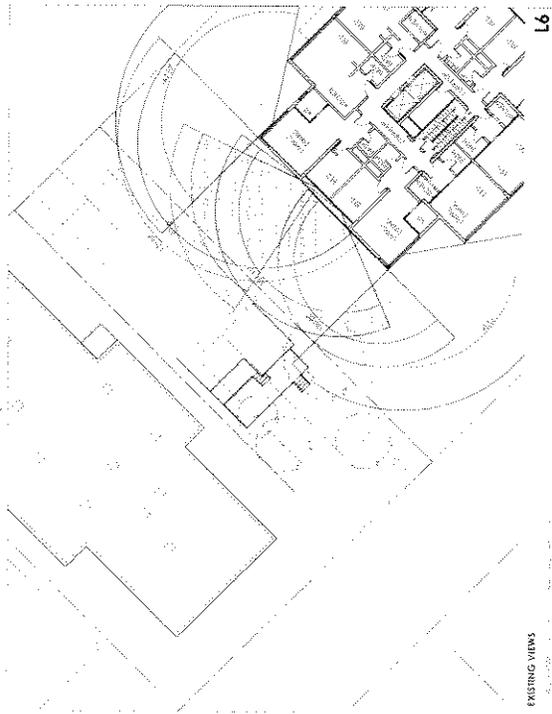
Drawn by:
 J.M.

Checked by:
 J.M.

Project Number:
 1129

Sheet Number:
 1/16

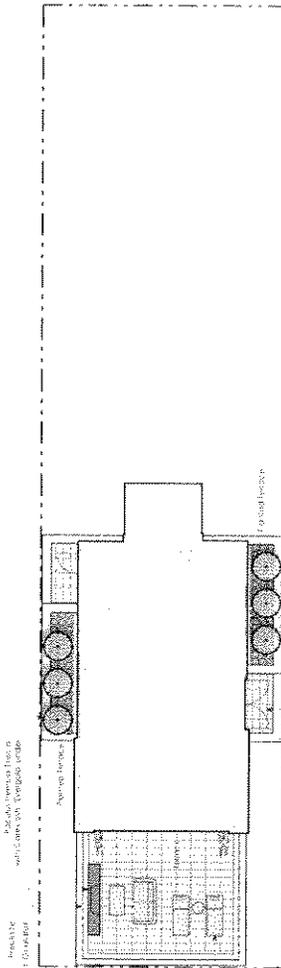
A9.02



1860 Barclay Street, Vancouver, BC V6Z 1H6. Project No. A9.02



BARCLAY STREET



Public realm plan showing landscaping and paving details.

LANDSCAPE PLAN

DATE: 10/10/2017

1860 Barclay Street
 Vancouver BC V6J 1A5
 604-681-1111
 www.1860barclay.com



1860 Barclay Street
 Vancouver BC

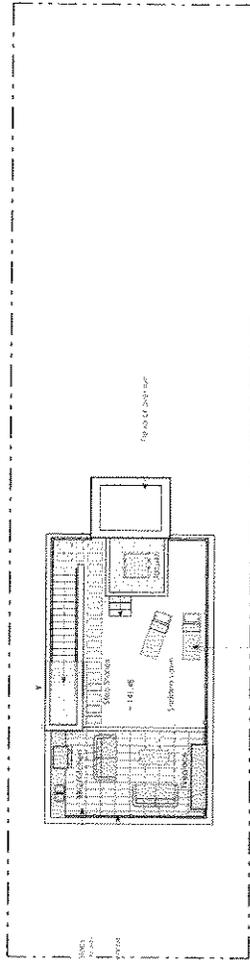
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Unit	sqm
Area	100.00
Volume	100.00
Weight	100.00
Value	100.00

Landscaping Plan
 Level 6

Project No.
 12037



BARCLAY STREET



Continuation of Site - upper level computer floor

- 1. 14145
- 2. 14145
- 3. 14145
- 4. 14145

Scale: 1/8" = 1'-0" (Horizontal)
 1/4" = 1'-0" (Vertical)
 Date: 11/15/2013



Project:
1860 Barclay Street
 Vancouver BC

Drawn by: [Name]
 Checked by: [Name]
 Date: 11/15/2013
 Scale: 1/8" = 1'-0"
 Drawing No: [Number]

Landscape Plan
Roof (Level 7)

Project No:
12087
 Sheet No:

Project Description

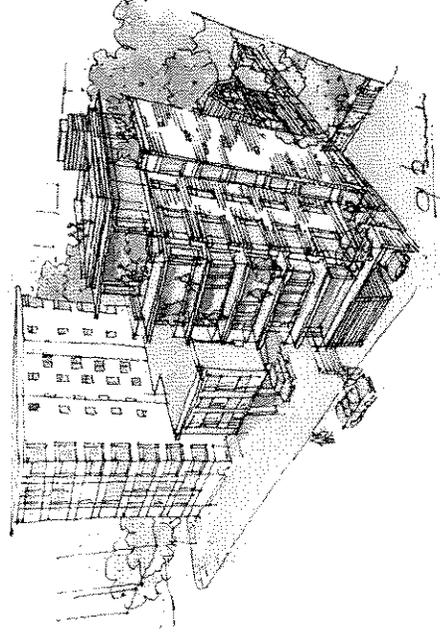
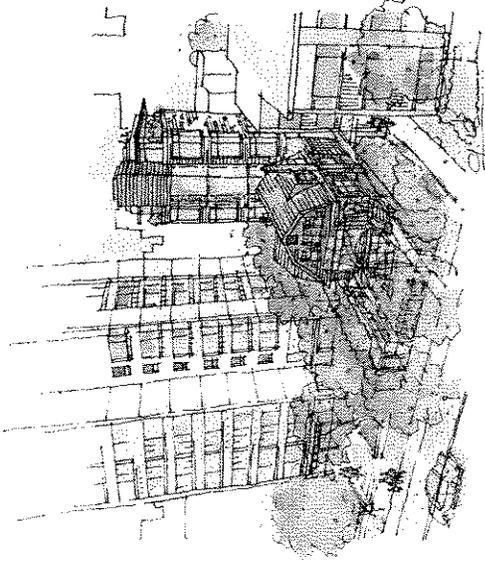
This Development Permit proposal at 1860 Barclay Street represents a unique residential opportunity in Vancouver. It proposes to preserve and restore the 1901 Mason Residence in its original location and combine it with new construction in a manner which complements the duality of old and new. By combining one of the area's oldest residences with one of its newest on a lot which has retained its standard dimensions from when the city was first laid out the project will enrich the West End neighbourhood.

Under the existing RM-5B zoning parameters the infill building behind the original restored and heritage-designated residence will create a new living environment in one of Vancouver's most desirable neighbourhoods, one renowned for its livability and sensitive density. The project is surrounded by multi-family residential fabric built in the 1960s. By creatively preserving a heritage residence and adding a well-executed new building behind, the project will create a sensitive new addition to the neighborhood. The balance of scale bridges subtly between the modest 1901 single family house and the more ambitious 1960s towers. The dualities of scale and history present on the site not only celebrate the neighbourhood's past but also reinforce its diversity and continued viability.

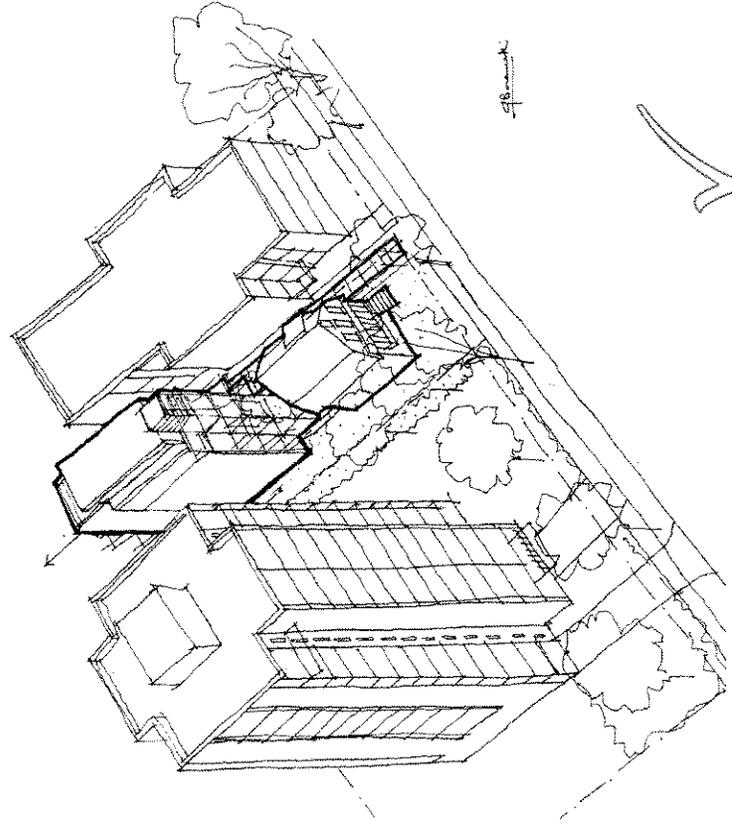
Entry to the project is primarily from Barclay Street either to the renovated heritage house or along the east side to the proposed 6 storey infill. The elevator and lobby are arranged behind the house so as to preserve its historic location and identity. Given the small scale of the project there is one suite per floor, including an at-grade suite with garden. Access is provided directly from the elevator via electronic key fob. The 'through' suites follow the implied north-south directionality of the site and feature a south-facing living room with patio and large glass windows. The penthouse occupies levels 5, 6, and the roof deck.

The side walls of the project present opportunities for added richness given their visibility from adjoining lots and the lane. The scheme proposes a contemporary masonry treatment which allows for changing pockets of shadow throughout the day and the insertion of twinkling glass block perforations by night.

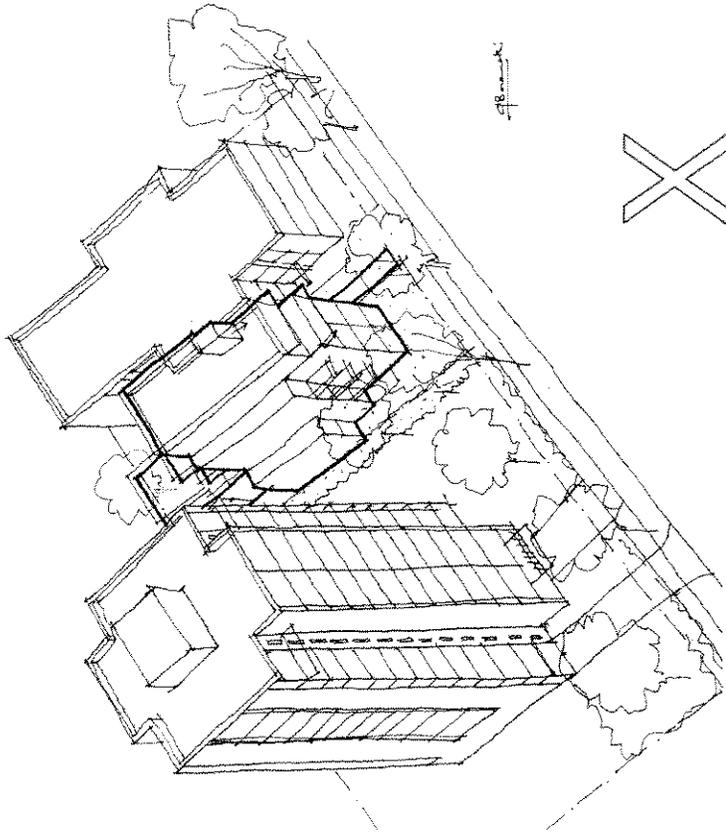
Given the opportunities and challenges of the site the Barclay Street project proposes an innovative method of revitalizing the West End and putting new residents in immediate contact with the area's past.



Option B
PROPOSED PRESERVATION OF EXISTING HOUSE
WITH MODEST SCALE INFILL BUILDING BEHIND



Option A
REDEVELOPMENT WITHOUT PRESERVATION OF EXISTING HOUSE

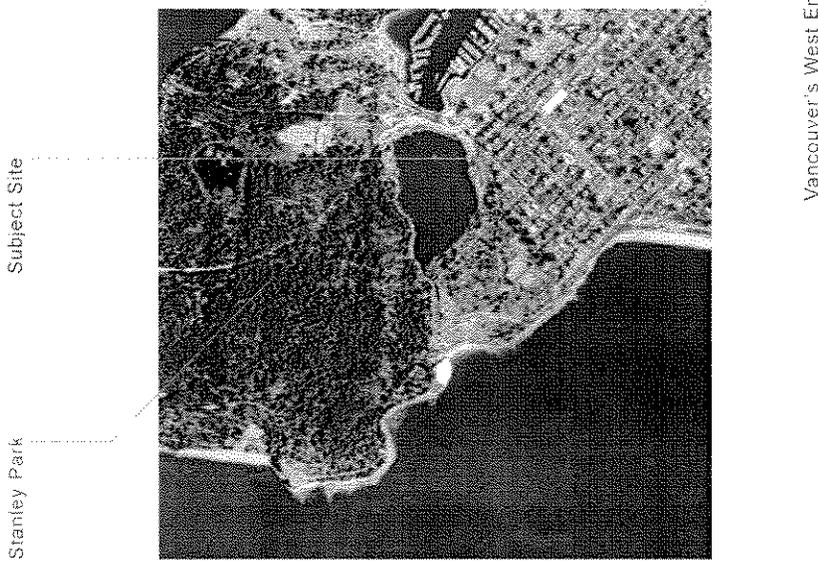
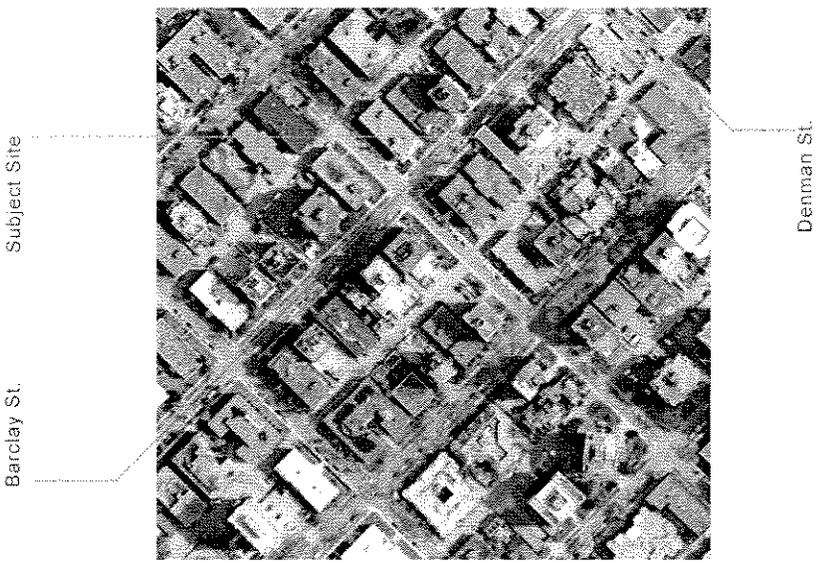


1860 Barclay St. Development Permit Application

For George Abboud

Location of 1860 Barclay Street

49°17'26.15"N 123°08'19.21"W elev. ~63'



1860 Barclay St. Development Permit Application

8 For George Abboud

Site Location

MERRICK ARCHITECTURE
BOROWSKI SAKUMOTO FLUIG

Overview

The proposal is consistent with the intent of the RM-5B Zoning Bylaw, and the West End Design Guidelines in the following areas:

- Land use
- Density (including heritage bonus)
- Height
- Setbacks (side yard relaxation)
- motor vehicle and bicycle parking including car share
- public realm design

Density

Consistent with article 4.7.6 of the RM-5B Zoning Bylaw, the project proposes a modest increase in density to compensate for the cost of restoring and renovating the proposed Heritage House. This would be accomplished via a Heritage Revitalization Agreement validated by the development proforma. The project complies with the conditional 2.75FSR max density allowed in RM-5B zoning and proposes a modest density increase from 1.5FSR (approximately 6,450sf enclosed volume) to approximately 2.5FSR (approximately 10,825sf, including approximately 4,000 sf of heritage bonus density). Approximately 800sf of the project density is contained within the volume of the existing house by converting basement to livable floor space. The net density increase in 'volume' above grade is approximately 3,600sf, or app x 2 floors.

Rear Yard Setback

Above grade, the building conforms to the rear yard setback with open balcony intrusions into the setback. The proposed setback relaxation at ground level only is to contain two of three vehicle parking spaces (including car share) at the back of the site in an enclosed garage. We believe this will provide an attractive lane view and a more elegant interface than that typically seen in the West End, as per Article 4.6 of the West End Design Guidelines. The proposal is also an improvement on the visible parking as represented by the rear of the two neighbouring buildings.

The area in question adjoins the blank wall of the Evergreen Building at 1872 Barclay and the surface parking lot of neighboring 1844 Barclay and would be similar to the existing garage on the site that is directly at a portion of the lane property line. The proposal is consistent with Article 4.6.2 of the RM-5B Zoning Bylaw which states, the Director of Planning... may vary the rear yard requirement.

Mechanical Appurtenance

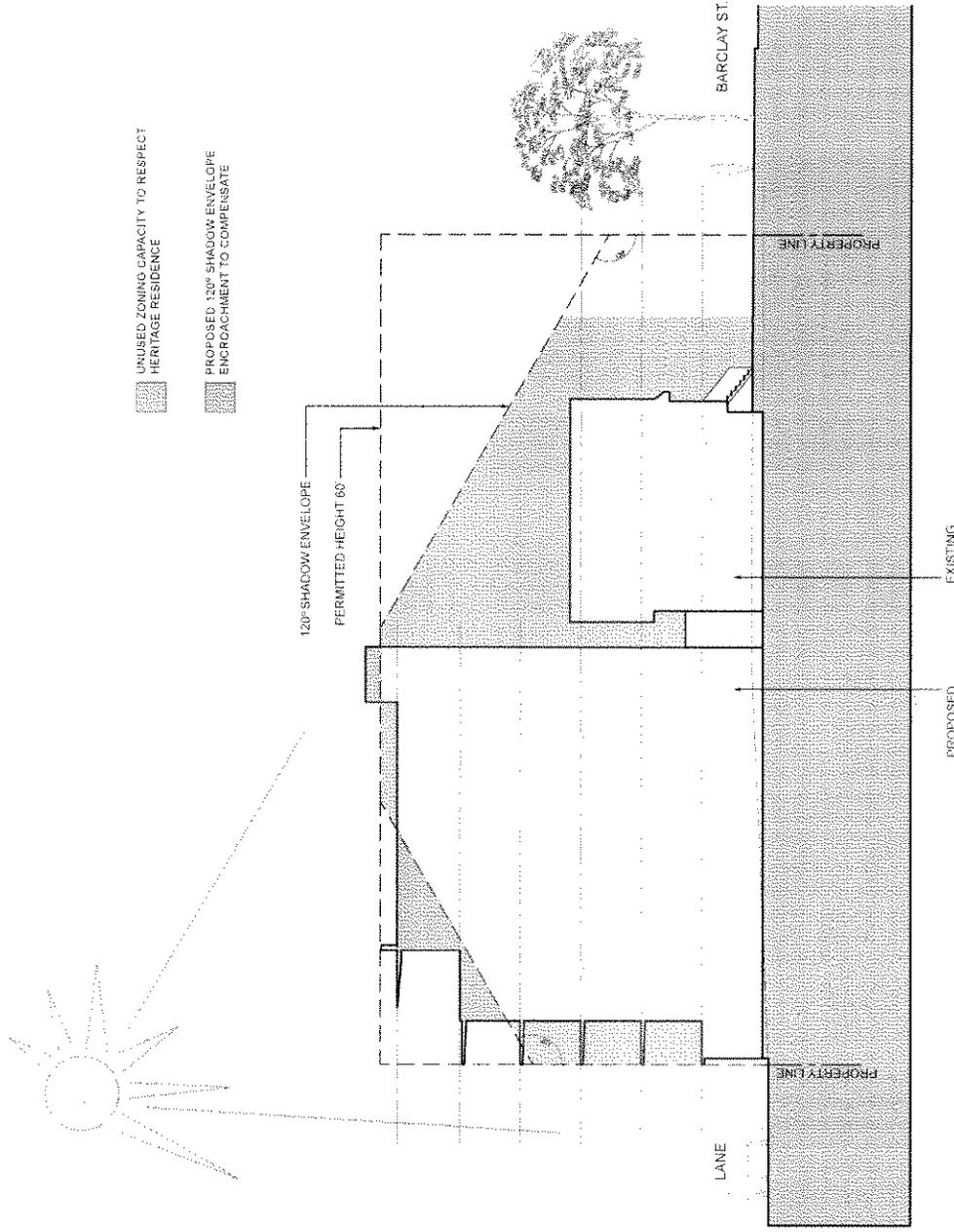
The project proposes very minor encroachment of the elevator over-run only into the height envelope. Consistent with Article 10.11.1a & b of the Vancouver Zoning Bylaw, the Director of Planning may... permit... a greater height than otherwise permitted for... architectural appurtenances... and mechanical appurtenances such as elevator machine rooms. The proposed elevator protrusion is very modest, very narrow, and is situated centrally on the property, making minimal impact on public or private realm shadowing.

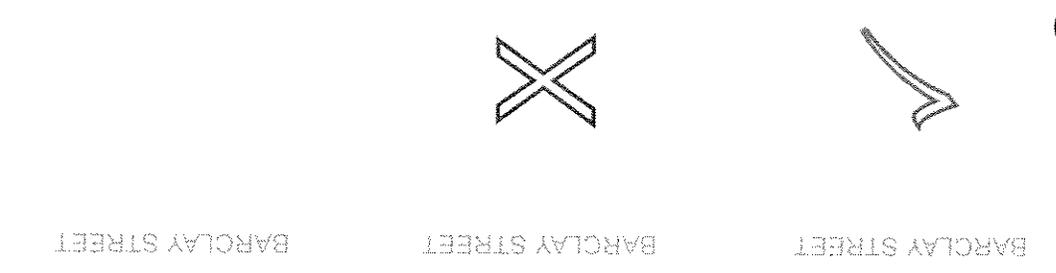
Side Yard Setback

It should be noted that the existing Mason Residence is non-conforming with respect to side yard setbacks and limits visibility to the rear yard from the street. Consistent with Article 4.5.3 of the RM-5B Zoning Bylaw, a small portion of the side yard setback is proposed to be relaxed adjoining the blank wall of 1872 Barclay and the surface parking lot of 1844 Barclay. Article 4.5 of the West End Design Guidelines states with respect to side yards 'a zero lot line may be acceptable in circumstances where there are obvious public benefits'. As demonstrated by our graphic, the partial side yard relaxation **permits the retention of the proposed Heritage House in its historic location**, where a conforming solution of the same density would not. The proposed side walls would be finished in quality materials and animated with glass block perforations. These walls are not visible from Barclay Street, and barely visible on the west side from the lane. On the east side from the lane, the wall forms part of composition that includes punch windows working with the materiality of the wall.

120° Shadow Envelope

The project proposes minor encroachments only into the 120 degree shadow envelope. These protrusions are on the lane side of the project only and, as demonstrated by cross section diagram (right), are more than compensated for by areas of unused shadow envelope to the street side of the property. The concentration of the mass to the lane (south) side of the property diminishes the shadow to the public realm on the north side of the property, compared to a 'conforming solution' which could be situated further north. This configuration has minimal shadowing impact on the northwest neighbour since the neighbour has a predominantly blank wall adjoining our site where a portion of the shadow of the proposal would fall.





scale: 1/16" = 1'-0"

EXISTING
existing condition of house and property

ALTERNATIVE
losing historic house location

PROPOSAL
preserving historic house location

1860 Barclay St. Development Permit Application
For George Abboud

Side Yard Setback Diagram

Site Coverage

The project site coverage of 53% (58% at grade) is proposed to modestly exceed 50% as a result of retaining the existing proposed Heritage House. The proposed building footprint is concentrated on the lane side of the property, not visible from the street. The goal of retaining the house results in a need to concentrate the project density on a slightly larger footprint than would be necessary for a new standalone building. The existing Mason Residence is only 2.5 stories tall resulting in 30' or so of unused height allowance above its

footprint. This 'air space' is where project density would otherwise be located were the house demolished. We note that a similar community-oriented development at 1975 Haro Street adopts a comparable strategy by concentrating new density at the back of the site, barely visible from the street, with houses facing the sidewalk.

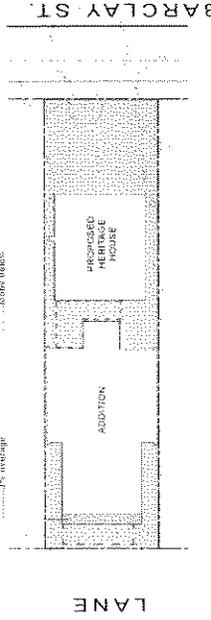


1860 Barclay St.

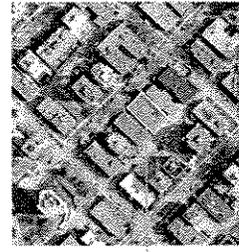
Aerial View



Street View

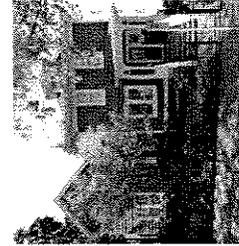


1860 Barclay St.
typical floor
approx. 53% coverage

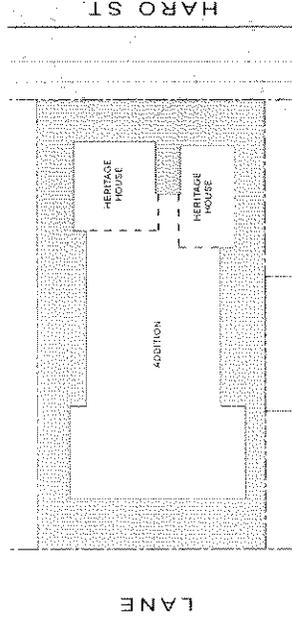


1930 Haro St.

Aerial View



Street View



1930 Haro St.
typical floor



scale: 1/32" = 1'-0"

1860 Barclay St. Development Permit Application

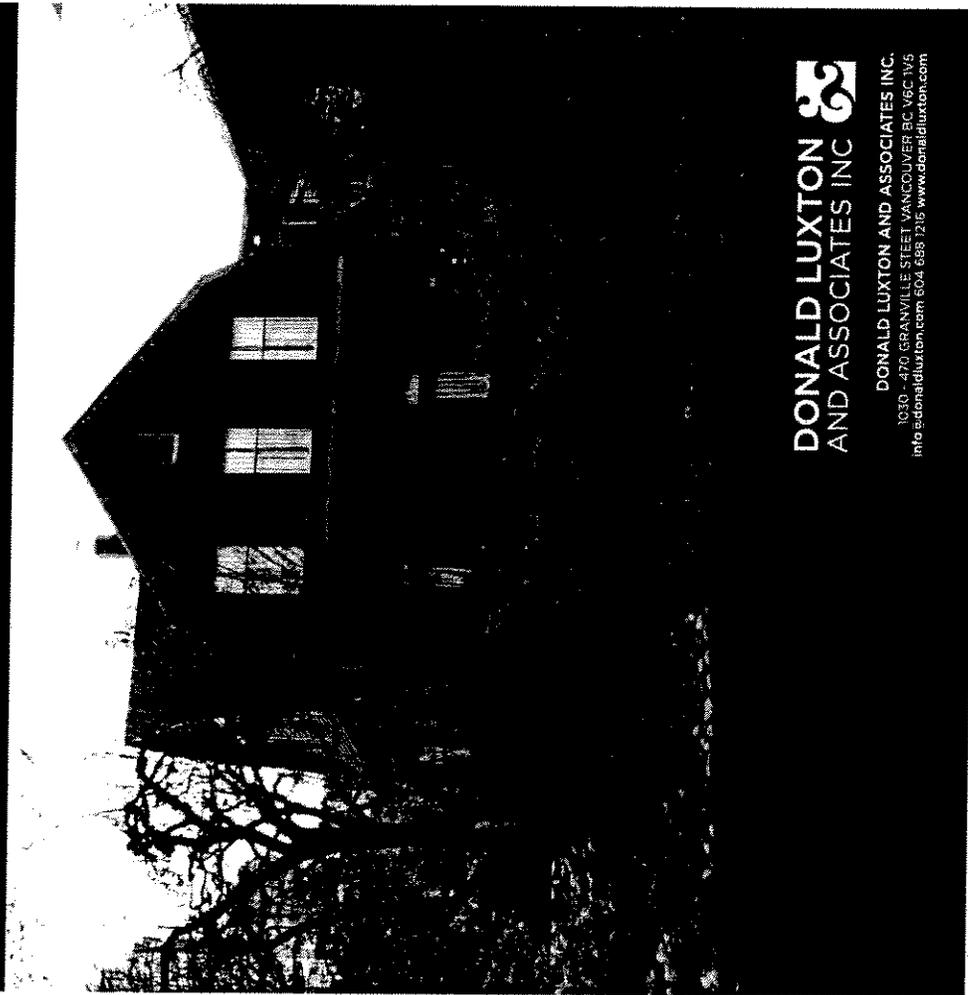
12 For George Abboud

MASON RESIDENCE

1860 BARCLAY STREET, VANCOUVER

CONSERVATION PLAN

JUNE 2012



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AND ASSOCIATES INC

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MASON RESIDENCE, 1860 BARCLAY STREET, VANCOUVER
CONSERVATION PLAN

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1.0 INTRODUCTION

Subject Property: 1860 Barclay Street, Vancouver, British Columbia
Historic Name: The Mason Residence
Original Owner: George Mason
Date of Construction: 1901-1902

The Mason Residence, located at 1860 Barclay Street in the West End neighbourhood of Vancouver, has provided residential accommodation for eleven decades. The house, built in 1901-02 and first occupied by George Mason, remains intact and will be preserved in situ and rehabilitated as part of the overall redevelopment of the site. This Conservation Plan will detail the preferred conservation approach for the house, which will maintain its residential use.

The conservation proposal for the house is to rehabilitate and restore the Mason Residence to its original appearance, which will include preserving and restoring exterior character-defining elements. The house has maintained the majority of its original integrity over its lifespan, surviving with relatively few alterations to its public facades. The conservation project will involve the complete rehabilitation of the exterior and the construction of a larger, multi-family development on the south half of the lot. The character-defining heritage elements to be preserved and restored include its residential form, scale and massing, its wood-frame construction, its Shingle Style and British Arts and Crafts design elements, its gambrel roof structure, its original wooden windows and openings, its original wooden front door, and its three red brick chimneys. The conservation work for the Mason Residence project will be based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), which will guide the restoration or in-kind replacement of the heritage character-defining elements.



Mason Residence

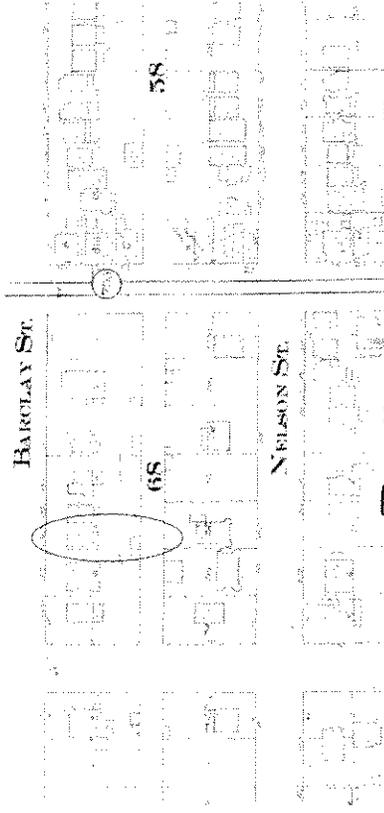
2.0 HISTORY

2.1 West End Neighbourhood Context

By the end of the 1880s, Vancouver had been incorporated as a city (1886), was accessible to passengers by boat and a CPR train (1887), and had grown exponentially from its pre-1880 population. Though devastated by the Great Fire of 1886, the city and people persevered, quickly rebuilding ruined communities and reopening businesses; by the end of 1887 Vancouver boasted thousands of new business establishments as well as a population of over 5,000 people. By the beginning of the twentieth century, Vancouver had begun to surpass Victoria in terms of population for the first time in the history of either city. In celebration of the increased settlement and population boom, Vancouver developed a new civic slogan:

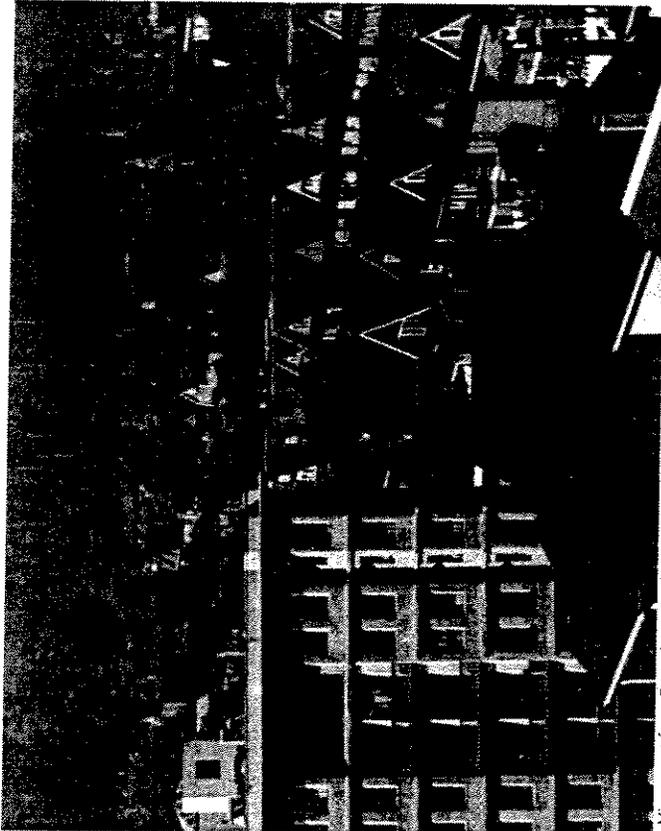
*In nineteen-ten
Vancouver then
Will have one hundred thousand men
Move her! Move her!
Who? - Vancouver (Ormsby, 1958:341).*

Constructed between 1901 and 1902, the Mason Residence is an early surviving home that dates from the time that the West End was developing as Vancouver's preferred residential area. Located close to the downtown core, yet away from the working harbour and industrial activity, the West End developed first with more modest housing, like the Mason Residence, but by the turn of the twentieth century the area began to see the construction of much grander houses. The house was commissioned and first owned by local watchmaker, George Simon Mason. Mason and his wife, Irene May, moved to Vancouver from Prince Edward Island; the couple and their children remained in the house until 1908, when it was purchased by the Shain family, consisting of father, Edwin R., and son, William H., Shain. Today, the Mason Residence is appreciated as one of the oldest and most unique houses in Vancouver's West End neighbourhood and exists as something of a local landmark, which is today surrounded by later development.



1912 Vancouver Fire Insurance Plan, the red circle indicates the location of the Mason Residence

MASON RESIDENCE, 1860 BARCLAY STREET, VANCOUVER
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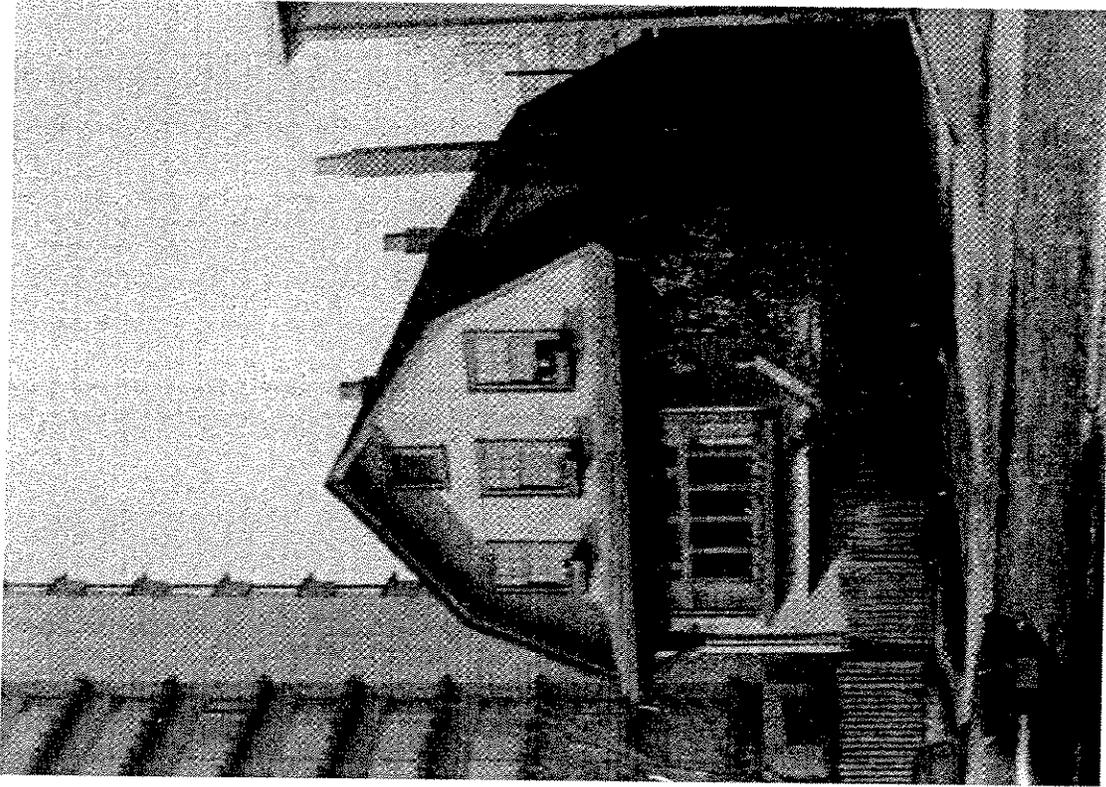
View west from Broughton Street, circa 1914, rear elevation of the Mason Residence circled in red. Major J.R. Grant, photographer (courtesy Elizabeth and Philip Keatley)

2.2 Shingle Style Architecture

The design of the Mason Residence was most likely based on a pattern, though no specific pattern for the house has been found. The house scheme combined elements of the pervasive British Arts & Crafts style of architecture, as well as the Shingle Style of architecture, which defines the majority of the design of the Mason Residence and was most popular between 1880 and 1914. According to *Clues to American Architecture* by Martyn W. Klein and David P. Fogle:

The Shingle Style began in New England with architect-designed, quietly ample, summer "cottages" for the prosperous. Rediscovering the simplicity of the shingled Colonial farmhouse, architects used the same natural materials in rounded, rambling adaptations for comfortable two- or three-story family residences ... is somewhat like the Queen Anne style. Unlike Queen Anne, gambrel roofs with short upper slopes are often used, there is no applied decoration, and the house's complex parts are harmonized and simplified by being entirely wrapped with unpainted wood shingles ... Overall, the effect is of a relaxed, welcoming house organized and assured, but unpretentious. Often shaped to take advantage of a view, its wide horizontal appearance, rough textured natural materials, and warm fall colors are at home in its setting of trees and stone

MASON RESIDENCE, 1860 BARCLAY STREET, VANCOUVER
CONSERVATION PLAN



1860 Barclay Street, 1968, CVA 1348-18

3.0 STATEMENT OF SIGNIFICANCE

Name: Mason Residence
Address: 1860 Barclay Street, Vancouver
Original Owner: George Simon Mason
Designer/Builder: John MacLean
Date of Construction: 1901-1902

Description of the Historic Place

The Mason Residence is a one and one-half storey, wood-frame house located at 1860 Barclay Street in the historic West End neighbourhood of Vancouver. The property is the last remaining original house on the block and features a gambrel roof, original wood-frame windows, and a rectangular front bay with multi-light wooden window assembly with leaded glass transoms. The house is located within a garden setting, setback from Barclay Street.

Heritage Value of the Historic Place

The Mason Residence, built 1901-1902, is valued as one of the oldest original homes in the West End neighbourhood of Vancouver. The West End began to develop in the 1880s, as the young city gradually expanded west from its original core in Gastown. The area quickly attained preferred status, as it was close to downtown, yet far enough from the working harbour and industrial activity so that its new residents could enjoy a more tranquil domestic life. The new neighbourhood offered parcels, which by the late 1890s were attractive to the city's elite and soon the area became known for its generous residences. The Mason Residence was constructed at the turn of the twentieth century, in the midst of a wave of development in the West End, which saw more residential construction than any other neighbourhood in the city. Successive waves of development in the West End, notably in the middle to late twentieth century, which involved the redevelopment of each residential parcel on the 1800-block of Barclay Street, save the Mason Residence, have changed the context and density of the West End, but the tree-lined neighbourhood character of the streets has remained intact since the first homes were built in the neighbourhood more than a century ago. The Mason Residence, on leafy Barclay Street, is recognized as one of the earliest remaining homes in the neighbourhood and has provided accommodation for eleven decades. The garden setting and setback enhance the streetscape appeal of the residence.

The ownership pattern of the Mason Residence is indicative of the ever-evolving nature of the West End neighbourhood. George Simon Mason (1864-1931), a jeweller, first owned the house from its completion in 1902 until 1907. After Mason left the property, the house was owned by a steady succession of residents, likely attracted by the prime position of the house, just two blocks from Stanley Park and only a short distance more to both English Bay and Coal Harbour. The neighbourhood has continuously added density since its inception, and today the West End is a vibrant, mixed-use and sought-after neighbourhood, home to a wide variety of housing styles and typologies.

The Mason Residence is additionally significant for its modest scale and Shingle Style architecture. The Shingle Style was popularized throughout the eastern United States beginning in the late 1800s, coinciding with the rise of the New England school of architecture. Characterized by its English influence and renewed interest in Colonial architecture, following the 1876 Centennial of the United States, the Shingle Style is known for its conveyance of the house as a continuous

volume, enhanced by flat shingled surfaces. The Mason Residence, featuring a cross-gambrel roof, is a rare West Coast Canadian example of the style. The house also features hallmarks of the British Arts and Crafts style, which was typified by the use of quality local materials, such as sawn cedar shingles and wooden brackets, and a mix of traditional design elements, such as leaded glass windows.

Character-Defining Elements

The key elements that define the heritage character of the Mason Residence include its:

- setback from Barclay Street in a garden setting, as part of the West End neighbourhood of Vancouver;
- continuous residential use for more than a century;
- residential form, scale and massing as expressed by its one and one-half storey height with asymmetric cross-gambrel roof and shed-roof dormer on the west elevation;
- wood-frame construction, with original wooden lapped siding on the first floor and cedar shingle siding on the second floor;
- unique design, featuring aspects of the Shingle Style and British Arts and Crafts movements, including: its gambrel roof structure; its variety of siding types; its decorative wooden brackets under the window assembly of the rectangular front bay; its shed roof over front bay and front door, supported by triangular brackets; and its closed soffits;
- variety of original wooden windows and openings including: a multi-light assembly with leaded glass transom on the front bay and three original window openings on the second floor of the front (north) elevation featuring original wooden frames; original wood-frame double-hung assemblies on the west elevation; original wood-frame casement assemblies; a two-sided diamond shaped projecting bay window on the east elevation featuring two original wood-frame double-hung assemblies; and wood-frame windows on the top floor in the gable end and on the east elevation featuring a diamond pattern;
- original wooden front door; and
- two internal red brick chimneys and one external red brick chimney.

4.0 CONSERVATION GUIDELINES

4.1 National Standards and Guidelines

The Parks Canada *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010) has been used to assess the conservation interventions at the Mason Residence. Under the guidelines, it is proposed that alterations to the house consist mainly of preservation, with additional aspects of rehabilitation and restoration as defined below:

Conservation		
<p>Preservation The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.</p>	<p>Rehabilitation The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.</p>	<p>Restoration The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.</p>

In this context, character-defining element are described in the *Standards and Guidelines* as the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.

Interventions should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles that promote responsible conservation practices. The Standards are to be broadly applied throughout the conservation process and read as a whole, because they are interconnected and mutually reinforcing. The following General Standards should be followed when carrying out any work to an historic property.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, 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 an historic place that requires minimal or no change to its character-defining elements.

6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing 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 their 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 on 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 an historic place or 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 an 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 General Conservation Strategy

The conservation strategy for the Mason Residence is for the overall preservation of the historic house, along with the rehabilitation and restoration of the character-defining elements of all elevations, the removal of later additions, and the rehabilitation of the rear elevation. The home will remain a residence, most likely containing two strata units.

Character-defining elements of the main façades will be preserved, and missing/damaged features restored to their original appearance, based on archival images and physical evidence. Some architectural elements may be rehabilitated to meet modern functions and building code requirements.

The rear elevation will be carefully rehabilitated to meet contemporary needs and to provide a connection to the new building. The proposed use as a residential building is consistent with the historic use of the building.

4.3 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 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. This concept is supported by Donovan Rypkema, principal of a Washington, D.C.-based real estate and economic development-consulting firm:

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 contribute 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 guideline for energy efficiency in historic structures is recommended in the *Standards and Guidelines* (p. 127):

“Balancing conservation principles and sustainability objectives”

Both heritage conservation and sustainability aim to conserve. In the case of heritage buildings, this includes considering the inherent performance and durability of their character-defining assemblies, systems and materials, and the minimal interventions required to achieve the most effective sustainability improvements.”

4.4 Heritage Equivalencies and Exemptions

As a structure that is listed on the Vancouver Heritage Register, the conservation project 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 Provincial legislation.

4.4.1 Vancouver Building By-Law

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

each building. Over the past few years, a number of equivalencies have been developed and adopted in the Vancouver Building By-law (VBBL) 2007 that enable more sensitive and appropriate heritage building upgrades.

The subsection **Alternative Compliance Methods for Heritage Buildings** was especially included for the restoration and rehabilitation of heritage buildings. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

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

4.4.2 Energy Efficiency Act

The Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to include the following definition:

“designated heritage building” means a building that is

- (c) protected through heritage designation or included in the heritage register by the Council under the Vancouver Charter.

Under this new definition, Energy Efficiency standards 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 could destroy heritage character-defining elements.

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 such as attic insulation, improved mechanical systems, and storm windows. Please refer to *Standards and Guidelines for the Conservation of Historic Places in Canada* for further detail about “Energy Efficiency Considerations.”

4.4.3 Homeowner Protection Act

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised (1) an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and (2) clarification of the definition of ‘substantial reconstruction.’ The latter clarification explains that 75% or a home must be reconstructed for it to be considered a ‘new home’ under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act now coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

5.0 CONSERVATION RECOMMENDATIONS

The following sections describe the materials, physical condition and recommended conservation strategies for the Mason Residence, based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 Site

The building is located at 1860 Barclay Street in the West End Neighbourhood of Vancouver. Completed in 1902, the Mason Residence remains intact and will be preserved in situ and rehabilitated as part of the overall redevelopment of the site. The primary access to the property is from Barclay Street, on the west side of the lot.



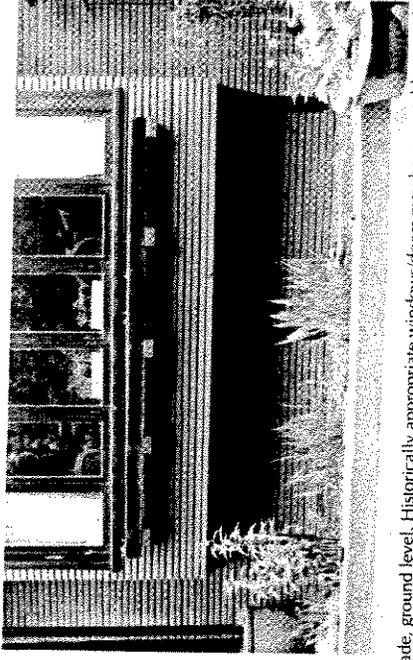
Mason Residence, 2012

Conservation Recommendation: Preservation

- Preserve the house in-situ on the existing property.

5.2 Foundation/Basement

The exterior wall cladding extends to grade and the foundation material is not visible. As part of the redevelopment of the site, the basement will be excavated in order to create a more habitable space. The condition of the foundation should be examined upon excavation and any repairs made at that time. Additional windows and door openings required to make the space liveable will be acceptable. Windows and or doors may be acceptable on the front facade, provided they are historically appropriate and subordinate to the original windows and window openings of the front facade and are first reviewed by the heritage consultant. Windows and doors may be added to the side and rear elevations, upon approval by the heritage consultant.



Front facade, ground level. Historically appropriate windows/doors may be acceptable, provided they are approved by the heritage consultant.

Conservation Recommendation: Preservation/Rehabilitation

- The house should not be raised. Upon excavation of the basement, the house should retain its original height and appearance relative to grade.
- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for replacement of any woodwork on the historic house.
- Any new fenestration introduced to the ground level of the house to allow for a more habitable basement suite should be constructed to match the original fenestration on the rest of the house.
- Any new doorway introduced to any of the house elevations should consist of historically appropriate doors, see Section 5.8 for door recommendations, and should be reviewed by the heritage consultant.

5.3 Exterior Walls

The wood-framed walls are clad in narrow lapped siding on all elevations, save for the gambrel ends of the roof structure and the shed roof dormer, which are clad in cedar shingles. The condition of the siding and shingles is good, having been well protected from water by the roof structure. Localized deterioration and damage is visible on the original walls in several areas. Most walls show some wear to paint, as peeling is evident across most of the building; the majority of damage appears cosmetic and can be easily remedied with proper maintenance and fresh paint.

Due to water splashback and adjacent vegetation, wood siding located close to grade is slightly more deteriorated; this issue can be addressed in the design phase, for example with a landscape rock bed or other means.



Peeling of the paint of the east wall



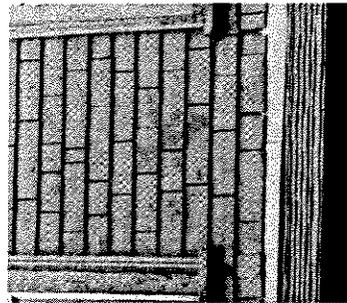
Closeup view of peeling paint of the east wall



Chipped siding of the front bay window



Missing shingle from gambrel end, front façade



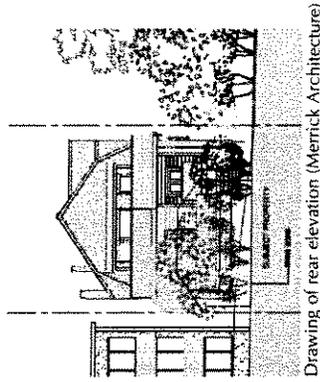
Worn and damaged shingles, gambrel end, front façade

Conservation Recommendation: Preservation, Restoration & Rehabilitation

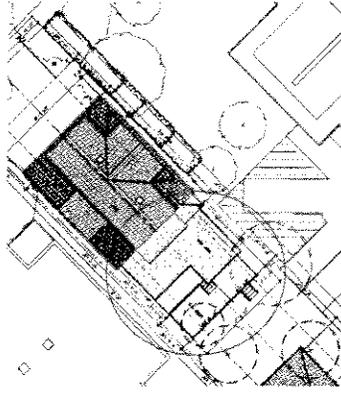
- Preserve the original 1901-1902 wood-frame structure of the historic building.
- Preserve the existing narrow lapped wooden siding and the cedar shingles in the gambrel-ends and the dormer.
- Any siding that is deemed to be rotten or too damaged/deteriorated for rehabilitation should be replicated and reinstalled to match the original.
- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for replacement of any woodwork on the historic house.
- The main façade on Barclay Street should retain the majority of its historic appearance.
- Preserve or restore all architectural details as outlined in the character-defining elements section of the Statement of Significance.
- Design structural or seismic upgrades, if required, so as to minimize the impact to the character-defining elements.

5.3.1. Rear Elevation

The rear elevation of the house consists of several additions, which were created over the lifespan of the building. As part of the redevelopment of the site, the intention is to remove these unsympathetic additions and restore the rear elevation to its original appearance.



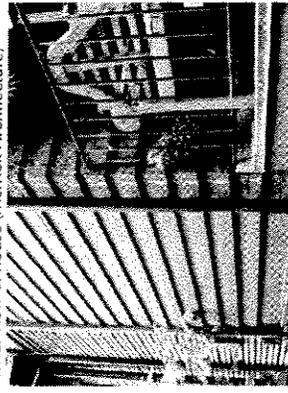
Drawing of rear elevation (Merrick Architecture)



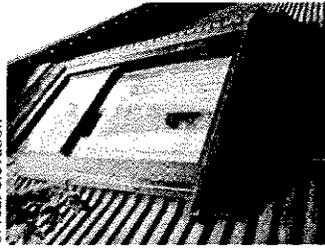
Aerial view of house (Merrick Architecture)



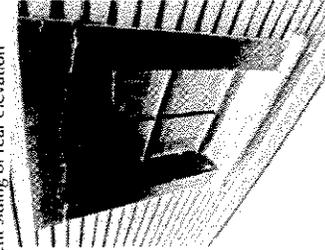
Top storey of rear elevation



Replacement siding of rear elevation



Window recommendation for the rear façade, upper and main level



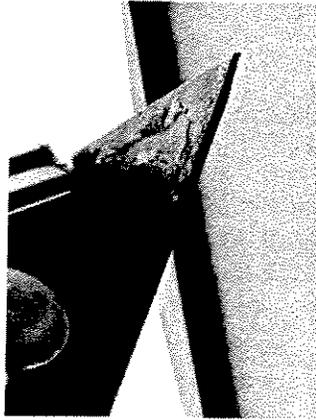
Window recommendation for the rear façade, basement level

Conservation Recommendation: Restoration

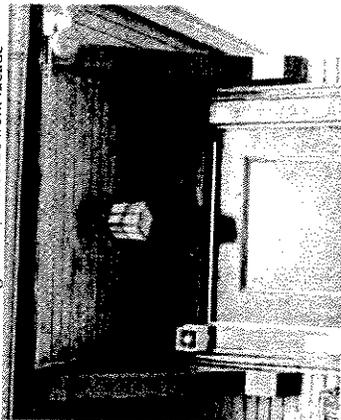
- Remove the unsympathetic additions to the rear elevation and restore the façade
- Preserve the original 1901-1902 wood-frame structure of the historic building.
- Preserve the existing narrow lapped wooden siding and the cedar shingles in the gambrel-end and remove the wide lapped siding, which is not original (pictured above).
- Replicate the original narrow lapped wooden siding and the cedar shingles to match the original examples found on the other elevations.
- If possible, salvage any historic materials from the rear additions such as cedar shingles, or multi-pane wood frame windows, for use on other parts of the house (ground/baseament level new windows for example).
- Care should be taken to ensure the historic house is not damaged in the process of removing the additions.

5.4 Exterior Woodwork

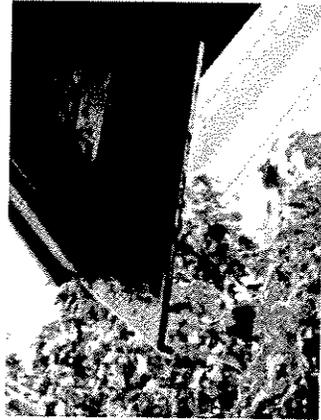
The Mason Residence has several woodwork details, which are part of the character-defining elements. They include pointed bargeboards, closed soffits, and triangular brackets. Additional decorative elements include wood trims around windows and doors, and projected wood windowsills.



Pointed bargeboard, west side front facade



Triangular brackets and soffit of the front entryway



Pointed bargeboard, east side front facade



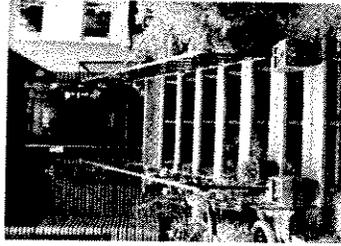
Example of a window frame and sill

Conservation Recommendation: Preservation and Restoration

- Preserve existing exterior woodwork that is in good condition.
- Repair and replicate deteriorated decorative wooden elements based on physical evidence.
- If necessary, replace missing decorative woodwork to match existing including window and door trim.
- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for replacement of any woodwork on the historic house.
- Paint according to colour schedule (see Section 5.9, page 23).

5.5 Front Porch/Entryway

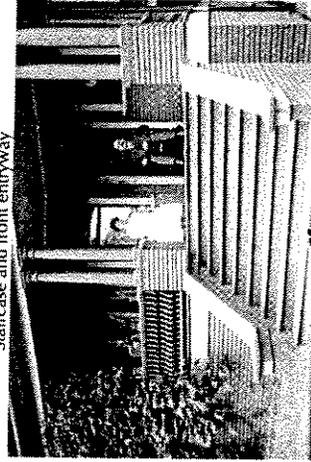
The original front-entryway features triangular brackets on either side of the door connecting with the hipped-skirt of the main roof structure. The front door is original and is accessed by a flight of steps that are not original to the construction of the house. Along with the staircase, the original balustrade of the staircase has been replaced. The original balustrade, as pictured below in the 1968 archival photo, was originally closed and consisted of a low, wide profile. The existing flight of stairs and railing are in the original location. The base of the staircase, the section of the building supporting the front entry porch, is not original to the construction of the house and should be replaced with an historically appropriate design.



Staircase and front entryway



Base of staircase



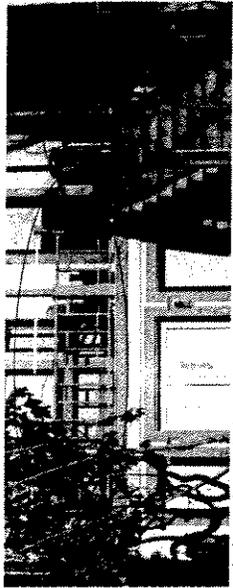
Example of an historically appropriate front entryway

1860 Barclay Street, from 1968 archival photo

Conservation Recommendation: Restoration

The front entryway and flight of stairs on the front façade are significant architectural elements.

- The historic elements of the front entryway and staircase will be restored, including the closed balustrades, low, wide handrails, and narrow lapped wooden siding of the exterior of the porch base. The original height of the balustrade will be retained, with an alternative means to reach the 42" code compliant height installed. This can include a glass/plexiglass extension, or a metal or wood handrail (see example below).

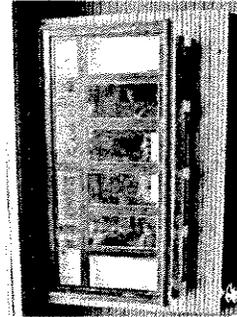


Code compliant balustrade, circled in red; the glass inserts are barely visible. A metal handrail installed on the staircase would also be a reversible and acceptable solution.

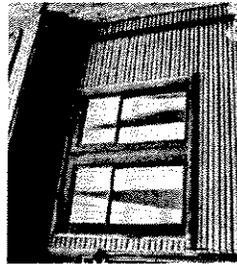
- The front staircase is not original and will be restored. Replicate the historic staircase to match the example on page 17. The steps should be made of wood, with a rounded or squared tread that extends past the riser.
- The porch floor should consist of wood, tongue-and-groove flooring and should be painted according to the colour schedule recommended on page 23, Section 5.9.
- The siding of the base of the staircase should be replicated to match the narrow lapped wooden siding of the ground floor body of the house. Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for replacement of any woodwork on the historic house.

5.6 Windows

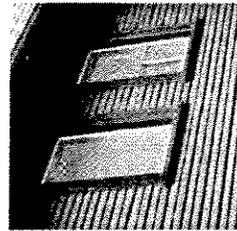
Most original window openings, sashes and single glazing are present on the main façades of the house, though some replacement windows are extant. All incompatible/non-original windows should be replaced with new, wood sash assemblies, which are compatible in size, material, and design to the original windows present on the building.



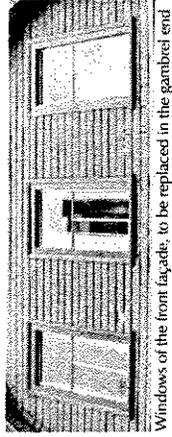
Original windows of the front façade



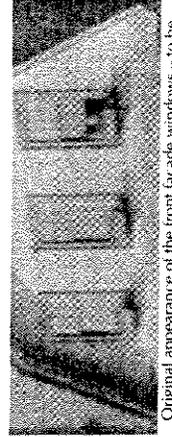
Original windows of the west façade



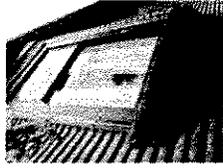
Replacement windows of the west façade – replicas should look like the windows in the photo to the left



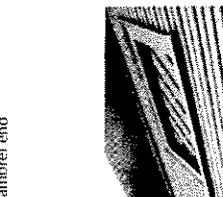
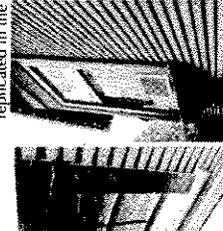
Windows of the front façade, to be replaced in the gambrel end



Original appearance of the front façade windows – to be replicated in the gambrel end



Original/early windows of the east façade



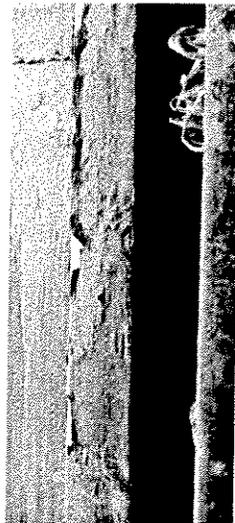
Replacement windows of the east façade – new, wood sash windows should be fabricated to match the double-hung wood sash windows with decorative horns found elsewhere on the building, identical to the photo on the right

Conservation Recommendation: Restoration & Rehabilitation

Many of the windows on the Mason Residence are original and have significant heritage value. They should be preserved and restored.

- Preserve all original wood sash windows in situ.
- Preserve all extant wood frames (including lintels and sills).
- Windows to be preserved should be protected during construction work. Existing glazing should be retained and cleaned.
- Unsympathetic windows, such as the metal sash windows found in various locations across the four elevations should be removed and replaced with historically appropriate assemblies – the design should be guided by the original windows which remain on the building. Use the window recommendations on pages 18 and 19 as a guide.
- Remove/repair deteriorated, chipping, and rotten wood elements and match the existing in profile.

- Review the condition of all original windows and repair where required. Remove loose paint. Remove decayed glazing putty and protect glass from damage. Following repairs, reputty original glass. If any glazing is damaged, replace with single-pane glass. Repair and reseal loose elements such as joint by doweling, gluing or attaching metal angles.

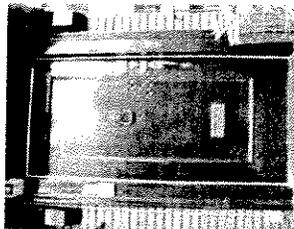


Peeling paint on the frame of the front façade bay window assembly

- Overhaul opening mechanism of originally operable windows to allow them to open, close and lock freely.
- Weather-strip windows to increase thermal performance.
- Any new windows installed to replace unsympathetic metal windows can be designed to enhance the livability of the house. New windows should be wood-frame and wood-sash and should be compatible with the original windows of the house in terms of size and style. Double-glazed new windows are acceptable, provided they are consistent in size, style, and material with the original windows.

5.7 Doors

The front door assembly is original and in its original location on the north elevation, though the hardware has been replaced. Any new doors required as part of the rehabilitation and redevelopment of the site should be designed in an historically appropriate way. Any historically inappropriate doors of the rear façade should be replaced, using the examples below on page 21.



Original front door assembly



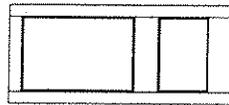
Replacement hardware



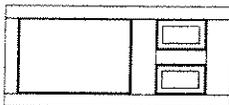
Example of appropriate hardware from www.rejuvenation.com - "Durham Exterior Door Set"

Conservation Recommendation: Preservation and Restoration

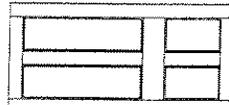
- Preserve the front door assembly in its original location. Repairs should be made as necessary, following the least intrusive method possible, as to not further damage any element of the assembly.
- Non-historic doors should be replaced with historically appropriate assemblies. Examples below:



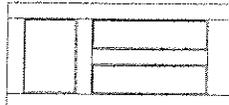
Vintage Woodworks: H003



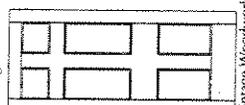
Vintage Woodworks: H004



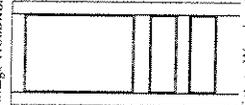
Vintage Woodworks: H006



Vintage Woodworks: H008



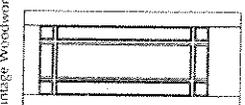
Vintage Woodworks: H013



Vintage Woodworks: H021



Vintage Woodworks: H022



Vintage Woodworks: H031

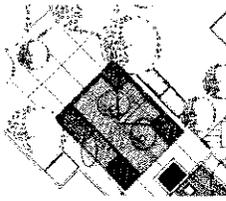
For a French style door, or one with more glazing to allow more light, this door is acceptable (not on front façade). Vintage Woodworks: FR001

5.8 Roof and Chimneys

The original roof design of the Mason Residence is a gambrel structure with a gambrel roof dormer on the east elevation and shed roof dormer on the west elevation. The historic roof has painted, closed tongue-and-groove soffits. The house features one external brick chimney and two internal brick chimneys. The roof is one of the most significant architectural character-defining elements that should remain intact. The chimneys are also significant elements; the bricks appear to be in good condition.



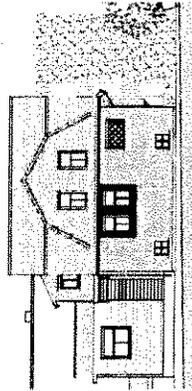
Main roof structure, Bing Maps, three chimneys are visible



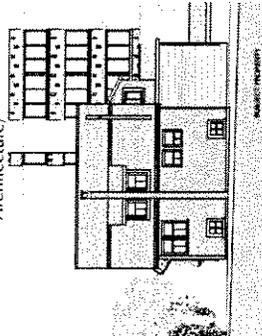
Main roof structure, Merrick Architecture, three chimneys are visible (circled in red)



Gambrel roof structure, front façade (Merrick Architecture)



Gambrel dormer, east façade (Merrick Architecture)



Shed roof dormer with exterior chimney, west façade (Merrick Architecture)



West elevation with original, exterior red brick chimney

Conservation Recommendation: Preservation and Restoration

- The original roof structure of the Mason Residence is a significant architectural element and will be preserved.
- The current roofing material is in fair to good condition and exhibits some biological growth. When replacement of the roofing material is required, cedar shingles are the preferred roofing material. However, black asphalt shingles are also acceptable.
- Review rainwater disposal system. If necessary, design and install adequate rainwater disposal system and ensure proper drainage from the site.
- The chimneys are prominent features, especially the external red brick chimney of the west elevation, and should be preserved.

- Do not apply sealants or consolidants to the exterior brickwork without review by the heritage consultant. Originally, bricks would not have been painted.

5.9 Colour Schedule

An important part of the restoration process is to finish the Mason Residence in historically authentic paint colours. On site testing was carried out to reveal the original colour scheme of the Mason Residence. The original colours were determined based on the onsite and microscopic matching of paint samples. The following colour schedule is taken from Benjamin Moore's *Historical True Colours for Western Canada*, which is based on documented historic paint colours from this time period.

As the house is to be integrated into a comprehensive development, an adapted colour scheme for the new construction should maintain the same relative placement of colours and use colours authentic to the time period.

Recommended Colour Scheme for the Mason Residence:

Element	Benjamin Moore Paint Colour	Finish
Narrow wooden lapped siding (also found on base of front staircase – facing the stairs and on the outside of the staircase base)	Pendrell Red VC-29	Flat finish recommended, Acrylic Latex eggshell/soft sheen if desired
Cedar shingles in gambrel ends and on shed roof and gambrel dormer	Pendrell Green VC-18* (assumed; to be confirmed)	Flat finish recommended, Acrylic Latex eggshell/soft sheen if desired
Window and door trim and sills, bargeboard, brackets, mouldings, soffits, and balustrade handrail	Pendrell Green VC-18	Semi-Gloss Acrylic Latex
Window sash and mullions	Gloss Black: VC-35	Alkyd Enamel Gloss
Porch deck and steps	Edwardian Porch Grey: VC-26 (assumed)	Alkyd Enamel or Polyurethane
Door	Gloss Black: VC-35 or sanded and stained, natural wood	Semi-Gloss Polyurethane
Brick chimneys	Unpainted	

- Note: Further testing and confirmation are required once full access to the site is available.

Conservation Recommendation: Restoration

- Restore the original finish, hue and placement of applied colour.

- Complete all basic repairs and restoration, and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are thoroughly 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.
- Remove deteriorated paint that is not adhered to the wood using a metal scraper.
- Remove dust and dirt with the gentlest method possible such as low-pressure (hose pressure) water washing, with soft natural brushes or putty knives.
- Paint all areas of exposed wood elements with primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, select an oil-based primer).
- Re-apply colours using architectural trim wrap, in which colour is applied in order to give a three-dimensional appearance to the surfaces by wrapping the applied colour around their edges.

5.10 Conservation Recommendations: Summary

- Preserve all original elements, features, and materials of the house as defined in the character-defining elements section of the Statement of Significance.
- Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered.
- Any new materials, replacing inappropriate elements, should be compatible in size, design, and material with the original features of the house. Siding should be narrow wooden lapped siding to grade, windows should be wood-frame and wood-sash, and doors should be wood. The steps should be wood and their balustrades should match the archival images provided. Any changes required due to code compliance should be subtle and reversible.
- Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic house.
- Unsympathetic elements, such as incompatible windows, should be replaced with compatible assemblies, as described above.
- The house should be painted in an historically appropriate colour scheme, as described above.

5.11 Recommended Trades/Companies: Windows and Doors

New Fabrications: Historically Appropriate Windows and Doors:
Vintage Woodworks, Inc.
Victoria, BC
1-866-833-4777
250-386-5354
info@vintagewoodworks.ca
www.vintagewoodworks.ca

Extraordinary League Contracting (suitable for all restoration work as well)
Ryan Bahris
Vancouver, BC
604.728.3707
ryan@exle.ca
www.exle.ca

Salvaged Doors/Architectural Elements:

Jack's New and Used Building Materials
4912 Still Creek Avenue
Burnaby, BC V5C-4E4
604-299-2967

Surrey New and Used

17861 64 Avenue
Surrey, BC V3S 1Z4
604-576-8488

Hardware and Exterior Lighting:

Rejuvenation
www.rejuvenation.com

Seattle Store

2910 1st Ave S. (at Forest St.)
Seattle, WA 98134
206-382-1901
seattle@rejuvenation.com

Portland Store

1100 SE Grand Ave
Portland, OR 97214
503-238-1900
portlandstore@rejuvenation.com

6.0 MAINTENANCE PLAN

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). 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 aggressive maintenance will not only lead to a higher degree of preservation, but also potentially save large amounts of money otherwise required for later repairs.

6.1.1 Permitting

Repair and maintenance activities, such as simple repair of materials in-kind, 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.

6.1.2 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 of the building will be limited to the exterior material. All of these elements are usually easily cleaned, using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as *Simple Green*) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

6.1.3 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 which contribute to its heritage value such as materials, form, configuration, etc. – must be conserved, referencing the following principals to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it is by the least intrusive and 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.

6.1.4 Maintenance of Exteriors - Keeping the Water Out

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. Water supports all forms of

biological decay such as rot, fungus, moss, lichen, termites, powder post beetle, other insects, etc. Keeping a building dry is the single best method of combatting biological decay.

The most common place for water to enter a building is through the roof and/or the guttering and downspout systems. An apparent minor roof or clogged gutter leak that is ignored can introduce enough moisture to support biological decay in a building on a scale necessitating removal of walls and floors, replacement of structural systems and services. Keeping roofs repaired or renewed and gutters frequently cleaned is a more cost-effective 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.

6.2 Inspection Checklist

The following checklist considers a wide range of potential problems specific to the building such as water/moisture penetration; material deterioration; structural deterioration; site and environmental issues. This checklist should be filled out by the owner on an annual basis and stored in the owner's Information File for the building.

EXTERIOR INSPECTION

SITE INSPECTION:

- Is the lot well drained?
- Do trees need pruning - are there dangerous dead limbs?
- Do plants hold water against the structure?
- Do trees overhang or touch the structure – rubbing damage?
- Can shrub and tree roots damage the structure?
- Is the paint peeling? Cracking?

FOUNDATION:

A new foundation should be checked:

- Moisture: Is rising damp present?
- Is there backsplash from ground to structure?
- Does water drain away from foundation? Puddles?
- Is the moisture problem general or local?
- Is spalling present from freezing? (Flakes or powder?)
- Is efflorescence present?
- Is spalling present from sub-fluorescence?
- Is damp proof course present?
- Are there shrinkage cracks in the foundation?
 - Are there movement cracks in the foundation?
 - Is crack monitoring required?
 - Is uneven foundation settlement evident?
 - Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil buildup; deflection of lintels?

STRUCTURE:

Wooden 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 or fungal attack present? Where and probable source?
- Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- Is the wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- Is the wood warped, cupped or twisted?
- Is the wood split? Are there loose knots?
- Are nails pulling loose or rusted?
- Is there any staining of wood elements? Source?

Condition of Exterior Paint Materials:

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

Windows:

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

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 siding? 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? (Any water against structure?)

- Are downspouts complete without any missing sections? Are they properly connected?
- Are eaves clean? Do they show any sagging?
- Is the water being effectively carried away from the downspout by a drainage system? Do downspouts drain completely away?

Roof:

- Is the leading edge of the roof wet?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are shingles wind damaged or severely weathered? Are they cupped or lifting?
- Are the nails sound? Are there loose or missing shingles?
- Are flashings well sealed?
- Are metal joints and seams sound?
- Do the closed soffits show any signs of water damage? Insect or bird infestation?

Entryway:

- Are the steps safe? Handrail secure?
- Attachment – are porches, steps, etc. securely connected to the building?

INTERIOR

Basement level:

- Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling? Is wood cracked, peeling rotting? Does it retain moisture 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?

Main levels:

- Materials: are they sound, or uneven, cracked, out of plumb or alignment; are there signs of settlement, old, or recent (bulging walls, long cracks, etc)?
- Finishes: paints, stains, etc. – are they dirty, peeling, stained, cracked?
- Are there any signs of water leakage or moisture damage? (Mould? Water-stains?)

Concealed spaces:

- Is light visible through walls, to the outsider or to another space?
- Are the ventilators for windowless spaces clear and functional?
- Do pipes or exhausts pass through concealed spaces without leaks?
- Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.3 Maintenance Plan

Daily

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

Weekly

- Clean gutters during periods of heavy leaf fall.
- Clean air filters as necessary.

Monthly

- Have all rainwater gutters, downspouts, drains cleaned out.
- Lubricate any mechanical heating, pumps, etc, as required.
- Major issues entered into the logbook.

Quarterly

- Check roofs inside and outside including gutters, valleys, downspouts, etc.
- Check doors for closing and locking.
- Clean light fixtures.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of gutters and downspouts to cope with winter rains and summer storms.
- Check smoke detectors.
- Check condition of weather sealants (fall).
- Service mechanical units such as heating (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect foundation for cracks, deterioration or loss of material.
- Inspect windows for paint and glazing compound failure, wood decay and proper operation.
- Complete annual inspection and report for Information File.
- Clean out of all perimeter drains and rainwater systems.
- Overhaul electric system; change light bulbs and tubes.
- Check all fire extinguishers and have access to them.
- Touch up worn paint on the building's exterior.
- Oil all locks, hinges, etc.
- Service mechanical units such as air conditioning/pumps etc.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report by a heritage professional should be undertaken every five years, comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repair window sash windows every five to fifteen years. With proper maintenance, wood windows have the potential to last indefinitely.

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.

Storm Inspections (as required)

- After any storm, inspection must occur for any damage. Gutters and roofs need to be checked and cleaned.

Major Maintenance Work (as Required)

- Thorough repainting, re-roofing, gutter, downspout and drain replacement; replacement of deteriorated building materials etc.

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