

CITY OF SURREY

BY-LAW NO. 17186

A by-law to enter into a heritage revitalization agreement
.....

WHEREAS:

- A. The Council may by by-law pursuant to Part 27 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as may be amended from time to time, enter into a heritage revitalization agreement with the owner of heritage property;

- B. The Council considers that certain lands, premises and improvements have heritage value and heritage character and ought to be conserved, which are situate within the City and described as:

Parcel Identifier: 006-513-123
Lot 13 Except that part in plan LMP41122 Section 31 Township 8 New Westminster
District Plan 42636

8820 168 Street

(the "Lands");

- C. The owner of the Lands and the City of Surrey have agreed on the nature, character and extent of the heritage value and heritage character of the Lands and on the nature, extent and form of conservation necessary to protect the heritage value and heritage character of the Lands;

NOW THEREFORE, the City Council of the City of Surrey, in open meeting assembled, enacts as follows:

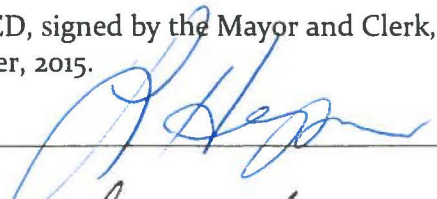
- 1. The City is authorized hereby to enter into that certain Heritage Revitalization Agreement including Appendix "A" attached thereto and appended to this By-law as Schedule "I" (the "Heritage Revitalization Agreement") in respect of the Lands.

2. The Mayor and the City Clerk are authorized on behalf of the Council to sign and the Heritage Revitalization Agreement and to register a notice on the title of the Lands.
3. Schedule "I" forms a part of this By-law.
4. This By-law may be cited for all purposes as "City of Surrey Heritage Revitalization Agreement By-law, 2010, No.17186."


READ A FIRST AND SECOND TIME on the 7th day of June, 2010.

READ A THIRD TIME ON THE 14th day of December, 2015.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of December, 2015.



MAYOR



CLERK

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SCHEDULE "I"

[To City of Surrey Heritage Revitalization Agreement By-law, 2010, No. 17186]

HERITAGE REVITALIZATION AGREEMENT

This Agreement made the 14th day of December 2015

BETWEEN:

GOBIND MARG CHARITABLE TRUST SOCIETY, INC.

NO. 48549

14602 83rd Avenue

Surrey, BC

V3S 9K6

(the "Owner")

OF THE FIRST PART

AND:

CITY OF SURREY, a municipal corporation,

and having offices at 14245 56th Avenue

Surrey, British Columbia, V3X 3A2

(the "City")

OF THE SECOND PART

WHEREAS:

- A. The Owner is the registered owner in fee simple of the following lands and premises situate in the City of Surrey, British Columbia and described as:

Parcel Identifier: 006-513-123

Lot 13 Except that part in plan LMP41122 Section 31 Township 8 New Westminster District Plan 42636

8820 168 Street

(the "Lands");

- B. The Owner and the City consider that the Lands, including the improvements and features on the Lands, have *heritage value* and *heritage character*;
- C. The Owner and the City desire to conserve the *heritage value* and *heritage character* of the Lands;
- D. For the purpose of conservation of the *heritage value* and *heritage character* of the Lands, the Owner and the City have agreed to enter into this Agreement setting out the terms and conditions of continuing protection for the *heritage value* and *heritage character* of the Lands;

- E. The Owner has agreed to compensate the City for the loss in *heritage value* in accordance with Section 2(f) of this Agreement in the event the improvements or features on the Lands having *heritage value* or *heritage character* are moved or destroyed other than through natural causes;
- F. The improvements or features on the Lands which have *heritage value* and *heritage character* which both the Owner and City desire to conserve have been described by text, photographs, plans and drawings attached as Appendix "A" and Appendix "A-1" (the "Conservation Plan") to this Agreement; and
- G. The building identified in the Conservation Plan as Tynehead Elementary School, West Wing (the "School") is listed on the Surrey Heritage Register and the Owner and the City consider that the School has *heritage value* and *heritage character* such that all provisions of this Agreement applicable to the Lands also apply to the School.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual premises of the parties hereto and for other good and valuable consideration (the receipt and sufficiency of whereof is hereby by the parties acknowledged) the Owner and the City covenant and agree with one another pursuant to Section 966 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as amended, re-enacted or consolidated from time to time and any successor statute (the "Local Government Act"), as follows:

Conservation Plan

- 1. (a) The Conservation Plan forms a part of this Agreement. To the extent that the text, photographs, plans and drawings constituting the Conservation Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation Plan and shall determine the matter. If the Owner is dissatisfied with the City's interpretation, then Section 15 of this Agreement shall apply.
- (b) Part I of the Conservation Plan identifies, details and describes the character, extent and nature of the improvements and features on the Lands that have *heritage value* and *heritage character*. Part II of the Conservation Plan sets out the maintenance strategy, general standards and exemptions for the *conservation* and maintenance of all improvements and features on the Lands that have *heritage value* and *heritage character*. Part III of the Conservation Plan sets out the standards and specifications for relocation, restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this Agreement, including, but not limited to: the exterior walls, windows and doors, roof covering, missing and removed features, and paint colour.

Owner's Obligations to Protect, Conserve, Maintain and Rebuild

- 2. The Owner covenants and agrees that:
 - (a) No improvements on the Lands identified in the Conservation Plan as having *heritage value* or *heritage character* shall be *altered*, including alterations required or authorized by this Agreement, except as agreed to in writing by the City.

- (b) Each action of relocation, restoration, rehabilitation, replication, repair, replacement or maintenance, required by Parts I, II and III of the Conservation Plan, shall be commenced and completed in accordance with the timing, phasing, standards and specifications set out the Conservation Plan.
- (c) All improvements identified in Part I and II of the Conservation Plan as having *heritage value* and *heritage character* shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Conservation Plan including the Tynehead School Conservation Plan, March 2010 prepared by Donald Luxton & Associates Inc and attached as Appendix "A-1" (the "DL&A Plan");
- (d) In the event the School is damaged, the Owner of the Lands accepts the obligation to undertake all necessary construction to restore the damaged portion or portions of the School to its original condition. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged portion or portions of the School. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. The restoration of the School shall reflect the character-defining elements and design components including, but not limited to: prominent corner location in the Tynehead community of Surrey at 168 Street and 88 Avenue, continuous educational and community use, institutional form, scale and massing as expressed by its one-storey plus full basement height, rectangular plan, medium-pitch hipped roof, projecting front extension with hipped roof, and front-gabled porch, wood-frame construction, with original wooden drop siding and cedar shingle cladding at the basement level underneath the later stucco, fenestration, including banked symmetrical windows openings, with original wooden framing, and six-paned wooden sash windows on both floors, all as subject to approval by the City Architect or designate.
- (e) In the event the School is destroyed, the Owner of the Lands accepts the obligation to undertake all necessary construction to create a replica of the School. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to create a replica of the School. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. If the design is not an exact replica, the massing and the style shall be similar to the original building, and a heritage alteration permit shall be required before a building permit can be issued for reconstruction to take place. The construction of the replica or replacement of the School shall reflect the character-defining elements and design components as described in Section 2(d), all as subject to approval by the City Architect or designate.
- (f) In the event that the School is destroyed, in addition to the construction of a replica described in 2(e), the Owner covenants and agrees to compensate the City for the loss in heritage value to the community in the amount of \$28,184.69 indexed to the Vancouver Consumer Price Index (CPI) with 2015 being the base year, except that if the School is destroyed through natural causes, including but not limited to, flood, earthquake and accidental fire as determined by the City in its sole discretion, and a replica is constructed by the Owner that is acceptable to the Heritage Advisory Commission or any

successor decision making body in its sole discretion, then payment of compensation by the Owner to the City is not required.

- (g) Should the School become vacant and unoccupied for a period of 30 days or more, the Owner of the Lands agrees to maintain the integrity and security of the School and Lands including but not limited to, on-site security, monitored security alarm system, perimeter fencing and lighting, and boarding of windows and doors. The Owner of the Lands must provide the City in writing a 24-hour emergency contact number and confirm the security measures are in place. If the Owner fails to secure the School, the City may and is authorized to undertake the necessary works to secure the School, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands for the purpose of undertaking the necessary works to secure the School and to conduct an inspection to determine that the security measures continue to be in place.
- (h) The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions, as are necessary to ensure that the restrictions and requirements set out in Parts II and III of the Conservation Plan are fully observed, and the Owner shall not do, cause or allow to be done anything that would be in breach of the restrictions and requirements of this Agreement.
- (i) Where required by the City in a heritage alteration permit, the Owner shall provide security to the City to guarantee the performance of the terms, requirements and conditions contained in the Conservation Plan.
- (j) The Owner may apply to the City for funding for the including, but not limited to, monies for exemption from taxes, or any provision for assistance as specified in Section 225 of the Community Charter, S.B.C. 2003, c.26.

Variation to By-laws

- 3. No variation to by-laws are applicable to the Lands.

Construction and Maintenance

- 4. Wherever under this Agreement the Owner relocates, restores, rehabilitates, replicates, repairs, replaces, maintains or in any way alters improvements on, or features of the Lands identified in the Conservation Plan as having *heritage value* and *heritage character* or constructs or maintains other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Conservation Plan and as agreed by the City and all improvements or features shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

No Liability to City

- 5. In no case shall the City be liable or responsible in any way for:

- (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Lands; or
- (b) any loss or damage of any nature whatsoever, howsoever caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements of this Agreement, wrongful or negligent failure or omission to comply with its restrictions and requirements, or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements or with any other term, condition or provision of this Agreement.

Reasonable Care and Risk

- 6. The Owner shall at all times, in complying with the restrictions or requirements of this Agreement, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit or allow any condition to exist that might reasonably lead to, cause or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements in a safe manner, and without reasonably foreseeable risk to person or property. Compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk and cost of the Owner.

Modification

- 7. If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced or eliminated except by measures that would be a breach of the restrictions, requirements of this Agreement, the Owner shall notify the City in writing of the nature and extent of the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid or eliminate the risk. Risk shall remain with the Owner.

Indemnity

- 8. The Owner shall at all times indemnify and save harmless the City and its elected and appointed officials, employees, contractors and agents of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever by whomsoever brought for which the City shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements of this Agreement, or breach or nonperformance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of this Agreement, or by reason of any work or action of the Owner in performance of its obligations, or by reason of any wrongful act or omission, default or negligence of the Owner.

Alternative Remedies

- 9. Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement may be exercised fully in accordance with

the Local Government Act and the Community Charter, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference in this Agreement to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

Damages

10. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully relocate, restore, rehabilitate, replace, repair or maintain the building, structure, improvements on or features of the Lands having *heritage value* and *heritage character* to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any relocation, restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan, and Sections 2 and 4 of this Agreement.

No Waiver

11. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default nor any previous written waiver shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies to the City.

Statutory Authority and Proprietary Rights

12. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive by-law enacted by the City, or permit, license or approval, granted, made or issued hereunder, or pursuant to statute, by the City shall stop, limit or impair the City from relying upon and enforcing this Agreement.

Compliance with Laws

13. Despite any provision of this Agreement, the Owner shall comply with all laws, including by-laws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation of this Agreement to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days' written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

Notice

14. Any notice to be given under this Agreement shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

If to the City:

Attention: City Clerk

CITY OF SURREY
13450 – 104 Avenue
Surrey, B.C. V3T 1V8

If to the Owner:

GOBIND MARG CHARITABLE TRUST SOCIETY,
INC. NO. 48549
14602 - 83 Avenue
Surrey, BC
V3S 9K6

(the "Owner")

Any party may at any time give notice in writing to the other of any change of address and after the third day of giving of the notice, the address specified in the notice shall be the address of the party for the giving of notices.

If title to the Lands is transferred to a new Owner, the new Owner shall provide notice in writing to the City within 15 days of such a transfer providing the name of the new Owner, the contact for notice if it is different than the Owner and the new address to which notices are to be sent.

Arbitration

15. The Owner, if dissatisfied with the City's interpretation of the Conservation Plan and any determination pursuant to Section 1(a) of this Agreement may require that the matter be decided and determined by binding arbitration as follows:
- (a) The Owner must, within thirty (30) days of any exercise of discretion by the City, give notice to the City of its intention to dispute and in such notice shall name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;
 - (b) The City shall within thirty (30) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;
 - (c) Where each of the Owner and the City have named an arbitrator, the two arbitrators shall within thirty (30) days of the City's notice pursuant to Section 15(b) appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;

- (d) Where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute; and
 - (e) Any arbitrator's decision in respect of the exercise of discretion by the City shall be final, conclusive and binding on all parties.
16. Without limiting the City's power of inspection conferred by statute and in addition to that power, the City shall be entitled at all reasonable times and with reasonable notice to enter onto the Lands from time to time for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner, and wherever possible, when an inspection of the lands is undertaken, the City shall provide reasonable notice to the Owner.

Headings

17. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any of its provisions.

Schedules

18. All schedules to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

19. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Interpretation

20. Terms used in this Agreement that are italicized are defined in the Local Government Act, and the Heritage Conservation Act, R.S.B.C. 1996, Chapter 187, as amended, re-enacted or consolidated from time to time and any successor statute, and shall take their meaning from those Acts.

Successors Bound

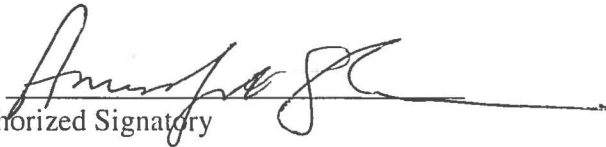
21. All restrictions, rights and liabilities imposed upon or given to the respective parties under this Agreement shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements on the part of the Owner.

Notice to be Filed

22. Notice of this Agreement and amendments to it will be filed in the Land Title Office and once filed, this Agreement and amendments will be binding on all persons who acquire an interest in the Lands.

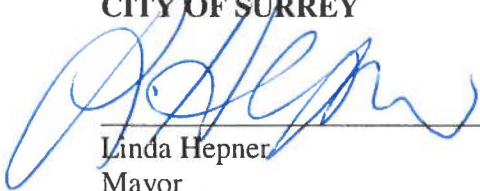
IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date first above written.

GOBIND MARG CHARITABLE TRUST SOCIETY, INC. NO. 48549


Per: 
Authorized Signatory

Per: _____
Authorized Signatory

CITY OF SURREY



Linda Hepner
Mayor



Jane Sullivan
City Clerk

Appendix "A"

CONSERVATION PLAN

PART I – HISTORICAL AND ARCHITECTURAL BACKGROUND

1. Historical Context

The Tynehead Elementary School, West Wing was built in 1908 to serve the developing community of Tynehead in North Surrey.

The Tynehead community was first settled in the 1860s by the Bothwell brothers, who pre-empted land along one of the first roads in the area, the Coast Meridian Road (168th Street), near the headwaters of the Serpentine River. Surveyed in 1859, the Coast Meridian was defined by the meridian of longitude closest to the Pacific coast at the 49th parallel. Settlement occurred as logging, farming and fishing developed in the area. Surrey was incorporated as a municipality in 1879.

The Public Schools Act of 1872 enabled the provincial government to have central control over British Columbia schools and simultaneously achieve a consistent standard of school construction. By 1881, the Department of Lands & Works took over responsibility for school construction. The increased demand for school accommodation led to the preparation of a standardized one-room school house design by the Department of Lands & Works. Features of this standardized plan included a wood-frame, hipped-roof building with a projecting gabled entry that measured 22 by 40 feet with 13-foot ceilings. The cost of the one-room school house was kept to a minimum, made possible by simple construction materials such as simple rustic siding. In 1885, the rural school house plan was revised and re-introduced as the "Country School House" plan. Its rectangular, low-hipped roof measured 20 by 34 feet with a partitioned-off cloakroom and a classroom that measured 19 feet by 27.5 feet characterized this new plan. Until 1890, this plan continued to form the basis for all of the government's rural schools.

The influx of settlers into Surrey in the 1890s necessitated the formation of additional school districts. Surrey attracted settlers because of its rich fertile soil, which offered ideal farming conditions. Additionally, the high quality of Surrey's forests drew many people and a number of logging and milling firms into the district, and forestry played a crucial role in the Surrey's settlement and development. Built during this time were the following schools: Mud Bay (1883), Hall's Prairie (1885), Kensington Prairie (1889), and Clayton (1890). In 1891, the original one-room Tynehead School opened, along with schools in Port Kells, Anniedale, Surrey Centre, Serpentine and Brownsville. Each school constituted its own school district, and therefore was governed individually.

Surrey reorganized its school administration with the inauguration of the Surrey School District, established on March 14, 1906. A School Board was elected to serve the entire municipality, which eliminated the local Boards of Trustees for each school. The first elected members of the Surrey School board included E.M. Wiltshire, J.E. Murphy, W. McBride, George Atchison, and John Keery. At the time of its formation, the Surrey School District consisted of 11 schools, 11 teachers and 300 students. This central school board was just one part of an overall school initiative for Surrey. A school tax was added to the Municipal tax roll and the Municipal government provided an education grant. Shortly after the establishment of the Surrey School District, Tynehead Elementary School was built.

2. Tynehead Elementary School History and Heritage Value

Tynehead Elementary School, West Wing consists of a large wooden school house structure, located in the historic Tynehead neighbourhood of the City of Surrey. This building is one storey in height and sits on a ground height basement. It is characterized by its medium-pitch hipped roof and banked fenestration that are typical of early school architecture.

Tynehead Elementary School is significant as an early surviving school in Surrey, and remains as a tangible reminder of the importance of education to the pioneers who built this community. Opened in 1908 as a one-room school house, on land granted by pioneer settler James Bothwell, Tynehead School played a vital role in the life of Tynehead children until its closure in 1946. It later served the community as Tynehead Montessori School, and today still serves the local population as a community centre.

Tynehead School demonstrates the wide-spread influence of the Provincial Department of Public Works, which facilitated the growth of the educational system in rural communities through the provision of standardized school designs. Education is a provincial responsibility, and starting in the 1880s the province assisted growing school districts through the provision of architectural services. Their practical and functional plans were based on readily available materials and were inexpensive to execute. Typical of mandated school policy, the windows are banked along the sides of the building to allow abundant natural light, while leaving sufficient wall space for large blackboards for educational purposes.

Additionally, Tynehead School is a representation of the early development of Surrey's educational network, and illustrates the rapid growth and development of the Tynehead neighbourhood. The first one-room Tynehead School was constructed in 1891, but as the community developed so too did the need for a larger school house. In 1906, the Surrey School Board was established, with a mandate to serve the educational needs of the entire municipality. The second Tynehead School opened in 1908, and provided education to children from Grade 1 to Grade 8. Its expansion in 1923, which resulted in a symmetrical rectangular plan, reflected the further growth of the community during the post-World War One era.

3. Character Defining Elements

The main character defining elements of the School are the following:

- prominent corner location in the Tynehead community of Surrey at 168 Street and 88 Avenue;
- continuous educational and community use;
- institutional form, scale and massing as expressed by its one-storey plus full basement height, rectangular;
- plan, medium-pitch hipped roof, projecting front extension with hipped roof, and front-gabled porch;
- wood-frame construction, with original wooden drop siding and cedar shingle cladding at the basement;
- level underneath the later stucco; and
- fenestration including banked symmetrical windows openings with original wooden framing, and six-paned wooden sash windows on both floors.

4. Existing Exterior Appearance and Features

Tynehead Elementary School, West Wing is located on a lot at the intersection of 88 Avenue and 168 Street in the residential Tynehead community. The front (west) façade is characterized by its hipped roof and frontgabled porch entry. One storey in height, with a full basement added in 1923, the Tynehead Elementary School, West Wing features the banked fenestration, pointed bargeboards, and open soffits that are typical of schools designed by the Provincial Department of Public Works (DPW) in the early twentieth century.

A north-facing staircase accesses the central front door, sheltered by the front-gabled porch roof. The configuration of the stairs was altered from its original 1908 appearance, which consisted of separate boys' and girls' entrances. Upon the 1923 alterations, the design was changed to one central staircase leading to the second floor main entrance. The fenestration of the school building is symmetrical, including banked windows assemblies consisting of five joined windows on both the south and north facades. Typical of mandated school policy, the windows in each classroom were banked along one side to allow an efficient use of natural light, but left sufficient wall space on the other side for educational purposes.

The fenestration of the front façade and basement level consists of large single and paired three-over-three windows, and also several fixed single pane windows. Many of the original windows have been removed or boarded over, as its evident by the basement level of the front (west) façade that at one time was characterized by six-paned-wooden sash windows on either side of the main staircase, it is assumed that when the building was reclad in stucco that these windows were removed or covered over. Additionally, the paired windows on either side of the front-gabled entry porch, located above the hipped roof projection on either side of the front-gabled entry, have since been covered. Stucco cladding covers the main body of the building, but it is assumed that the original drop wood siding and basement level shingle cladding still exist beneath. At the ground level of the front façade, two doors provide access to the basement level.

The north elevation of the building consists of the characteristic banked fenestration consistent with that of the south façade, the basement level windows are still present, though this area of the building has been converted to a workshop. The east (rear) elevation of the building is no longer visible due to a large addition. The roofline of the building is one of the most characteristic features of Tynehead Elementary School, West Wing; the medium-pitch hipped roof design was a typical feature the DPW schools. The 1923 design of the Tynehead School originally included two belfry ventilators on the north and south sides of the roofline and a central chimney, as can be seen in the archival photos on the following page. The photos also show the original configuration of the fenestration of both the south and west facades. Though the design of Tynehead School has changed over the years, and several wings and a gymnasium were later added, the current building still continues to reflect the 1923 design.

Refer to Section 2.2 Description of Exterior in the DL&A Plan.

PART II – MAINTENANCE, STANDARDS AND PERMIT APPROVALS

1. General

A. Requirement to Commence Renovations

Restoration of the Tynehead Elementary School, West Wing, including works that are consistent with Part III – Restoration Standards and Specifications, may commence at any

time following the adoption of a by-law to enter into this Agreement and the issuance of a building permit authorizing the works.

B. Maintenance Strategy

The strategy to ensure ongoing conservation of the Tynehead Elementary School, West Wing shall consist of a Maintenance Plan and a Funding Strategy.

The Maintenance Plan shall be prepared with input from an architect that is acceptable to the City, who is knowledgeable in the renovation of heritage buildings. Issues to be addressed in the Maintenance Plan include water penetration and damage from sun, wind, weather and animals. Maintenance includes, but is not limited to, painting, sealing, weather-stripping and similar protective coatings.

The Funding Strategy shall include, but is not limited to, whether or not the Owner intends to absorb all the costs, undertake fundraising or seek government financial incentives, including those incentives available from the City.

The Owner shall submit a Maintenance Plan and Funding Strategy for review and approval by the General Manager, Planning and Development and the Heritage Advisory Commission within one (1) year of the adoption of a by-law to enter into this Agreement.

The Maintenance Plan and Funding Strategy for the Tynehead Elementary School, West Wing shall include, but is not limited to, the following:

- (a) A description and a time schedule for the renovations, repair, and replacement of the exterior elements or other identified works on the Lands that constitute the character-defining elements and as identified in Part III – Renovation Standards and Specifications;
- (b) A description and time schedule for the ongoing maintenance of the elements or other identified works on the Lands and other relevant details. Maintenance includes: painting, staining and sealing of the exterior cladding and trims, weather stripping, re-roofing, replacement of windows, doors and exterior cladding or trims to match the existing materials;
- (c) A description of any matters noted in Part III – Renovation Standards and Specifications or in the plans attached to this Agreement as requiring further details; and
- (d) A financial plan detailing the funding for the renovation and maintenance outlined above, including corporate sponsorships, annual budgets by the Owner or tenant, applications for government grants, strata fees, and other relevant details.

C. Amending an Established Maintenance Strategy

An Owner may apply to the City to amend an existing Maintenance Plan and Funding Strategy. Any amendment is subject to approval by the General Manager, Planning and Development, and if deemed necessary by the General Manager, Planning and Development, the Heritage Advisory Commission.

2. Standards

The “Standards and Guidelines for the Conservation of Historic Places in Canada”, established under the Historic Places Program or successor guidelines as may be approved by

the City are to apply to all construction, maintenance, restoration or renovation works undertaken under Parts II or III on the School.

3. Timing and Phasing

This provision does not apply to the Lands.

4. Heritage Alteration Permit(s) Approval

- A. Changes to the building, structure, or the exterior appearance of the School, features on the Lands identified in the Conservation Plan or character-defining elements may require the Owner to apply for a heritage alteration permit or obtain approval from the City.

Proposed changes shall be referred to the Planning & Development Department of the City prior to the commencement of any work to determine if the changes require or do not require a heritage alteration permit.

- B. A heritage alteration permit may not be required for alterations including, but not limited to, the following:

- (a) changes to the Conservation Plan that are considered by the City Architect to be minor in nature and not affecting the character-defining elements of the School;
- (b) restorations considered by the City Architect to be consistent with the original design, being made to replace stylistically foreign elements and done in consultation with an independent architect acceptable to the City with experience in restoration of heritage buildings; or
- (c) simple repair and maintenance of existing elements not affecting the building structure, exterior or interior appearance of the School on the Lands.

- C. A heritage alteration permit shall be required for alterations including, but not limited to, the following:

- (a) changes to the School structure;
 - (b) changes to the exterior appearance of the School;
 - (c) replacement of existing elements and/or construction of additions;
 - (d) changes to the external appearance of the School due to interior renovations.
- If a heritage alteration permit is determined to be required, the Owner shall apply to the City for a heritage alteration permit before undertaking any of the works listed in this Section 4.C.

After the heritage alteration permit application is submitted, the heritage alteration permit will be considered for issuance by City Council upon the recommendation of the General Manager, Planning and Development and the Heritage Advisory Commission, or by a City official delegated by City Council.

Refer to Section 4.7 Conservation Schedule in the DL&A Plan.

5. **Building Permit Approval**

Construction, alterations or other actions to be authorized by a building permit shall be consistent with the provisions of the Conservation Plan and/or with heritage alteration permits sanctioning construction, alterations or other actions.

As the School is recognized as a historic site, Building Code equivalencies Energy Efficiency Act exemptions may be used to lessen visual impacts on the historical appearance or authenticity of the building. To utilize Building Code equivalencies, the Owner shall retain a qualified architect that is acceptable to the City Architect.

PART III – RESTORATION STANDARDS AND SPECIFICATIONS

1. **Exterior Walls:**

The exterior stucco cladding of Tynehead Elementary School, West Wing appears to have been added over the original wood drop siding and corner boards of the second storey and the cedar shingle cladding of the basement level. This stucco cladding was added sometime after the closure of the school in 1946. It is assumed that the original siding material exists beneath the current stucco. Due to the cost and effort involved in stucco removal, it is advised that at this time the exterior stucco cladding be preserved. There may be a desire in the future to restore the 1923 appearance of the building, at which time the condition of the materials beneath the stucco could be assessed.

It is advised that the stucco surfaces be cleaned periodically. This should include being washed from bottom to top with a mild detergent, soft brush and/or hose. A power washer can be used if stains persist, but should be used sparingly so as not to damage the surface or the paint.

Condition:

- Overall, the stucco cladding is in good condition.

Conservation Intervention:

- Retain and maintain stucco cladding.
- If and when desired, remove stucco and restore original wooden claddings.

Refer to Section 4.2 Exterior Walls in the DL&A Plan.

2. **Roof Covering:**

The original roofing of Tynehead Elementary School, West Wing was sawn cedar shingles (not split cedar shakes). The current roof covering is asphalt shingles that are in poor condition and need to be replaced. Given the high cost of cedar shingles, asphalt shingles are reasonable, sympathetic substitute roofing, and are also a reversible intervention.

When the roof is replaced, the colour, texture and pattern of the new asphalt shingles should be carefully considered to provide a sympathetic appearance that is based on the original roof, i.e. simple tabbed pattern, medium brown and relatively smooth in texture.

Condition:

- The existing asphalt roof covering is in poor condition and will be replaced.

Conservation Intervention:

- Roof cover to be replaced with an asphalt shingle that echoes the historic appearance of the original cedar shingle roof cover.
- If and when desired, replace roof covering with a cedar shingle roof to match the historic appearance.

Refer to Section 4.4 Roof Covering in the DL&A Plan.

3. Windows and Doors:

Tynehead Elementary School, West Wing retains a number of early windows that are typical of an early school house. The south and north elevations each display banked fenestration, however, the original double-hung sashes have been replaced with aluminum. There are also a number of six-paned wooden sash windows on the north, west, and south facades. The fenestration is generally regular and symmetrical. Though the original front door has been replaced, an original projecting front-gabled entry porch, supported by square columns, shelters the front entrance.

Please note that for the windows that have already been replaced, the following provisions would be recommended under the *Standards & Guidelines*:

Recommended: Designing and installing new windows when the historic windows (frames, sashes and glazing) are completely missing. It may be a new design that is compatible with the style, era and character of the historic place; or a replica based on physical and documentary evidence.

Condition:

- Overall, windows are in good condition, with many of the original windows either boarded over, covered by the stucco cladding, or have had the original wooden sash replaced with aluminum. The existing aluminum replacement sash may be replaced in the near future.

Conservation Intervention:

- Preserve and restore existing wooden sash windows.
- Preserve existing window assembly on all of the three accessible facades (north, west, and south), when possible.
- Record, remove and reinstate to match, windows and doors to be retained as necessary in order to protect during any work.
- Fenestration at basement level on the front elevation will be uncovered and restored, when possible.
- Fenestration at second level on the front elevation above the projected entry will be uncovered and restored, if possible.
- All boarded windows to be uncovered and sympathetic glass installed, when possible.
- Restore original front door assembly, when possible.
- Assess condition of door and window trim and preserve the maximum amount possible by retention, repair and reuse.
- Where preservation is not possible, restore trim with new dimensional lumber, to match original in type, profile and quality. Lumber with a combed texture is not permitted.
- Existing aluminum windows may be replaced with new sash that replicates the 1923 appearance (6-over-6 double-hung appearance). The profile, material and colour should be carefully considered, and subject to heritage review.

Refer to Section 4.3 Windows and Doors in the DL&A Plan.

4. Paint Colour:

The original colour treatment is unknown. When painting is required, it is recommended that original wooden elements be returned to a sympathetic, authentic historic colour scheme. If further restoration is undertaken, the original colours can be determined and a sympathetic colour scheme can be reinstated.

Refer to Section 4.6 Colour in the DL&A Plan.

5. Interior Condition:

Except as provided for in this Conservation Plan, changes to the interior of the School that affect the exterior appearance of the School are not permitted without prior issuance of a heritage alteration permit.

6. New Construction:

New construction not provided for in this Conservation Plan will be subject to a heritage alteration permit.

7. Accessory Buildings and Structures:

Accessory buildings are subject to a heritage alteration permit.

8. Other:

Minor changes to the provisions of Part III that do not affect the character defining elements or that improve the authenticity of the restorations, may be approved by the City Architect, in consultation with the Heritage Advisory Commission.

(Note: Terms used in Appendix "A" of this Agreement that are italicized are defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and shall take their meaning from the By-law.)

Appendix "A-1"
Conservation Plan prepared by Donald Luxton & Associates Inc.

(Attachment beginning on next page)

CONSERVATION PLAN

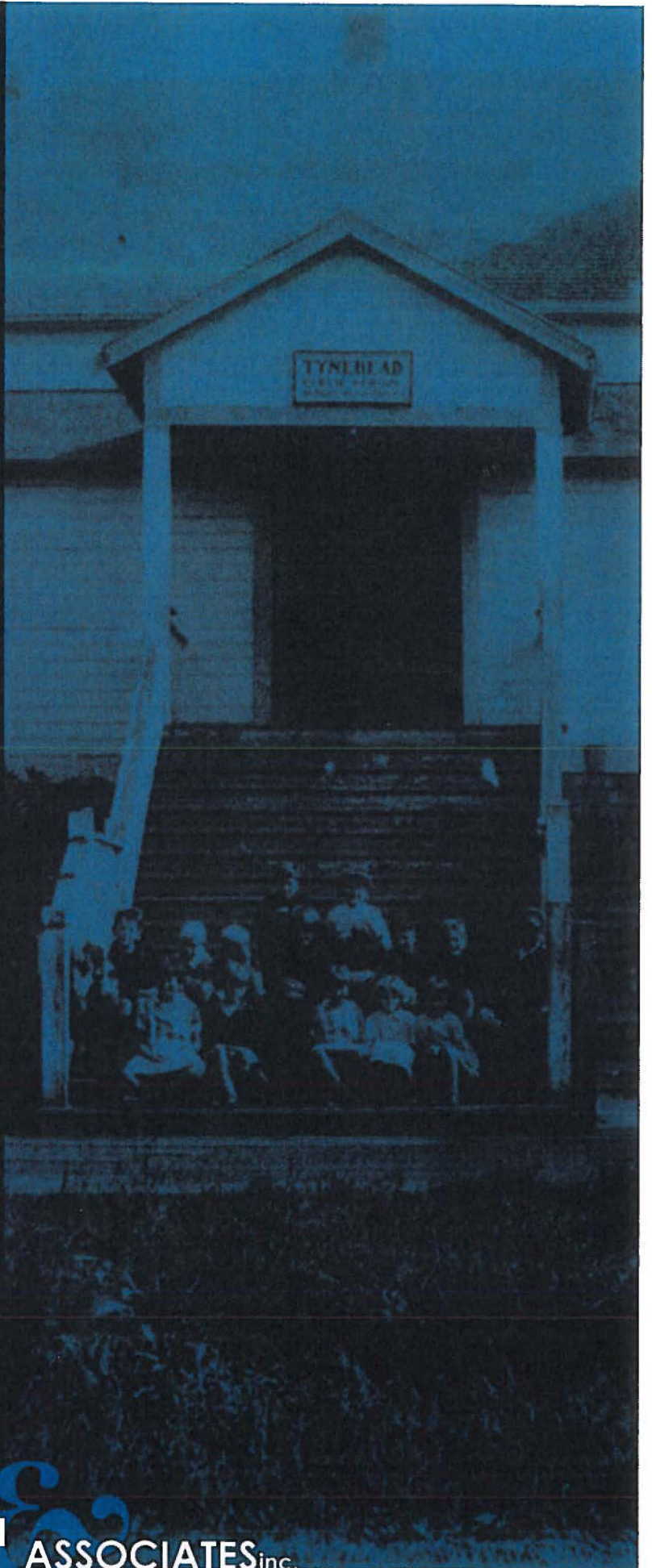
TYNEHEAD SCHOOL

8820 168TH STREET
SURREY

MARCH 2010

prepared for:
GOBIND MARG
CHARITABLE TRUST
SOCIETY

prepared by:
DONALD LUXTON & ASSOCIATES inc.



TYNEHEAD ELEMENTARY SCHOOL, WEST WING, 8820 168 STREET, SURREY CONSERVATION PLAN

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TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN

1.0 INTRODUCTION

SUBJECT PROPERTY: TYNEHEAD ELEMENTARY SCHOOL, WEST WING
8820 168 Street
SURREY, BC

CONSTRUCTION DATE: 1908; Additions and alterations in 1923

Built in 1908, the West Wing of Tynehead Elementary School is an example of a community school built to a standardized design by the Department of Public Works, during the time of early development and settlement in Surrey. The current school has a hipped roof and front-gabled entry, and was the second school built to serve the Tynehead community. The first one-room school in the Tynehead area, known as Serpentine School, was built in 1891 to a standard plan provided by the Provincial Department of Lands & Works. A new Tynehead Elementary School was built in 1908, and in 1923 was doubled in size and plan, and raised for the construction of a basement. In its current configuration, the school is rectangular in plan, including a single front entrance accessed by a central staircase. Notable architectural features include its banked fenestration and the medium-pitch hipped roof. The school was altered again sometime after 1946 when the original drop siding, corner boards and cedar shingle siding at the basement level were covered with stucco cladding.

The appearance of the Tynehead Elementary School in 1923 is documented in archival images, and closely resembles the current form and massing. This conservation plan for Tynehead School identifies and analyzes key heritage values and important historic elements, and provides a framework for preservation, rehabilitation and restoration over time within the context of a Heritage Revitalization Agreement.



DONALD LUXTON & ASSOCIATES INC., MARCH 2010

2.0 SITE DESCRIPTION

2.1 HISTORICAL CONTEXT

The Tynehead Elementary School, West Wing, hereafter referred to as Tynehead School, was built in 1908 to serve the developing community of Tynehead in North Surrey.

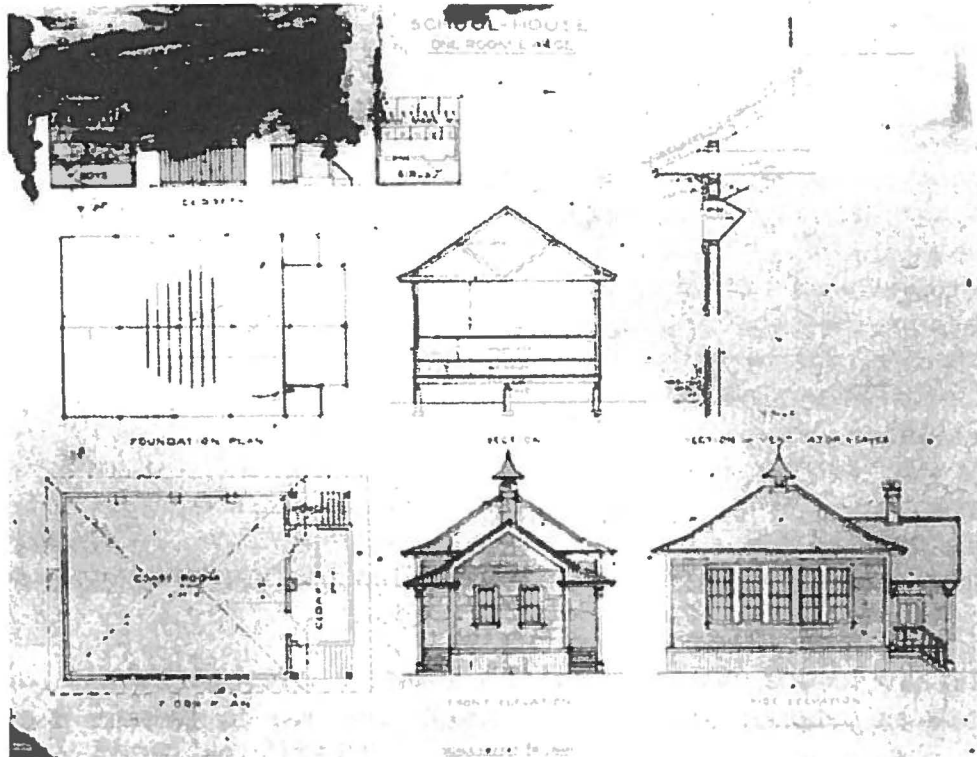
The Tynehead community was first settled in the 1860s by the Bothwell brothers, who pre-empted land along one of the first roads in the area, the Coast Meridian Road (168th Street), near the headwaters of the Serpentine River. Surveyed in 1859, the Coast Meridian was defined by the meridian of longitude closest to the Pacific coast at the 49th parallel. Settlement occurred as logging, farming and fishing developed in the area. Surrey was incorporated as a municipality in 1879.

The Public Schools Act of 1872 enabled the provincial government to have central control over British Columbia schools and simultaneously achieve a consistent standard of school construction. By 1881, the Department of Lands & Works took over responsibility for school construction. The increased demand for school accommodation led to the preparation of a standardized one-room school house design by the Department of Lands & Works. Features of this standardized plan included a wood-frame, hipped-roof building with a projecting gabled entry that measured 22 by 40 feet with 13-foot ceilings. The cost of the one-room school house was kept to a minimum, made possible by simple construction materials such as simple rustic siding. In 1885, the rural school house plan was revised and re-introduced as the "Country School House" plan. Its rectangular, low-hipped roof measured 20 by 34 feet with a partitioned-off cloakroom and a classroom that measured 19 feet by 27.5 feet characterized this new plan. Until 1890, this plan continued to form the basis for all of the government's rural schools.

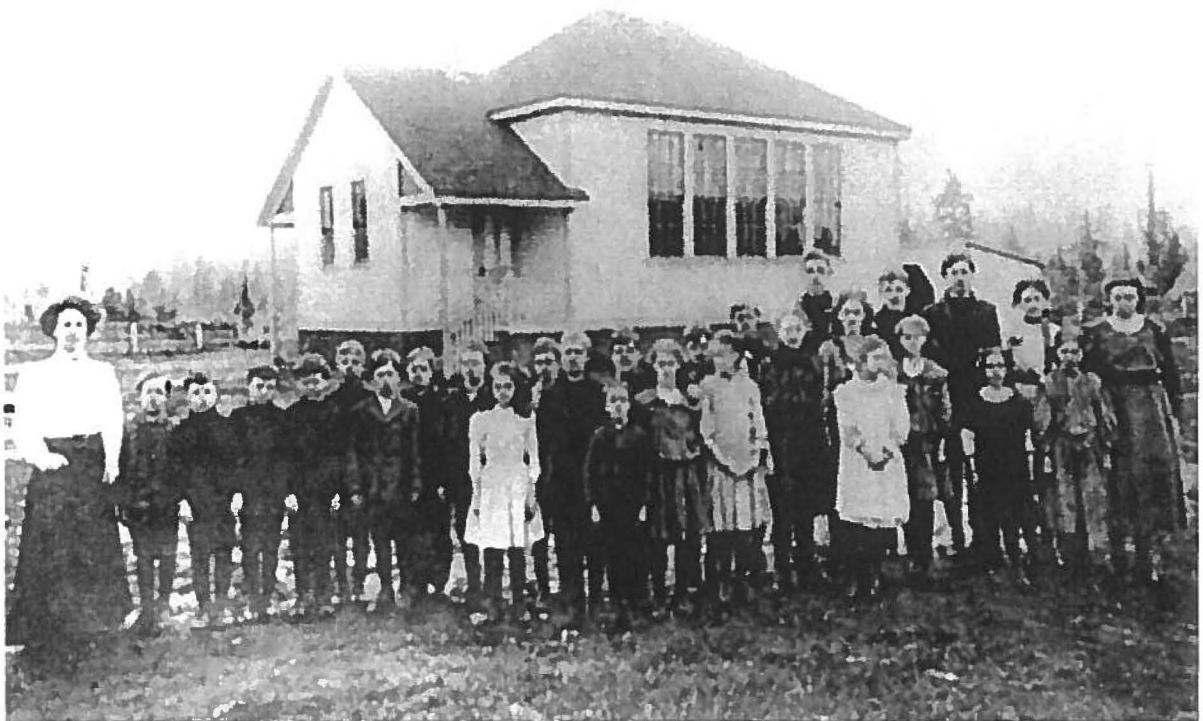
The influx of settlers into Surrey in the 1890s necessitated the formation of additional school districts. Surrey attracted settlers because of its rich fertile soil, which offered ideal farming conditions. Additionally, the high quality of Surrey's forests drew many people and a number of logging and milling firms into the district, and forestry played a crucial role in the Surrey's settlement and development. Built during this time were the following schools: Mud Bay (1883), Hall's Prairie (1885), Kensington Prairie (1889), and Clayton (1890). In 1891, the original one-room Tynehead School opened, along with schools in Port Kells, Anniedale, Surrey Centre, Serpentine and Brownsville. Each school constituted its own school district, and therefore was governed individually.

Surrey reorganized its school administration with the inauguration of the Surrey School District, established on March 14, 1906. A School Board was elected to serve the entire municipality, which eliminated the local Boards of Trustees for each school. The first elected members of the Surrey School board included E.M. Wiltshire, J.E. Murphy, W. McBride, George Atchison, and John Keery. At the time of its formation, the Surrey School District consisted of 11 schools, 11 teachers and 300 students. This central school board was just one part of an overall school initiative for Surrey. A school tax was added to the Municipal tax roll and the Municipal government provided an education grant. Shortly after the establishment of the Surrey School District, Tynehead Elementary School was built.

TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN



Brechin School Plan, an example of the standardized design that was used for the original portion of Tynehead School in 1908 [BC Archives GR54, Box 10, File 196].



Original appearance of Tynehead Elementary School, 1910 [City of Surrey Archives #19241].

TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN

2.2 DESCRIPTION OF EXTERIOR

Tynehead Elementary School is located on a lot at the intersection of 88 Avenue and 168 Street in the residential Tynehead community. The front (west) façade is characterized by its hipped roof and front-gabled porch entry. One storey in height, with a full basement added in 1923, the Tynehead School features the banked fenestration, pointed bargeboards, and open soffits that are typical of schools designed by the Provincial Department of Public Works (DPW) in the early twentieth century. A north-facing staircase accesses the central front door, sheltered by the front-gabled porch roof. The configuration of the stairs was altered from its original 1908 appearance, which consisted of separate boys' and girls' entrances. Upon the 1923 alterations, the design was changed to one central staircase leading to the second floor main entrance. The fenestration of the school building is symmetrical, including banked windows assemblies consisting of five joined windows on both the south and north facades. Typical of mandated school policy, the windows in each classroom were banked along one side to allow an efficient use of natural light, but left sufficient wall space on the other side for educational purposes.

The fenestration of the front façade and basement level consists of large single and paired three-over-three windows, and also several fixed single pane windows. Many of the original windows have been removed or boarded over, as its evident by the basement level of the front (west) façade that at one time was characterized by six-paned-wooden sash windows on either side of the main staircase, it is assumed that when the building was reclad in stucco that these windows were removed or covered over. Additionally, the paired windows on either side of the front-gabled entry porch, located above the hipped roof projection on either side of the front-gabled entry, have since been covered. Stucco cladding covers the main body of the building, but it is assumed that the original drop wood siding and basement level shingle cladding still exist beneath. At the ground level of the front façade, two doors provide access to the basement level.

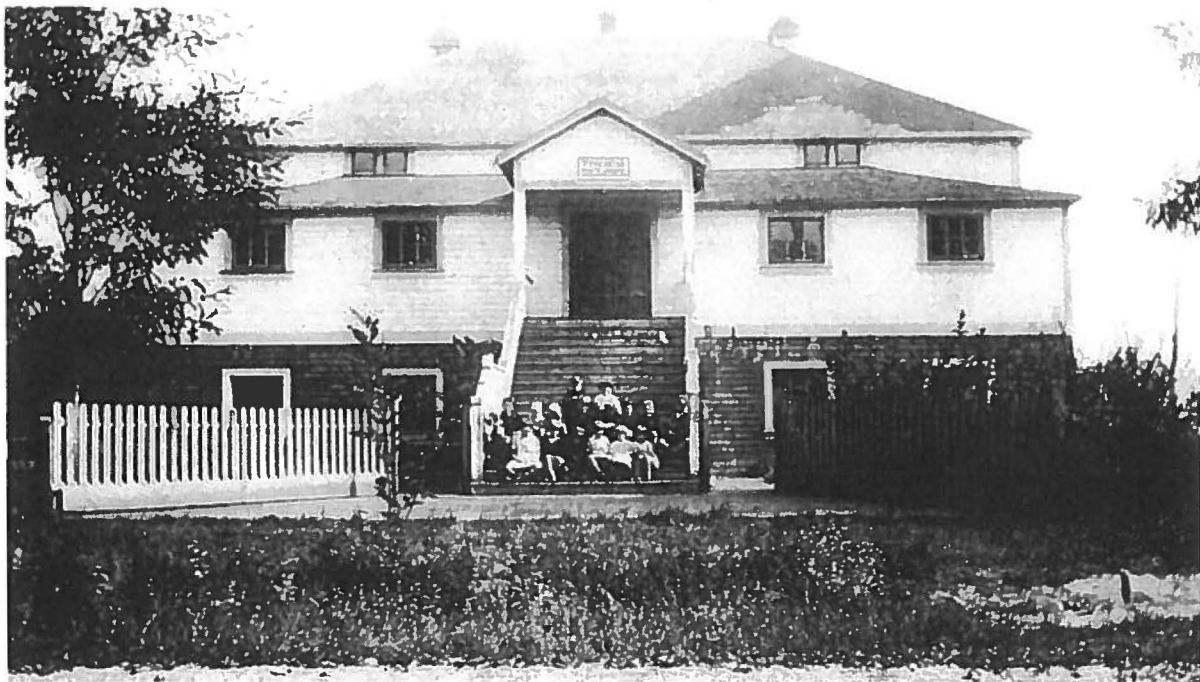
The north elevation of the building consists of the characteristic banked fenestration consistent with that of the south façade, the basement level windows are still present, though this area of the building has been converted to a workshop. The east (rear) elevation of the building is no longer visible due to a large addition.

The roofline of the building is one of the most characteristic features of Tynehead School; the medium-pitch hipped roof design was a typical feature the DPW schools. The 1923 design of the Tynehead School originally included two belfry ventilators on the north and south sides of the roofline and a central chimney, as can be seen in the archival photos on the following page. The photos also show the original configuration of the fenestration of both the south and west facades. Though the design of Tynehead School has changed over the years, and several wings and a gymnasium were later added, the current building still continues to reflect the 1923 design.

TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN



Tynehead School, unknown date (note: the building has been raised) [City of Surrey Archives 191.53].



Tynehead School class of 1928-1929 [City of Surrey Archives 88.018.03].

TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN



Basement level of Tynehead School, south façade, boarded-up basement windows.



Front (west) façade of Tynehead School; note the absence of the basement level windows. The faint impression of a window beneath the stucco can be seen in the bottom right-hand corner of this photo.



Tynehead School south façade, boarded fenestration replaced with later glazing units.

3.0 STATEMENT OF SIGNIFICANCE

3.1 DESCRIPTION OF HISTORIC PLACE

Tynehead Elementary School consists of a large wooden school house structure, located in the historic Tynehead neighbourhood of the City of Surrey. This building is one storey in height and sits on a ground height basement. It is characterized by its medium-pitch hipped roof and banked fenestration that are typical of early school architecture.

3.2 HERITAGE VALUE OF HISTORIC PLACE

Tynehead Elementary School is significant as an early surviving school in Surrey, and remains as a tangible reminder of the importance of education to the pioneers who built this community. Opened in 1908 as a one-room school house, on land granted by pioneer settler James Bothwell, Tynehead School played a vital role in the life of Tynehead children until its closure in 1946. It later served the community as Tynehead Montessori School, and today still serves the local population as a community centre.

Tynehead School demonstrates the wide-spread influence of the Provincial Department of Public Works, which facilitated the growth of the educational system in rural communities through the provision of standardized school designs. Education is a provincial responsibility, and starting in the 1880s the province assisted growing school districts through the provision of architectural services. Their practical and functional plans were based on readily available materials and were inexpensive to execute. Typical of mandated school policy, the windows are banked along the sides of the building to allow abundant natural light, while leaving sufficient wall space for large blackboards for educational purposes.

Additionally, Tynehead School is a representation of the early development of Surrey's educational network, and illustrates the rapid growth and development of the Tynehead neighbourhood. The first one-room Tynehead School was constructed in 1891, but as the community developed so too did the need for a larger school house. In 1906, the Surrey School Board was established, with a mandate to serve the educational needs of the entire municipality. The second Tynehead School opened in 1908, and provided education to children from Grade 1 to Grade 8. Its expansion in 1923, which resulted in a symmetrical rectangular plan, reflected the further growth of the community during the post-World War One era.

3.3 HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of Tynehead Elementary School, West Wing, include its:

- prominent corner location in the Tynehead community of Surrey at 168 Street and 88 Avenue
- continuous educational and community use
- institutional form, scale and massing as expressed by its one-storey plus full basement height, rectangular plan, medium-pitch hipped roof, projecting front extension with hipped roof, and front-gabled porch
- wood-frame construction, with original wooden drop siding and cedar shingle cladding at the basement level underneath the later stucco
- fenestration, including banked symmetrical windows openings, with original wooden framing, and six-paned wooden sash windows on both floors

4.0 CONSERVATION GUIDELINES AND SCHEDULE

4.1 CONSERVATION GUIDELINES FOR TYNEHEAD SCHOOL

The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2003) is the basis for the assessment of the conservation of Tynehead School. Proposed work to the building includes aspects of *preservation, restoration, and rehabilitation* as defined below:

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.

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

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

The conservation proposal for the school includes the rehabilitation of the building, whilst preserving and restoring, over time, exterior character-defining elements original to its 1923 appearance. Although not required under the existing Heritage Revitalization Agreement. It is anticipated that other rehabilitation and restoration work can occur over time, phased in as desired.

The following are desirable conservation objectives that would be allowed under the Heritage Revitalization Agreement. Any of these interventions can be allowed through the issuance of a Heritage Alteration Permit (HAP), subject to a review based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Any additional work that exceeds this scope may require review of the terms of the Heritage Revitalization Agreement.

The following sections describe the exterior elements found on the building, their condition and the recommended conservation strategy.

4.2 EXTERIOR WALLS

The exterior stucco cladding of the Tynehead School appears to have been added over the original wood drop siding and corner boards of the second storey and the cedar shingle cladding of the basement level. This stucco cladding was added sometime after the closure of the school in 1946. It is assumed that the original siding material exists beneath the current stucco. Due to the cost and effort involved in stucco removal, it is advised that at this time the exterior stucco cladding be preserved. There may be a desire in the future to restore the 1923 appearance of the building, at which time the condition of the materials beneath the stucco could be assessed.

It is advised that the stucco surfaces be cleaned periodically. This should include being washed from bottom to top with a mild detergent, soft brush and/or hose. A power washer can be used if stains persist, but should be used sparingly so as not to damage the surface or the paint.

TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN

Condition:

- Overall, the stucco cladding is in good condition.

Conservation Intervention

- Retain and maintain stucco cladding
- If and when desired, remove stucco and restore original wooden claddings.

4.3 WINDOWS AND DOORS

Tynehead School retains a number of early windows that are typical of an early school house. The south and north elevations each display banked fenestration, however, the original double-hung sashes have been replaced with aluminum. There are also a number of six-paned wooden sash windows on the north, west, and south facades. The fenestration is generally regular and symmetrical. Though the original front door has been replaced, an original projecting front-gabled entry porch, supported by square columns, shelters the front entrance.

Please note that for the windows that have already been replaced, the following provisions would be recommended under the *Standards & Guidelines*:

Recommended: Designing and installing new windows when the historic windows (frames, sashes and glazing) are completely missing. It may be a new design that is compatible with the style, era and character of the historic place; or a replica based on physical and documentary evidence."

Condition:

- Overall, windows are in good condition, with many of the original windows either boarded over, covered by the stucco cladding, or have had the original wooden sash replaced with aluminum. The existing aluminum replacement sash may be replaced in the near future.

Conservation Intervention

- Preserve and restore existing wooden sash windows
- Preserve existing window assembly on all of the three accessible facades (north, west, and south), when possible
- Record, remove and reinstate to match, windows and doors to be retained as necessary in order to protect during any work
- Fenestration at basement level on the front elevation will be uncovered and restored, when possible
- Fenestration at second level on the front elevation above the projected entry will be uncovered and restored, if possible
- All boarded windows to be uncovered and sympathetic glass installed, when possible
- Restore original front door assembly, when possible
- Assess condition of door and window trim and preserve the maximum amount possible by retention, repair and reuse
- Where preservation is not possible, restore trim with new dimensional lumber, to match original in type, profile and quality. Lumber with a combed texture is not permitted.
- Existing aluminum windows may be replaced with new sash that replicates the 1923 appearance (6-over-6 double-hung appearance). The profile, material and colour should be carefully considered, and subject to heritage review.

TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN

4.4 ROOF COVERING

The original roofing of Tynehead School was sawn cedar shingles (not split cedar shakes). The current roof covering is asphalt shingles that are in poor condition and need to be replaced. Given the high cost of cedar shingles, asphalt shingles are reasonable, sympathetic substitute roofing, and are also a reversible intervention.

When the roof is replaced, the colour, texture and pattern of the new asphalt shingles should be carefully considered to provide an sympathetic appearance that is based on the original roof, i.e. simple tabbed pattern, medium brown and relatively smooth in texture.

Condition:

- The existing asphalt roof covering is in poor condition and will be replaced

Conservation Intervention

- Roof cover to be replaced with an asphalt shingle that echoes the historic appearance of the original cedar shingle roof cover.
- If and when desired, replace roof covering with a cedar shingle roof to match the historic appearance.

Product Recommendation

- The following asphalt shingles (or equivalent) in three-tab pattern are acceptable roof covers:

1. **Pabco Roofing Products: SG-30 3-Tab Shingles**
Colour: Timber Blend



Available at:
Convoy Supply - Surrey
8183 130th Street
Surrey, BC V3W 7X4
604-591-5331

http://www.pabcoroofing.com/sg-30_3-tab_shingles.html

2. **Rampart (West) Shingles**
Colour: Cedar Blend



Available at:
Dick's Lumber & Building Supplies Ltd.
12433 – 80th Avenue
Surrey, BC V3W 3A4
604-591-1222

Home Depot, South Surrey
7350-120th Street
Surrey, BC V3W 3M9
604-590-4893

Pro-Line
13385 Comber Way
Surrey, BC V3W 5V8
604-596-3787

<http://www.bpcan.com>

TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN

4.5 MISSING AND REMOVED FEATURES

Some of the original architectural elements of the Tynehead School have been removed. However, the building still maintains a high degree of its original integrity, and it is anticipated that some of the missing elements may still exist on the building, whether only boarded over or covered in stucco cladding. The most significant of the missing and removed elements are outlined below:

Missing and Removed Elements:

- Windows: some have been completely covered with stucco cladding (in the basement level of the front façade)
- Front entranceway: the front stairs have been removed and changed to north access stairs, the original front door has been replaced, but was originally double-leafed, made of wood and panelled
- Along the roof line: the original cupolas and chimney have been removed

Conservation Intervention

- If and when desired, uncover windows covered by stucco cladding, preserve and restore the wooden sash and trim of such windows as required.
- Assess the condition of the window trim. If preservation of trim is not possible, restore with new dimensional lumber. Lumber with a combed texture is not permitted.
- Sympathetic glazing profiles should be installed when the original windows have been previously replaced.
- If and when desired, rebuild the staircase at the front elevation to restore its original configuration and appearance (as can be seen in the archival images).
- If and when desired, replace the original belfry ventilators to match original in size, detailing and profile, if possible. Lumber with combed texture is not permitted
- Consider the restoration of the original central chimney, if required for functional reasons. The chimney could be restored in salvaged brick, or where salvaged brick is not appropriate, restore with new brick to match original in type, profile and quality.

4.6 COLOUR

The original colour treatment is unknown. When painting is required, it is recommended that original wooden elements be returned to a sympathetic, authentic historic colour scheme. If further restoration is undertaken, the original colours can be determined and a sympathetic colour scheme can be reinstated.

4.7 CONSERVATION SCHEDULE

Preservation required under the Heritage Revitalization Agreement

- Retention of the Heritage Character-Defining Elements as listed in the Statement of Significance, including the original wooden-sash windows

Rehabilitation enabled under the Heritage Revitalization Agreement

- Replacement of roof covering with a sympathetic asphalt shingle, as defined above

Maintenance Work that is exempt from Permits

- Repainting in the same colours
- General maintenance or cleaning procedures
- Ongoing repair of heritage features such as windows, to ensure their preservation
- Ongoing repair that requires in-kind replacement of deteriorated elements

TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN

Restoration that can be enabled over time under Heritage Alteration Permits

- In-kind replacement of asphalt roof covering, or restoration with cedar shingle roofing
- Replacement of aluminium windows
- Removal of stucco
- Restoration of missing elements

TYNEHEAD ELEMENTARY SCHOOL, WEST WING, CONSERVATION PLAN

5.0 REFERENCES

CIVIC ADDRESS: 8820 168 Street, Surrey

HISTORIC NAME: Tynehead Public School

SOURCE: City of Surrey, Archival Photograph (191.53); Tynehead Historical Society. "Tynehead Memories". 1982; Surrey Heritage Registry

ORIGINAL OWNER: Surrey School District

SOURCE: Tynehead Historical Society. "Tynehead Memories". 1982; Surrey Heritage Registry

CONSTRUCTION DATE: 1908

SOURCE: Tynehead Historical Society. "Tynehead Memories". 1982; Surrey Heritage Registry

DESIGNER: Department of Public Works

SOURCE: Government Records, British Columbia Archives

REFERENCES:

- City of Surrey, Surrey Community Profile, "Tynehead" www.surrey.ca
- "Historic Tynehead: Part of Surrey's Heritage Resources", City of Surrey website, www.surrey.ca
- "Parents wary of school closure". *The Now Newspaper*. December 2002.
- "Don't fast-track closure, say Tynehead parents". *The Surrey Leader*. December 18, 2002.
- "Parents fight merge with Montessori". *The Now Newspaper*. January 22, 2003.
- Tynehead Historical Society. "Tynehead Memories". 1982.
- Tynehead Historical Society. "More Tynehead Memories". 2007
- BC Archives: Government Records GR-0080: Department of Lands & Works Contracts, specifications, correspondence, and plans connected with the construction and repair of schools, government buildings and smaller works. Box 8, File 214: Serpentine School House, New Westminster District 1890.

PHOTOS

- Tynehead School, City of Surrey Archives, #191.53
- Tynehead School, 1928, City of Surrey Archives #88.018.03
- Tynehead School, ca. 1910, City of Surrey Archives, #19241
- Tynehead School, Term 1928-29 (shows front doors), City of Surrey Archives, #88.018.10

CONSERVATION INFORMATION

Parks Canada: *Standards and Guidelines for the Conservation of Historic Places in Canada*. Parks Canada. 2003.