



Corporate Report

NO: R004

COUNCIL DATE: January 14, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: January 8, 2008
FROM: General Manager, Planning and Development FILE: 7903-0171-00
7907-0341-00
SUBJECT: The Boothroyd House at 16811 - 60 Avenue - Amendment to the
Heritage Revitalization Agreement and Development Permit

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Approve Heritage Alteration Permit No. 7907-0341-00 (Appendix "A") and authorize the City Clerk to have the Heritage Alteration Permit proceed to public notification.

INTENT

The purpose of this report is to seek Council's approval of a Heritage Alteration Permit ("HAP") to allow exterior alterations to the historic Boothroyd House.

BACKGROUND

The Boothroyd House is located at 16811 - 60 Avenue. Its restoration is subject to Heritage Revitalization Agreement ("HRA") By-law No. 15233, adopted by Council on June 7, 2004. Development Permit No. 7903-0171-00 has been issued for landscaping and signage and a Building Permit was issued in December 2006.

Barry McGinn (Architect and Engineer) was retained by the owners of the property to supervise the restorations, provide progress reports and discuss adjustments as they arose during the restoration process.

A number of the changes have arisen, which are deemed to be major, requiring the HRA to be amended. The *Local Government Act* makes provision for a HAP to be issued by Council to amend HRAs. Such an application was made on November 1, 2007.

DISCUSSION

Proposed Alterations

On September 26, 2007, the Heritage Advisory Commission (the "HAC") considered a staff report regarding alterations taking place that differ from the provisions in the Boothroyd House HRA. The minutes and recommendation from the HAC are attached as Appendix "B".

The proposed changes to the HRA are as follows:

- *Augmentation of the hewn log studs with new stud framing material.*

The Statements of Significance ("SOS) and HRA have both identified the structural elements (e.g., hewn cedar logs and other elements of the log and balloon framing system) as having heritage significance. To improve the structural integrity of the building, the architect provided for augmentation of the historic structure rather than removing it and replacing it with new framed walls. This was an effective way of achieving a sound structure that was equivalent to Building Code requirements.

The HAC agreed with this alteration as the exterior of the building was not impacted.

- *The height of the roof on the rear addition has been changed.*

The Boothroyd House is made up of two components. The original house that faces 60 Avenue and the addition to the rear. This addition had a loft with a low ceiling clearance. The developer turned this loft into habitable space by constructing it approximately three feet taller, to become a full second storey. This was done without the knowledge of the architect. The effect was that the roof peak of the addition is no longer tucked under the overhang, but overlaps the roofline of the historic original house.

Although this affected the exterior of the building, the HAC agreed that this alteration would not be visible from the front elevation of the Boothroyd House.

- *Exterior Cladding and Colour Scheme*

The architect discovered that the original cladding of the Boothroyd House was board-and-batten. The lap-siding, thought to have been the original material under the vinyl siding, was from a later time. Therefore, the HAC agreed with the architect that that board-and-batten and the original colour scheme could be used for the entire house. The exception would be to allow the drop-lap applied to the gable of the addition to remain as an example of the second-generation material that may be more recognizable by the community.

- *Windows and Details*

Because it would be difficult to restore the functionality of the original hand-hewn wood windows, they were replaced with like-wooden windows while retaining the sashes. The architect noted that these windows had significant heritage value because they are among the last of this type in Surrey and, possibly, in the wider region. Therefore, two of the hand-hewn windows are to be rehabilitated from the salvaged windows and mounted for public display. This was acceptable to the HAC.

- *Signs and Landscaping*

The Boothroyd site is included as part of a townhouse project. Landscaping was governed by a single development permit, which did not fully distinguish between the heritage and townhouse site. Therefore, a provision is being added to clarify how landscaping, lighting and signage are to be integrated with the heritage features on the lands. These features include low hedging, certain important trees, a split rail fence and a metal gate. Provisions have been included to vary the Sign By-law to accommodate the design and placement of signs. These provisions are acceptable to the City Architect and the City Landscape Architect.

Referrals

The application has been subject to internal review.

- The Planning and Development Department and Engineering Department requirements were fulfilled through the original rezoning application;
- Parks, Recreation & Culture has noted that the building has strong architectural and historical heritage values. With the commercial adaptive re-use, the complete alteration of exterior fabric and style to what is "accepted" by community history groups, the traditional heritage character of the building and site could be further impacted by inappropriate signage, lighting and landscape features;
- Legal Services has reviewed the HAP and it is acceptable as to form.

Conditions of Approval

In consideration of the major changes, the HAC recommended to the General Manager, Planning and Development that the owner be requested to comply with a number conditions for the issuance of a HAP. These conditions have been complied with by the owner, as documented in Appendix "C".

Process

HAP No. 7907-0341-00 (Appendix "A") is proposed to amend Schedule "1" of HRA By-law, 2004, No. 15233. The procedure to be followed is similar to that of a Development Variance Permit:

- Council receives this report, approves HAP No. 7907-0341-00 and directs the City Clerk to have this permit proceed to public notification;
- The City Clerk brings back the HAP and any responses from the public;
- Council may then:
 - issue the permit, or
 - return the permit to staff for further discussions with the applicant, or
 - deny the permit.

CONCLUSION

Staff and the HAC have reviewed alterations taking place to the Boothroyd House that differ from the provisions in the HRA. Having considered these alterations, it is recommended that Council approve HAP No. 7907-0341-00 (Appendix "A"), direct the City Clerk to have the HAP proceed to public notification and, following the public notification period, consider issuing HAP No. 7907-0341-00.

Jean Lamontagne
General Manager
Planning and Development

AK/kms/saw

Attachments:

- Appendix A Heritage Alteration Permit 7907-0341-00
- Appendix B Excerpt of Heritage Advisory Commission Meeting (September 26, 2007)
- Appendix C Conditions Set by the HAP

CITY OF SURREY

(the "City")

HERITAGE ALTERATION PERMIT

No. 7907-0341-00

Issued To: PARK RIDGE HOLDINGS LTD.
INC. NO. 329036

(the "Permittee")

Address of Permittee: 14096 28A Avenue
Surrey, BC
V4P 2H3

1. This Heritage Alteration Permit (the "Permit") is issued subject to compliance by the Permittee with all applicable statutes, by-laws, orders, regulations or agreements, including without limitation City of Surrey Heritage Revitalization Agreement By-law, 2003 No. 15233 (the "Heritage Instrument"), except as specified by this Permit.
2. This Permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 025-971-832
Lot 1 Section 7 Township 8 New Westminster District Plan BCP11903

16811 60 Avenue

(the "Lands")

3. The Boothroyd House (the "House") is situated on the Lands. The House and associated features and landscaping located on the Lands are listed on the Surrey Heritage Register.
4. City of Surrey Heritage Revitalization Agreement By-law, 2003, No. 15233 is supplemented by this Permit as follows:
 - (a) The following text and photographs respecting the House, features and landscaping are added to Part I in Schedule "A" Conservation Plan after the paragraph starting with "The one-storey gable mass on the north ..."

"In the course of restorations to the House, several changes became necessary. These included:

1. **Structural alterations:** To improve the structural integrity and to preserve the historic log and balloon framing, the original hewn log studs were sistered and augmented. This permitted the original structure, which is protected by this Agreement to be retained and strengthened to current structural standards without altering the historic fabric. The photographs below depict some of this work done to the structure.

This and further structural alteration as may be needed in the structure is to be done under the supervision of an architect and structural engineer both of which are acceptable to the City and have experience in restoration and rehabilitation of historic buildings and structures.



View of sistered roof rafter. The team's structural engineer required supplementing the existing roof structure. The new 2"X12" joists are not visible from the exterior.



View of hewn pole vertical framing members augmented with new dimensional framing. All of the hewn pole framing has been retained and integrated into the new upgraded structure.

- 2. Converting the attic:** Serious structural deficiencies were discovered in the supporting structure for the attic of the north addition. Addressing this also enabled the height of the attic space was increased by about 1 meter (3 feet) to improve its habitability. This resulted in the ridge of the roof to overlap over a portion of the roof of the original heritage building. This alteration is not visible when the building is viewed from 60th Avenue. This roofline alteration is clearly visible when viewed from the original attic space, as noted in the photograph below. This wall and the evidence of the original roofline inside the attic shall be part of the interior that is protected by this Agreement. This wall shall be preserved and not altered without approval from the City.



View of original 1870's cladding boards where the rear addition was added. This provided an excellent location for sampling of the original paint colour.

- 3. Exterior Cladding:** It has been determined that over the years the House had 4 different types of cladding. Initially, wood drop siding was known to exist beneath the more modern vinyl siding. That material or a hard board of similar profile was to become the finishing material for the house. However, when the original wood drop siding was exposed, it had significant deterioration by being encased by the vinyl cladding. It was further discovered, that the original house has two other claddings applied. The first one was cedar board and batten siding that still remained on the north wall of the original House. Cedar shingles replacing or covered the board and batten covering before the wood drop siding was installed in the 1920's. Therefore, it was decided to retain the existing board and batten or material milled to match as the exterior cladding.

Therefore, the requirements in this Conservation Plan for the finishing material for the House are amended as follows:

- To require the existing 1870's cedar board and batten siding and matching custom milled material for building; and.
- To require the wood drop siding and new material that is milled to match to be applied the end gable for the new addition. This would allow the second-generation exterior cladding material to be preserved and visible to the community.

This re-cladding shall be done under the supervision of an architect acceptable to the City that is familiar with such historical restorations and rehabilitation.



View of north elevation showing surviving board and batten cladding (battens previously removed).

- 4. Windows:** The original 6 over 6 double-hung sash windows represent a unique example of workmanship from the late 1880's. The Boothroyd House is one of the last remaining houses in the region where these windows are preserved. Unfortunately, the windows are deteriorated to various degrees. Because each window was hand hewn and custom sized, it was not possible to use salvaged materials from other windows in the house to assemble complete ones for the front façade of the house. Therefore, reconstructed frames and rehabilitated sashes are allowed to replace the historical ones.

Due to the significant historic value of the windows, two windows shall be reconstructed from the available salvaged materials. One window will be maintained for display in the house and shall be considered as part of the protected interior of the House. The other will be donated to the Surrey Archives for display. This reconstruction work shall be done under the supervision of a carpenter acceptable to the City that is familiar with rehabilitation of such windows.



A view of replica cedar window frames and rehabilitated existing sash.



Views of original hewn cedar window frames. As shown in the images, most of the nailed dado joints are open or loose, the nails are loose, and in many areas, the material is deteriorated.

5. Signage

The City Architect or the Senior Planner (Heritage) may consider approving minor changes in the design of the proposed signs if the changes improve their compatibility with the heritage character of the House.

6. Exterior Colour

The exterior colours for the House shall be in accordance with Drawing 7907-0341-00 (2B) attached to and forming part of this Conservation Plan.

7. Landscaping, Signs and Lighting

Sections 5 and 6 of Part III of the Conservation Plan deal with landscaping , signage and lighting. Further to these sections, the following applies:

- Picket rail fences, arbours, and zigzagging split rail fences are permitted;
- Landscaping is to be planted and maintained along 60th Avenue and at the corner of 60th Avenue and 168 Street along the perimeter fence;
- Signage may be freestanding and integrated into the landscaping or affixed to the fence; and
- In the event of conflict, the requirements in the heritage revitalization agreement shall apply.

8. Design Drawings

Appended to this Conservation Plan are a series of plans that, to the extent necessary, supercede and illustrate the alterations, renovations and restorations described in Part III. These drawings supercede to the extent necessary the provision elsewhere in this Agreement."

- (b) The following drawings are added following Part III:
- i. Drawing 7907-0341-00 (2A2-01) showing the four elevations of the Boothroyd House and depicting the following alterations allowed to the exterior of the building:
 - a. Allowing board-and-batten siding matching the historical original materials;
 - b. Allowing the salvaged drop lap siding to be to be applied to the north gable of the rear addition;
 - c. Allowing the rear addition to be built with the roof peak being 1 meter (3 feet) higher than the original addition, such that there is a minor overlap of this roof over the roof of the main house; and
 - d. Allowing the front porch to be restored with a hip roof rather than a shed roof;
 - ii. Drawing 7907-0341-00 (2B) showing the colour scheme for the exterior of the House;
 - iii. Drawing 7907-0341-00 (2A4-01) depicting the restoration details for the porch area, including but not limited to the floor, columns, railings and windows; and

- iv. Drawing 7907-0341-00 (2A4-02) depicting scrolled brackets for the columns.
5. The Surrey Sign By-law, 1999, No. 13656, as amended is further amended as follows in respect of the Lands:
- (a) Sub-section 1(e) in Section 27 of Part 5 is deleted and replaced by the following:

"(e) the *sign* shall be located upon the *premises* on which the products or services identified on the *sign* are provided, and shall be at a minimum of 1.0m [3.3 ft.] set back from any *lot line*;"
 - (b) Sub-section 1(k) in Section 27 of Part 5 is deleted and replaced by the following:

"(k) the maximum *height* of any *sign* permitted under this part is 2.0 m [6.5 ft.]."
 - (c) Sub-section (6) in Section 27 of Part 5 is deleted and replaced by the following:

"(6) One *directional sign* not exceeding 0.4 sq. m [4.3 sq. ft.] in *sign area* and 2.0 m [6.5 ft.] in *height* is permitted at each entrance from a highway to a *lot* or *premises* and at each exit from a *lot* or *premises* to a highway, and shall be at a minimum of 1.0m [3.3 ft.] set back from any *lot line*."
 - (d) Sub-section (11) in Section 27 of Part 5 is deleted and replaced by the following:

"(11) *Under canopy signs* provided that:

 - (a) not more than one *under canopy sign* shall be permitted on the *lot*;
 - (b) the lowest part of the *sign* or supporting structure shall be at least 2.4m [8 ft.] above the *grade* of the sidewalk;
 - (c) the *sign* shall not exceed 0.6 sq. m. [6 sq. ft.] in *sign area* and 0.3 m [1 ft.] in its vertical dimension;
 - (d) the *sign* shall not extend horizontally beyond the limits of the *canopy* to which it is affixed; and
 - (e) the clearance between the top of the *sign* and the underside of the *canopy* to which it is affixed shall not exceed 1.0 metre [3.2 in.]."
6. The Permittee, its agents and subcontractors are granted permission to carry out the alterations, actions and construction works in Section 3 (the "Works") subject to the following conditions:
- (a) At least two of the original hand hewn windows shall be reassemble for display;

- (b) If there is insufficient drop lap siding to be salvaged and applying it to the north gable of the rear addition, only custom milling matching material shall be used;
 - (c) All necessary details on the exterior and interior be provided or reinstated as described in this report, including but not limited to: signs, porch posts and brackets, mouldings, woodwork, trim boards, railings, flooring, and metal front gate;
 - (d) That a plan for the salvaging of unused former building components be developed and submitted to the City within 60 days of the issuance of this permit;
 - (e) That these requirements and additional ones as may be determined necessary in the course of completing preservation and restoration be done to the satisfaction of the owner's architect (McGinn) in consultation with the City; and
 - (f) A maintenance plan, satisfactory to the Senior Planner (Heritage), is to be submitted within 30 days of the issuance of this Permit.
7. Minor changes to the drawings that do not affect the general form and character of the Lands, may be permitted subject to the prior written approval of the City.
 8. The Works on the Lands shall be strictly in accordance with the terms and conditions and provisions of this Permit.
 9. The terms of this Permit or any amendment to it, are binding on all persons who hold this Permit on the Lands.
 10. This Permit is not a building permit or a servicing agreement.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 20 ____ .
 ISSUED THIS _____ DAY OF _____, 20 ____ .

 Mayor - D. Watts

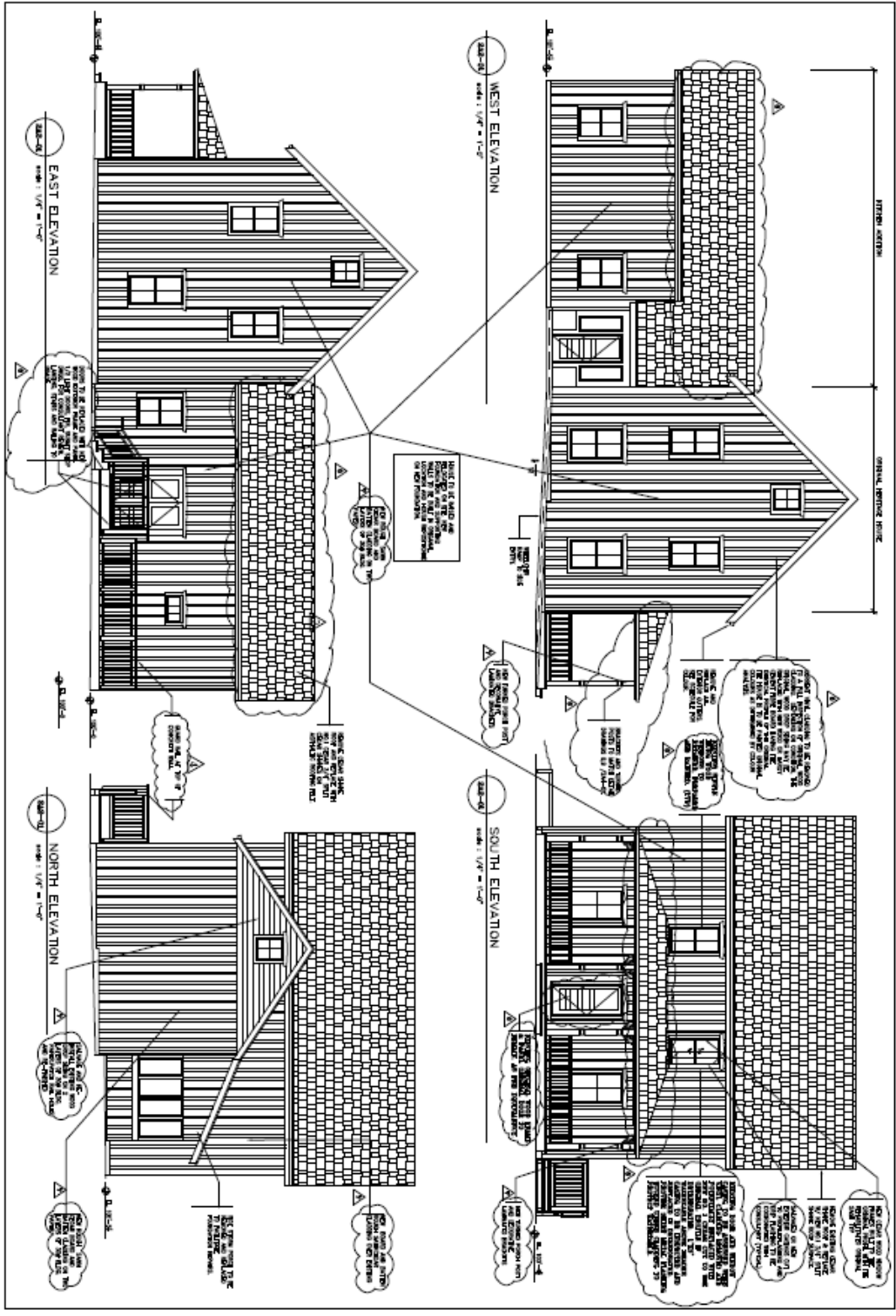
 City Clerk - Margaret Jones

I ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE TO THE TERMS AND THE CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

 Authorized Agent (Signature)

 Name (Please Print)

Drawing 7907-0341-00 (2A2-01)



RESTORED BUILDING ELEVATIONS

Boothroyd Heritage House Restoration
 180 G St. & 60 Ave.
 Shurey B.C.

DATE: 2008.12.20
SCALE: 1/4" = 1'-0"

2A2-01



Drawing 7907-0341-00 (2B)



McGinn Engineering & Preservation Ltd.
Barry McGinn Architect

#803-402 West Pender St.
Vancouver, B.C. V6B 1T6
Tel: 604-473-9866
Fax: 604-473-9877
e-mail: mcginn@telus.net

Boothroyd House Colour Analysis

Original Board & Batten Siding

Benjamin Moore
2148-50
Sandy White



Original Window Frames

Benjamin Moore
2091 - 10
Tea



Drop Siding Original Colour

Benjamin Moore
2140 - 70
Winter White



Sash Original Colour

Benjamin Moore
2140 - 70
Winter White



Sash typical 19th Century 3rd quarter colour

Benjamin Moore
2119 - 10
Space Black

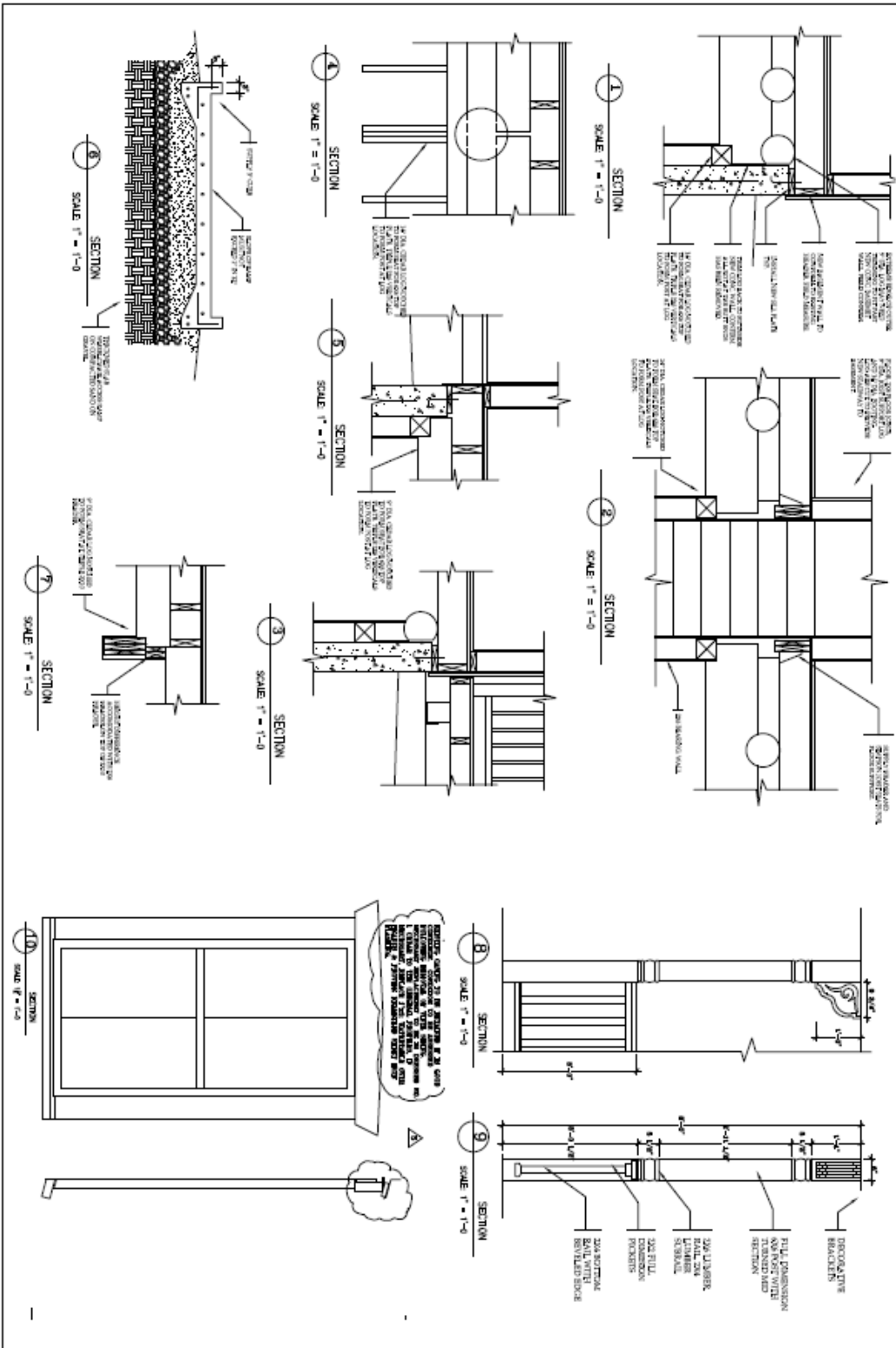


Discussion: The original sash colour and board and batten colour go well and are typical of period colour schemes. The drop siding and sash are matching colours and with the window frame colour, is a atypical period scheme. It is very unlikely that the original colour scheme was a cream body/brown-red window frame/white sash colour scheme. It would be much more likely to be a cream body/brown-red window frame/black sash. It would appear that the current sash are a replacement of the original 1870's sash, that were likely painted black. Given the small profiles (~2"), the sash would have been susceptible to considerable environmental exposure.

Recommended Colour Scheme:

Body: B.M. 2148- 50 Sandy White
Window Frames: B.M. 2091 - 10 Tea
Sash: B.M. 2119 - 10 Space Black

Note: Use the Benjamin Moore product codes because the shade of the colour sample may not be an accurate copy of the true colour.



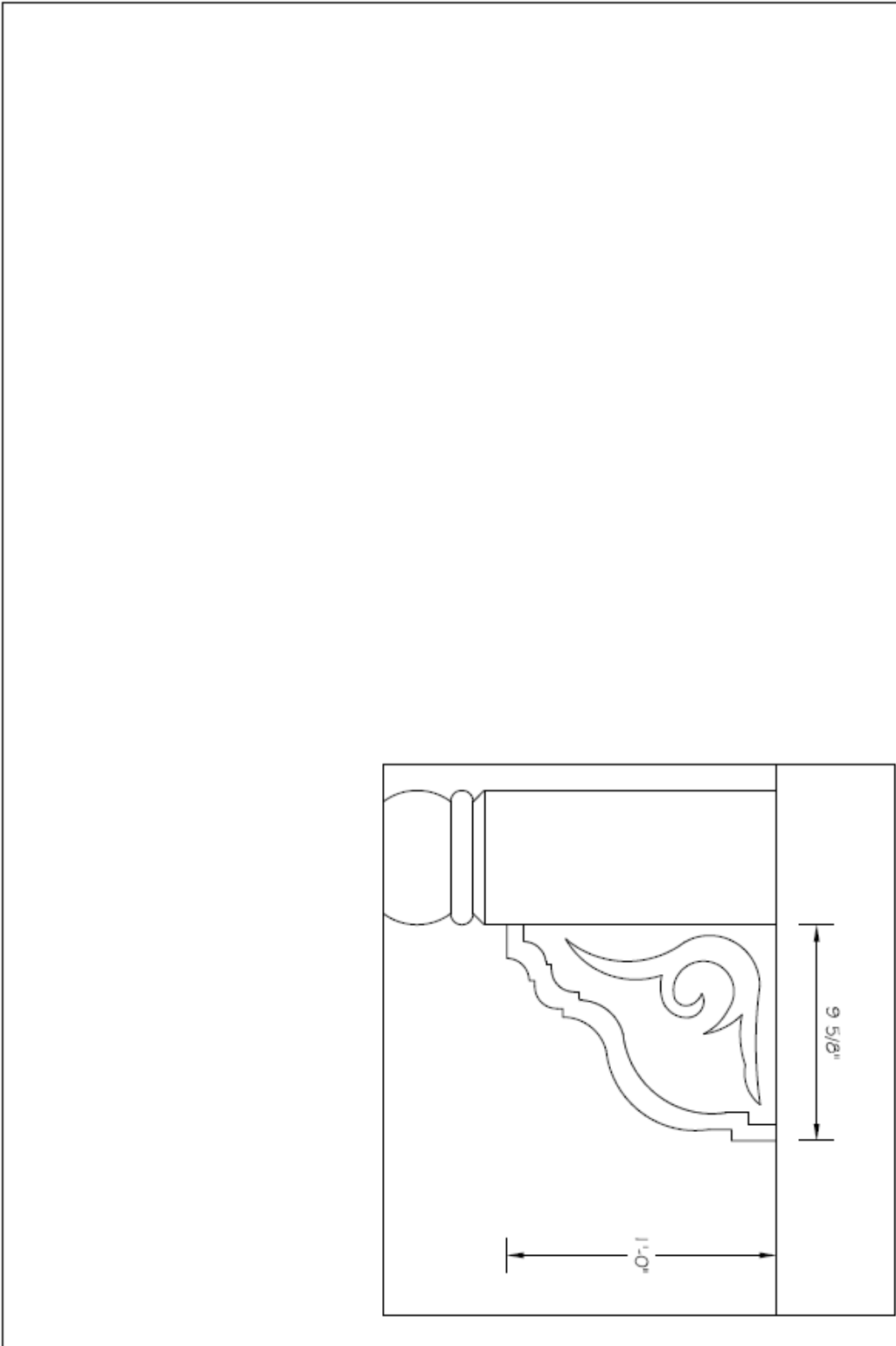
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Boothroyd Heritage House Restoration
 180 2A St. & 60 Ave.
 Surrey B.C.

RESTORATION DETAILS

2A4-01

Drawing 7907-0341-00 (2A4-02)



Barry McGinn
Architects

NO.	DESCRIPTION	DATE
1	Issue for Construction	02/27/08
2	Issue for Construction	02/27/08
3	Issue for Construction	02/27/08
4	Issue for Construction	02/27/08
5	Issue for Construction	02/27/08
6	Issue for Construction	02/27/08
7	Issue for Construction	02/27/08
8	Issue for Construction	02/27/08
9	Issue for Construction	02/27/08
10	Issue for Construction	02/27/08

Boothroyd Heritage
House Restoration
100 W. St. & 60 Ave.
Stuyvesant, N.C.

RESTORATION
DETAILS

DATE: 02/27/08
SCALE: AS SHOWN

2A4-02

**EXCERPT OF HERITAGE ADVISORY COMMISSION MEETING
(SEPTEMBER 26, 2007)**

(c) Boothroyd House Alterations, 16811 – 60 Avenue

The Senior Planner (Heritage) has provided a report regarding alterations to the Boothroyd House and amendments to the Heritage Revitalization Agreement. Following are the comments from the SHAC members:

- It was previously suggested that a portion of the foundation be left open to show how the foundation were built at the time the building was constructed.
- Currently the window frames, which are hand hewn, are lying in a pile; there is a concern that the windows will be ruined and will not be able to be displayed.

It was Moved by Commissioner Bowyer
Seconded by Councillor Higginbotham

That SHAC recommends to the General Manager Planning and Development that since the alteration to the Boothroyd House are considered by the SHAC to be major changes, that a Heritage Alteration Permit application is necessary to amend the Heritage Revitalization Agreement for the following:

1. Changes to the elevations due to the use of board and batten cladding and the roof height of the rear addition;
2. Adding the wall on the second storey of the building showing the original roof location of the rear addition to those interior elements that are protected; and
3. Other details on the exterior or interior necessary for documentation in association with these changes;

And in consideration of these major changes, it is further recommended to the General Manager Planning and Development Department that the following conditions apply:

1. Attaching the revised elevation and floor plans to form part of the HRA;
2. Reassemble at least two of the original hand hewn windows for display;
3. Amending sections of the HAP, including the character-defining elements, to protect the exterior wall and the former roof line visible from the storage area on the second floor of the rear addition;
4. Salvaging, and if necessary, custom milling matching drop lap siding, and applying it to the north gable of the rear addition;

5. All necessary details on the exterior and interior be provided or reinstated as described in this report, including but not limited to: signs, porch posts and brackets, mouldings, woodwork, trim boards, railings, flooring, front gate, etc.;
6. That a plan for the salvaging of unused former building components be developed;
7. That these requirements and additional ones as may be determined necessary in the course of completing preservation and restoration be done to the satisfaction of the owner's architect (McGinn) in consultation with the City;
8. That a maintenance plan, satisfactory to the Senior Planner (Heritage), be submitted within the application for a HAP; and
9. That the owner applies to amend the Building Permit for these major changes.

Carried

CONDITIONS SET BY THE HAC

- **Revised plans to be submitted to form part of the HRA.**
This has been completed.
- **Reassemble at least two of the hand-hewn windows.**
This has been completed.
- **Updating the HRA to document and to explain the reasons for the changes.**
This has been completed.
- **Use of drop lap siding on the gable.**
This is included in the HAP.
- **A plan for the salvaging of unused former building components.**
This has been completed.
- **Remaining revitalization work is to the satisfaction of the owner's architect (McGinn) in consultation with the City.**
The architect provides periodic reports and consults with the City as necessary.
- **A satisfactory maintenance plan is to be submitted.**
This has been completed.
- **The owner is to make the necessary Building Permit application.**
The application has been submitted. Council may consider issuing the HAP before the permit is issued.