



REPORT TO COUNCIL

TO: Richmond City Council
FROM: Councillor Malcolm Brodie, Chair
Planning Committee
DATE: July 19, 2001
FILE: 8060-20-7260
RE: **APPLICATION BY ORIS DEVELOPMENT LTD. FOR REZONING AT THE PRINCESS STREET ROAD END FROM LIGHT INDUSTRIAL DISTRICT (I2) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/122)**

The Planning Committee, at its meeting held on Tuesday, July 17, 2001, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION

- (1) That Bylaw No. 7260, which amends Schedule 2 of the Official Community Plan Bylaw 7100, (Schedule 2.4 Steveston Area Plan, Attachment 4, London/Princess Land Use Map), to designate the lot at the south end of Princess Street "Heritage Residential", be introduced and given first reading.**
- (2) That Bylaw No. 7260, having been examined in conjunction with Section 882 of the Local Government Act regarding the Financial Plan, the Capital Expenditure Program and the Waste Management Plan, is hereby deemed to be consistent with said program and plans.**
- (3) That Bylaw No. 7261, for the rezoning of the Princess Street Road end from Light Industrial District (I2) and Comprehensive Development District (CD/115) to Comprehensive Development District (CD/122), be introduced and given first reading.**
- (4) That the City Clerk be requested to identify the first opportunity in August that a Public Hearing could be held.**

Councillor Malcolm Brodie, Chair
Planning Committee

Attach.

VARIANCE

Please note that staff recommended the following:

- (1) That Bylaw No. 7260, which amends Schedule 2 of the Official Community Plan Bylaw 7100, (Schedule 2.4 Steveston Area Plan, Attachment 4, London/Princess Land Use Map), to designate the lot at the south end of Princess Street "Heritage Residential", be introduced and given first reading.**

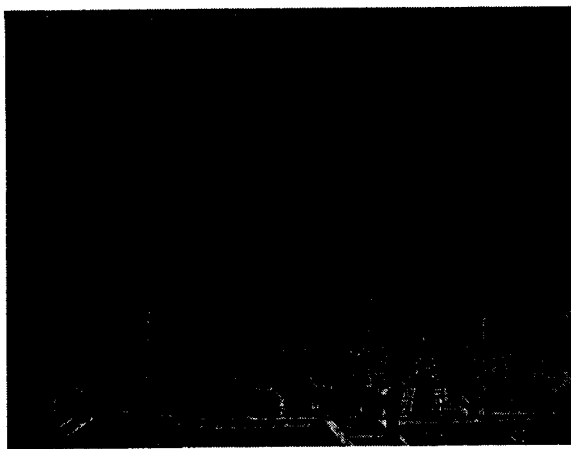
- (2) That Bylaw No. 7260, having been examined in conjunction with Section 882 of the Local Government Act regarding the Financial Plan, the Capital Expenditure Program and the Waste Management Plan, is hereby deemed to be consistent with said program and plans.
- (3) That Bylaw No. 7261, for the rezoning of the Princess Street Road end from Light Industrial District (I2) and Comprehensive Development District (CD/115) to Comprehensive Development District (CD/122), be introduced and given first reading.

STAFF REPORT

ORIGIN

Oris Developments Corp. (Dana Westermarck) has applied on behalf of the City to rezone the end of Princess Street (**Attachment 1**) in order to move the historic Abercrombie house (see photos below from 4680 River Road), formerly known as the Thompson House, for use as a single family home and bed & breakfast. **Attachment 2** shows the context plan for the site. **Attachments 3, 4 & 5** show the proposed floor plans.

In May of 2001 Council supported the concept of relocating the Abercrombie House to the Princess Street road end for use as a bed & breakfast; and authorized the sale of the lot for the purpose of accommodating a heritage house.



Abercrombie House, circa 1900



Abercrombie House, 2001

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	City of Richmond	Oris Development
Applicant	Oris Development	No change
Site Size	439.8 m ² (4734 ft ²)	No change
Land Uses	Undeveloped Road Right-of-Way	Bed & breakfast
OCP Designation	Mixed Use/ Neighbourhood Residential	No change
Area Plan Designation	None	Heritage Residential
Zoning	I2 & CD/115	CD/122

Surrounding Development

The subject site is situated in the London Princess area of Steveston. There is a mix of land uses in the area which includes residential and industrial. The site directly to the east has been rezoned by the same proponent for a heritage townhouse development. To the north is Princess Street. The properties to the east, which are zoned Light Industrial District (I2), are a mix of single family homes and businesses. Dyke Road is to the south.

The offsite requirements affecting the subject site that were negotiated as part of the development of the townhouse site to the east include:

- vehicular access to the site via a new cul-de-sac;
- the retaining wall on the west side of the road allowance next to the adjacent properties;
- the pedestrian bridge over the ditch at the western edge of the subject site; and
- pedestrian pathways leading to the pedestrian foot bridge from the cul-de-sac and from the townhouse site.

Abercrombie House

There are few heritage homes on the City of Richmond Heritage Inventory (approximately 20) and few with the presence of the Abercrombie House. Only three other houses on the Inventory are considered to be preserved (London Farm, McKinney House, Eldstrom House).

The Abercrombie House/Thompson House, circa 1900, currently located at 4860 River Road is listed on the City's Heritage Inventory. The house and property have been for sale for a number of years and various developers have explored options for preserving the heritage house on the existing site. However, no concrete proposals were ever received by the City. While preservation of heritage resources on their original site is always preferred, moving the house to an alternative site is also an acceptable option.

Princess Street Road End

The Vehicle Access Options Study for London Princess that was completed for this area in February 2000, determined that this road allowance is not required for road purposes and an additional access to Dyke Road was not required for the London/Princess area. However, the study did identify the need for pedestrian only access and the subject proposal includes a pedestrian access along the western property line.

The City is in the process of creating a lot from the road allowance at the south end of Princess Street. As required by the Local Government Act, the City will advertise and invite proposals for the purchase of the road end site. However, the sale of the site is restricted for the specific purpose of relocating a heritage house.

Public Input

Staff and the proponent have been in conversations with and have met on-site with the only existing directly adjacent neighbour, Doug Phillips. His concerns related to the location of the pedestrian pathway, the retaining wall and the proposed use for the road end site as a "public" site.

The first two concerns relate to the work that is being completed as part of the requirement for the townhouse site. Discussion between Mr. Phillips and Mr. Westermarck, resulted in an offer by Mr. Westermarck to construct a six foot high fence between the public walkway and Mr. Phillips property. The last concern was that the property would be used as a public site similar to London Farm. Apparently, the use of the site as a private business was of less concern to Mr. Phillips.

The City had also received correspondence from Mr. Curtis Eyestone. After conversations with staff, his questions and concerns were addressed and he asked that his earlier letter be withdrawn and not submitted.

Heritage Commission Comments

At the meeting of June 26, 2001 the Heritage Commission passed the following motion:

"That the Commission supports the preservation of the Abercrombie House despite the fact that it is being relocated. We further support the efforts detailed in the Conservation Plan submitted by Oris Development River Road Corporation. The Commission believes the proposed rezoning of the subject site will enable achievement of the objectives in the Conservation Plan on this appropriate site and will benefit the community."

STAFF COMMENTSArea Plan Policies

Currently the London Princess area has an eclectic range of uses which distinguish it as more of an industrial area than a residential area. However, further residential development in the future will help to define it as a residential enclave and result in upgraded roads, sidewalks, and lighting.

While the moving of heritage resources is not the ideal scenario, the proposed new site is appropriate for the heritage house as the land use designation in the area is "Heritage Residential" and other heritage homes such as London Farm and the McKinney House are already located in the vicinity. The policies for the London Princess Node in the Steveston Area Plan encourage the relocation of existing residential structures with heritage potential.

Land Use Designation

The newly created lot requires a land use designation as part of the Steveston Area Plan. The lot sits between two different areas designated "Mixed Use (Commercial Industrial with Residential & Office Above)" and "Heritage Residential". Staff recommend that the new lot be designated "Heritage Residential" given the specific reference in the definition regarding accommodation of historic residential structures.

Bed & Breakfast Use

Bed & Breakfast accommodation, although not actually specified in the zoning regulations, is an implied although limited use in a residential zoning district. The Zoning and Development Bylaw does allow up to two boarders and lodgers in a dwelling unit, and it defines Boarding and Lodging as "the provision of sleeping accommodation in a dwelling unit, with or without meals, for payment of rent."

In the case of the subject site, the proposal is to accommodate five bedrooms with a maximum of 10 bed & breakfast guests. In order to accommodate this use, it is proposed that a Comprehensive Development District zone be used. One of the requirements of the zone will be that the operator of the bed & breakfast must reside in the home.

Conservation Plan

The applicant has prepared a Conservation Plan (**Attachment 6**) which details the proposed alterations to the Abercrombie House as well as provides information on the restoration that will occur. The plan provides detailed information on the exterior treatment of the home including the roof, siding, masonry and window treatments. A requirement to fulfill the terms of the Conservation Plan will be tied to the sale of the property and a qualified third party will review the Conservation Plan and inspect the work when complete. The final step will be to designate the house.

Development Permit

Under the OCP, commercial sites require a development permit. However, staff do not believe that the subject property will be a commercial site given that the land use designation is "Heritage Residential" and bed & breakfast uses are currently permitted as part of the Single Family Housing District (R1) zone. Finally, the conservation plan provides even more detail than a development permit would and will be enforceable through the sale of the property.

ANALYSISProposed CD Zone

The following chart compares the proposed CD/122 zone to CD/115 used for the neighbouring townhouse project and CD/12 which was used to accommodate the McKinney House.

	Proposed CD/122	CD/115	CD/12
Density	0.6 FAR	0.57 FAR	1.0 FAR
Lot Coverage	45%	30%	45%
Setbacks	fr: approx 6m (19.685 ft) (with projections up to 3.46m (11.35 ft) bk: 2.84m (9.31 ft) side: 1.2m (3.937ft)	fr/bk: approx 6m (19.685 ft) (with projections up to 2.7m (9ft) side: 3m (9.8 ft)	fr: 6m (19.685 ft) bk: 5m (16.404 ft) side: 1.2m (3.9 ft)
Height	13m (42.65 ft)	11.72m (38.46 ft) 11.22m (36.80 ft)	14m (45.932 ft)

The density proposed for the Abercrombie site is less than the McKinney house (CD/12) site and similar to the density for the neighbouring townhouse site (CD/115). The lot coverage figures for the subject site are consistent with those in the Single Family R1 zone.

In terms of front yard setbacks, the Abercrombie house will sit slightly further forward than the townhouses. Almost all of the verandas in the townhouse site project into the 6m (19.685 ft) front yard setback, some as much as 2.7m (9ft). The verandas on the Abercrombie house will sit 3.46m (11.35 ft) into the front setback. However, due to the wide ditch that runs in front of these properties, the house will still sit a considerable distance from the road. The main impact will be a squeezing of the pedestrian walkway that runs along the front of the townhouse and Abercrombie site to the pedestrian footbridge over the ditch.

The side yard setbacks for the Abercrombie house are larger than shown in the CD. Along the western property line there is still a strip of road end 3m (9.84 ft) wide for the pedestrian pathway leading from the cul de sac to the pedestrian footbridge for a total side yard setback of 4.2m (13.7 ft) to the neighbouring property line. On the eastern property line, the house itself sits approximately 6m (19.6 ft) from the property line. Within the setback, a one storey structure is proposed to accommodate a gazebo, which will be setback 1.2m (3.93 ft) from the property line.

In terms of height, the Abercrombie house is a few feet taller (up to 1.2m or 4 ft) than the adjacent townhouse site but a few feet shorter (1m or 3 ft) than the McKinney house. Similar to the townhouse project, the three storey building accommodates parking on the first floor (which is non-habitable space based on floodplain elevation requirements) but from Dyke Road the buildings appear to be two storey structures due to the change in grade.

Parking

There are no existing parking regulations for bed & breakfast use therefore staff considered the following in calculating the parking requirement for the CD zone:

- For hotel use, one space is required for every two hotel rooms;
- The location of the site away from transit routes means that most guests will arrive by car;
- Parking must be provided for five guest rooms and the owner's two vehicles;
- While all five guest rooms will not always be full, parking should accommodate this circumstance; and
- It is likely that two or more rooms may be occupied by the same family sharing a car.

Based on these factors, staff suggest that six parking spaces is appropriate and have included this requirement as part of the CD zone. The applicant has provided six parking stalls under the home, two of which are tandem spaces (see **Attachment 3**). There is also adequate depth between the garage and the cul-de-sac to park two additional vehicles in peak season as required.

Signage

Under existing residential regulations, the home would be permitted to have one 1 foot by 3 foot sign. The CD zone will permit two 2 foot by 4 foot face lit signs, which is similar to what would be permitted as part of a townhouse development.

FINANCIAL IMPACT

There is no financial impact regarding the rezoning of the site. However, if the project receives all the necessary approvals (rezoning and building permit), the City, as the owner of the site, will receive monies for sale of the lot.

CONCLUSION

The proposal to relocate the Abercrombie House to a former road end site is an innovative solution to the problem of finding a new site for an old building. The City is creating a lot specifically for the house, therefore, the CD zone permits the accommodation and preservation of a heritage house only. Additionally, to ensure that the house is restored in a proper manner the developer will be financially committed through the sale of the property to restoring the house to standards identified in the Conservation Plan.

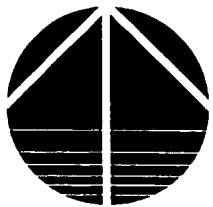
The proposed location of the house is supported by the area plan and fits with the surroundings. The area plan policies were tailored specifically for the relocation of heritage homes to the area. Abercrombie House will solidify the heritage residential character already established by London Farm, the McKinney House and the new heritage style townhomes.



Jenny Beran, MCIP
Planner

JMB:jmb

There are no requirements to be dealt with prior to final adoption.

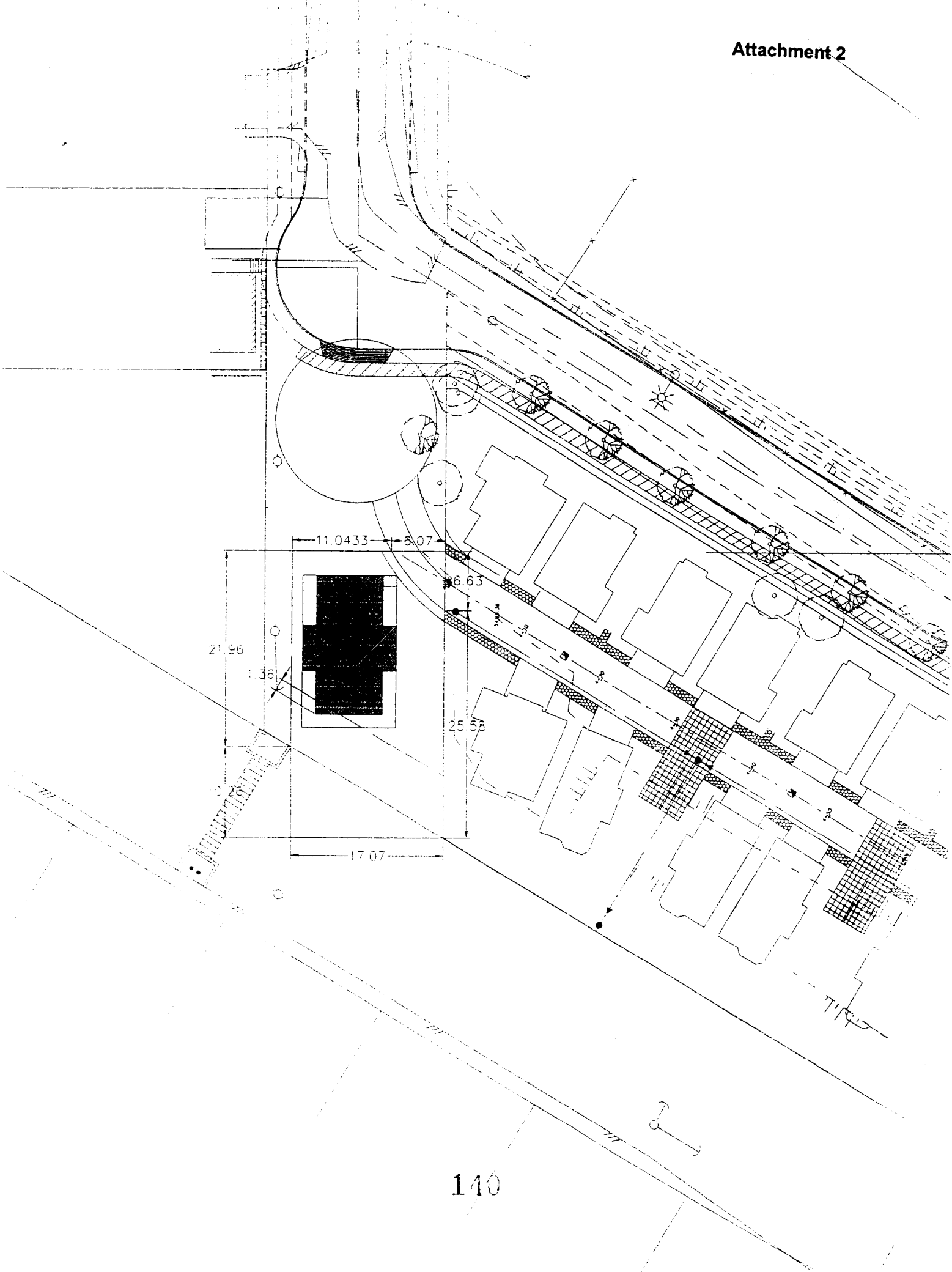


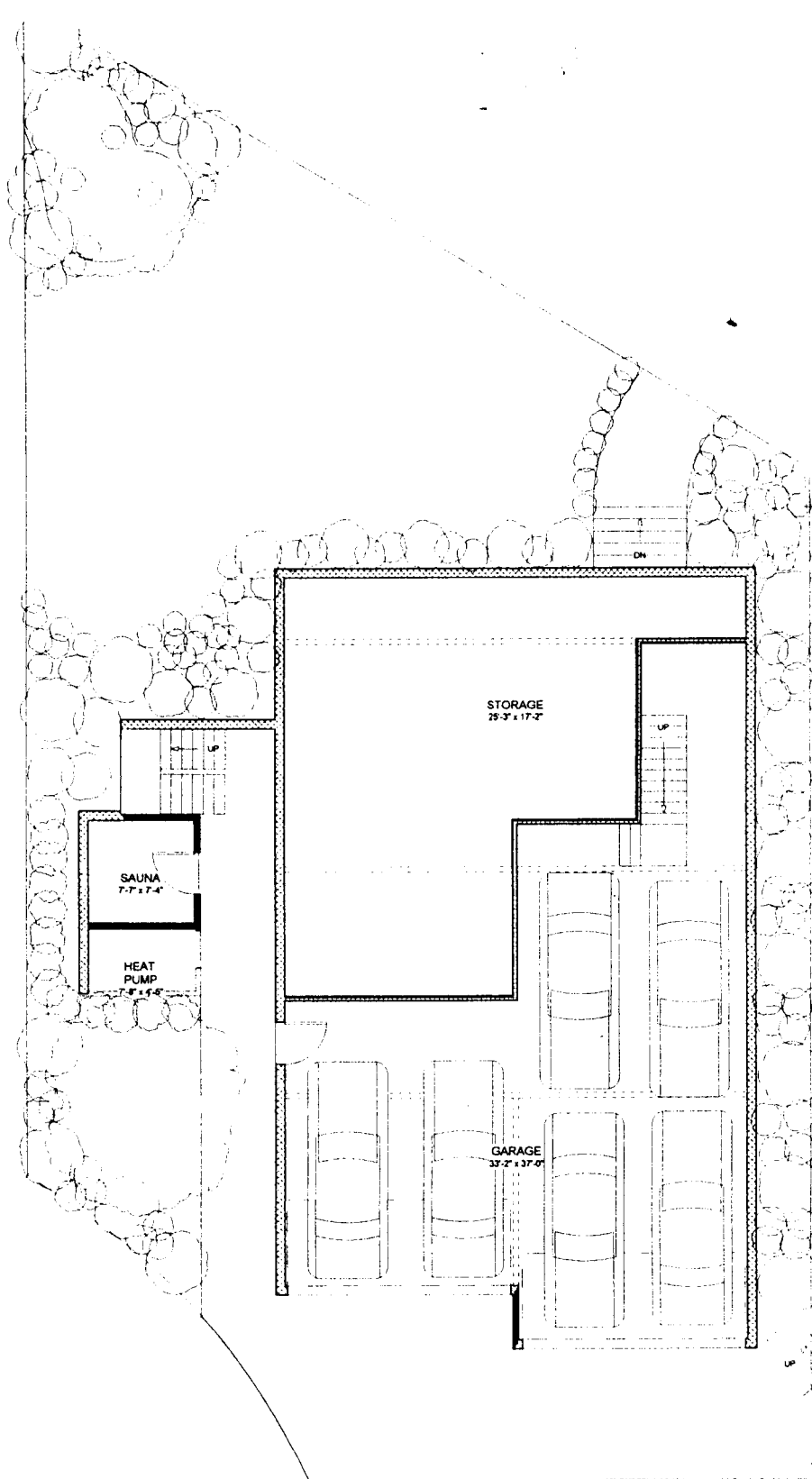
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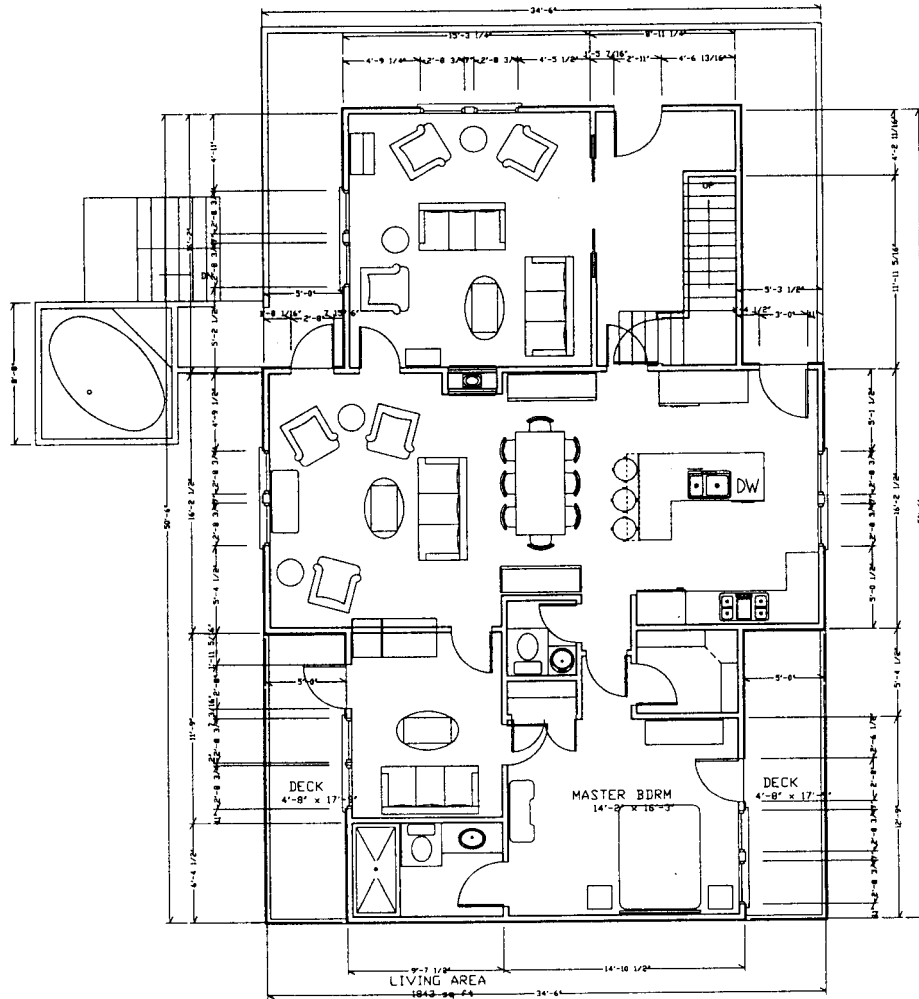
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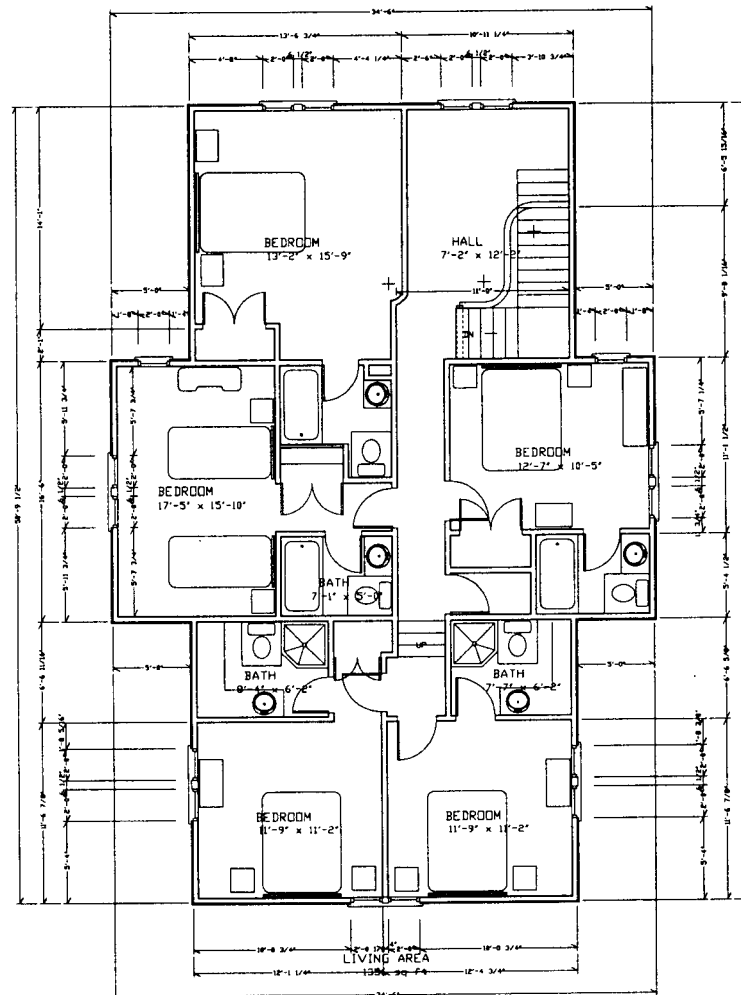
Revision Date: 07/03/01

Note: Dimensions are in METRES









Oris Development (River Road) Corp.

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CONSERVATION PLAN FOR THE ABERCROMBE HOUSE

BASED ON THE BC HERITAGE TRUST REHABILITATION PRINCIPLES AND GUIDELINES

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PROponent INFORMATION

Legal Description: Lot 1 Section 18 Block 3 North Range 7 West NWD Plan LMP XXXXX

Current Owner: City of Richmond as to the Lands
Oris Development (Abercrombie House) Corp. as to the Building

Zoning: Currently CD 112 and I2
Proposed: Comprehensive Development District

Proposed Use: Single Family Dwelling or Bed and Breakfast.

Soils Engineer: GeoPacific Consultants Ltd.
Jim Madsen

Civil Engineer: H.Y. Engineering Ltd.
Phil Hartley

Architect: To be determined.

Code Consultant: Graham Harmsworth Lai & Associates
Andrew Harmsworth

Interior Design: McCutcheon Design
Jane McCutcheon

City of Richmond Staff

Jenny Beran
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Mimi Sukhdeo
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Janet Lee

Heritage Planner
Supervisor, Urban Development
Transportation Engineer
Director of Development Applications
Area Planner

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THE REHABILITATION PROCESS

As outlined in the B.C. Heritage Trust' technical paper series II, the sections of this plan deal with the various areas identified under the headings of, in this section; Start up and Stabilization and Protection, and in the later sections; Research, recording and investigation and Building Site and Context. Sections on the specific restoration approach for each Wood, Masonry, Architectural Metals, Roofs, Windows, Entrances and Porches, Cladding and Substitute Materials, Signs and New Additions to Historic Buildings are provided. The author has assumed the reader is familiar with the B.C. Heritage Trust document on the Principles of Heritage Conservation (Technical Paper 9) and has used these principles to guide this document. It is particularly fitting that a building so influenced in its design by the early Arts and Crafts movement as espoused by the English art critic John Ruskin and designer and writer William Morris should benefit from the "principle of equivalence" first championed by these individuals and now entrenched in the guidelines for B.C.¹

❖ START UP

The Proponent Information page includes the legal description of the site, ownership information, zoning and proposed use. Also included are the names of the consultants and municipal staff who are providing input and direction in this effort.

The initial research has indicated that the building is one of the "places... which help understanding of the past or enrich the present, and which we believe will be of value to future generations"² The Abercrombie House "has been influenced by an historic figure, event, phase or activity"³. The Vermilyea family, the first owners, and the Abercrombie family were both key figures in the early settlement of Richmond and played a role in events which were pivotal in the development of this City and the Lower Mainland. The historic setting represented by this building is the "turn of the century" rural farming community from which Richmond grew. As one of the last surviving examples of this form, this building should be preserved for future generations.

The Proponent has identified the financial requirements, and has undertaken the appropriate measures to ensure that sufficient funds are available to complete the proposal.

As the building has been continuously occupied, it remains in a reasonable state of repair. While some areas are badly weathered and in need of attention, there is no urgent threat to the condition of the building.

❖ STABILIZATION AND PROTECTION

Public safety is not jeopardised by the state of repair and the public is not endangered by the proposed work. Some items may be removed prior to the transportation of the building to its new location to prevent damage. Security measures, including an off-hours security guard, will be employed to ensure the building is not damaged while the restoration is underway and prior to occupancy.

¹ Principles of Heritage Conservation, page 8

² Burra Charter, 2.1

³ Burra Charter, 2.3

❖ RESEARCH RECORDING AND INVESTIGATION

The historic research contained in this document will need to be expanded. The completion of the Conservation Plan will include a thorough review of the City of Richmond, U.B.C., and City of Vancouver archives, interviews with surviving family members, if any can be found, reviews of the recorded history of Richmond and Land Title office records. While opportunities for further research may be identified in this process, these will be documented for future consideration and will not form part of this Plan.

The "as found" drawings contained in this document have been prepared as accurately as possible given the current status of the building. The house has been divided into an "up and down" duplex, with both suites currently occupied. As the scope of this report is primarily the exterior of the building and the disruption of the occupants must be kept to a minimum, the degree of detail of the interiors is limited to those areas that could be a Building Code issue.

Furthermore, as the building is to be moved intact and no additions to the structure are contemplated, the degree of detail of the exterior elevations and details have been limited to those required to catalogue the restoration work to be undertaken.

❖ HISTORIC RESEARCH

The house appears to have been constructed prior to the turn of the century. The archival photograph shown below, thought to be from about 1900, carries the caption:

Photograph of the Abercrombie family on the front porch of their home. The house was originally owned by the Vermilyea family.

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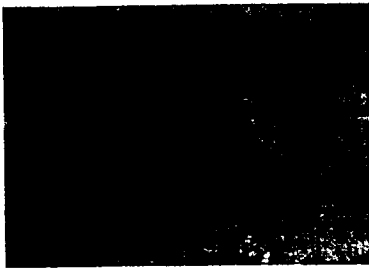


Figure 2-1: Abercrombie House, archival photo

The City of Richmond archive has a family photo of the Vermilyea's, Ruth, Herbert, Walter, Lydia May and John C from 1882. Ada Sweet, daughter of Orison Davis Sweet, Municipal clerk, Assessor and Collector for the Municipality of Richmond is of 1884, married Walter Vermilyea. This Sweet family is unrelated to Lulu Sweet, the island's namesake. A photo of Lulu Island pioneers who settled the area prior to 1894 includes Bob and Dick Abercrombie.

An 1890 picture of the Lulu Island General Store, post office, butcher shop and boarding house (yes, all in one building) has Walter and Herbert Vermilyea featured, although their relation to the business is unclear. Not enough research on the biography file on the Vermilyea family held in the

Richmond Archives has been done, but clearly this family was amongst the first settlers to the Richmond area, and played a role in the major activities of the day.

The Abercrombie family maintained a presence in Richmond to at least the 1940's; a photo shows Jack Abercrombie leaving to Europe with the Calgary Highlanders in 1944. Sadly, his name also appears on the Cenotaph at Richmond City Hall. Some of the Abercrombie children attended Lulu Island School in the 1920's, and the family can be traced back to before 1894 as part of a group of 15 settlers photographed in that year. This pioneer family also had a significant position in Richmond history.

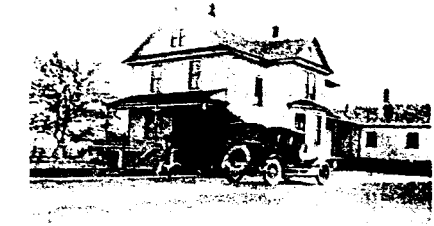


Figure 2-2 & 3: Thompson House

The Abercrombie house has been confused with the Thompson house, and the similarities are clear. The two homes share the same floor plan, many of the same exterior details, including a large front porch, and similar materials. It is likely that the same builder or group of neighbours built them at or near the same time. The photo above shows the Thompson house, from about 1900. The four gable style is the most defining feature, and likely mislead earlier researchers. However, this is clearly not the house in existence at 4860 River Road today. Note the bay windows on the sides, the windows in the gable, the location of the door and the pattern of windows in the front elevation of the Thompson House.

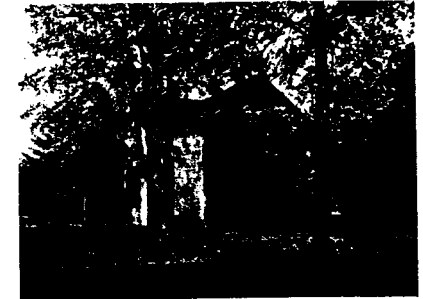


Figure 2-4 & 5: Abercrombie House

The house above is the existing home, and while the original wrap around veranda has been removed, the unique arched gable detail with a king post sporting a finial at the base can be seen in both the archival photo in Figure 2-1 and the current photo here. Also, from the front entry looking out toward the front of the house, the entry door still has the transom window visible in the 1900 photo and the arched top windows in the door. This home has been well preserved on the exterior, but sadly, most of the interior has been modified.

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❖ PROGRAMMING AND DESIGN

The building is well suited to the intended use as a Bed and Breakfast. The number of rooms one must operate to provide a level of income to justify the cost is generally set at 5,⁴ the number this building will support. A proposed configuration follows:

The house is to be sited at the south foot of what is now Princess Street. A public footpath will extend from the cul-de-sac at the entry to London Landing town homes to a bridge spanning to Dyke Road. A public footpath will cross in front of the house to the footpath extending in front of the town homes. Vehicle access to the B & B will be via London Road to Princess Street to the rear of the building. Parking for 5 vehicles will be provided on-site, all in enclosed garages. Signage indicating the vehicle access route will be placed at the front of the site adjacent to the pedestrian route.

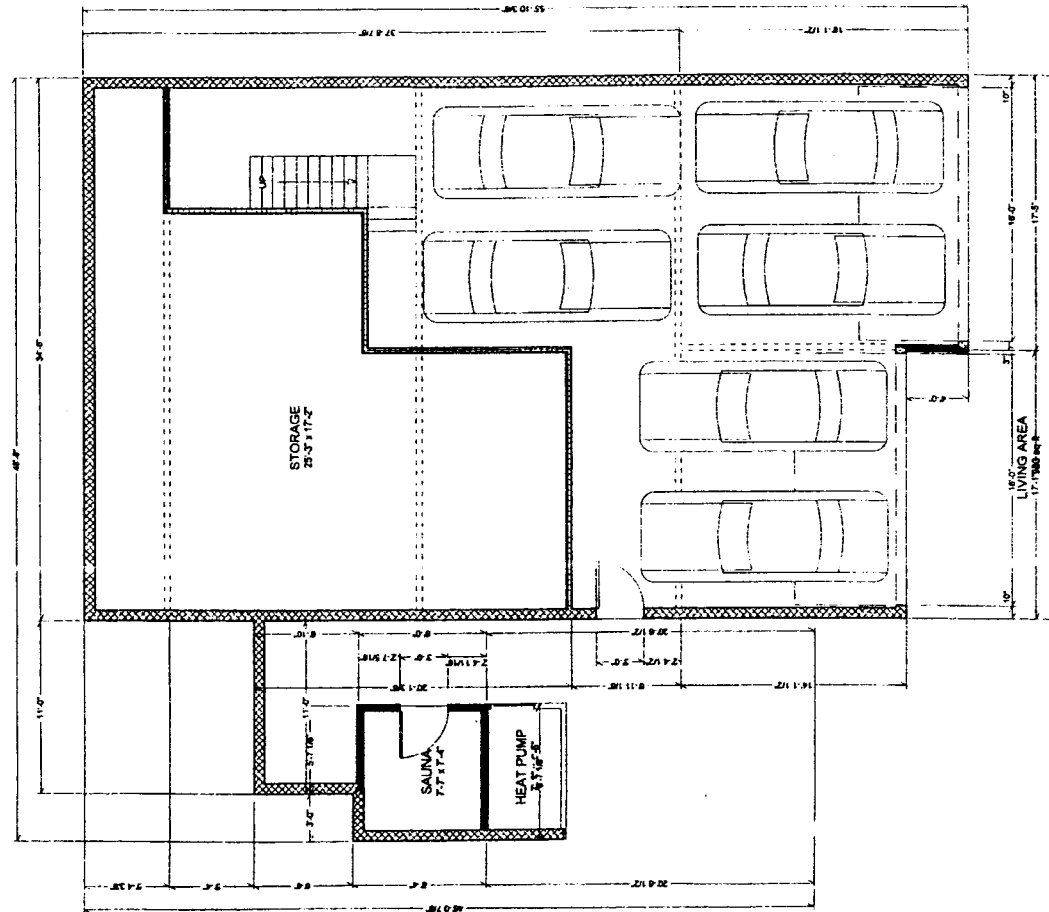
The front entry will be next to the public footpath. The original veranda is to be restored, providing an outdoor seating area on three sides of the front of the house. The entry will provide access to a front parlour, a powder room, the parking garage and the upstairs guestrooms. The parlour will open to the middle of the Great Room where breakfast will be served. A kitchen is to be installed in the east of the Great Room, with a sitting area/family room on the west side. The owners' bedroom, ensuite and den will occupy the rear portion of the house. Access to a west face veranda will be provided from the bedroom and the family room; access to the east facing veranda and the gazebo will be from the den and the breakfast room.

The second floor demises into 5 guest rooms, each with their own bathroom. A sitting area at the head of the stairs affords the rooms at the rear of the building access to the river view, as well as providing an area to meet other guests. The front bedroom and the east and west bedrooms have a view of the river, while the north bedrooms have a view down Princess Street to the North Shore mountains.

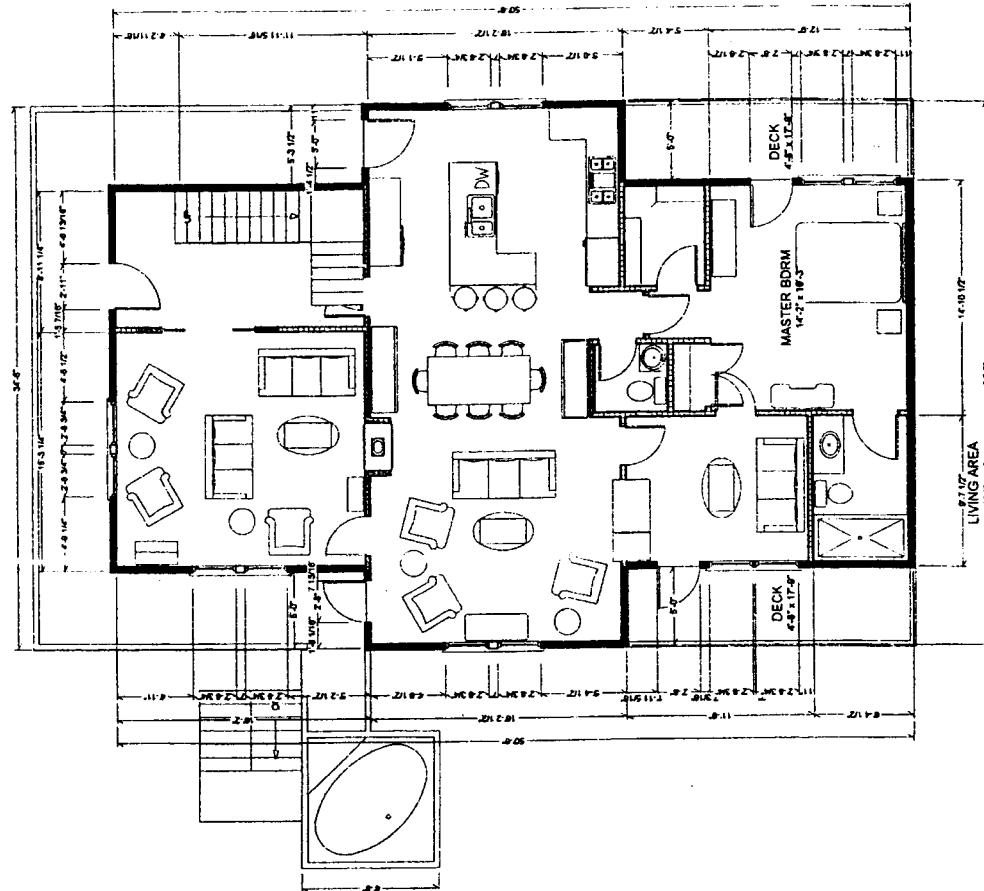
Preliminary floor plans follow, however, these are subject to revision as the research and design development continue.

⁴ How to open and operate a Bed and Breakfast, page 19

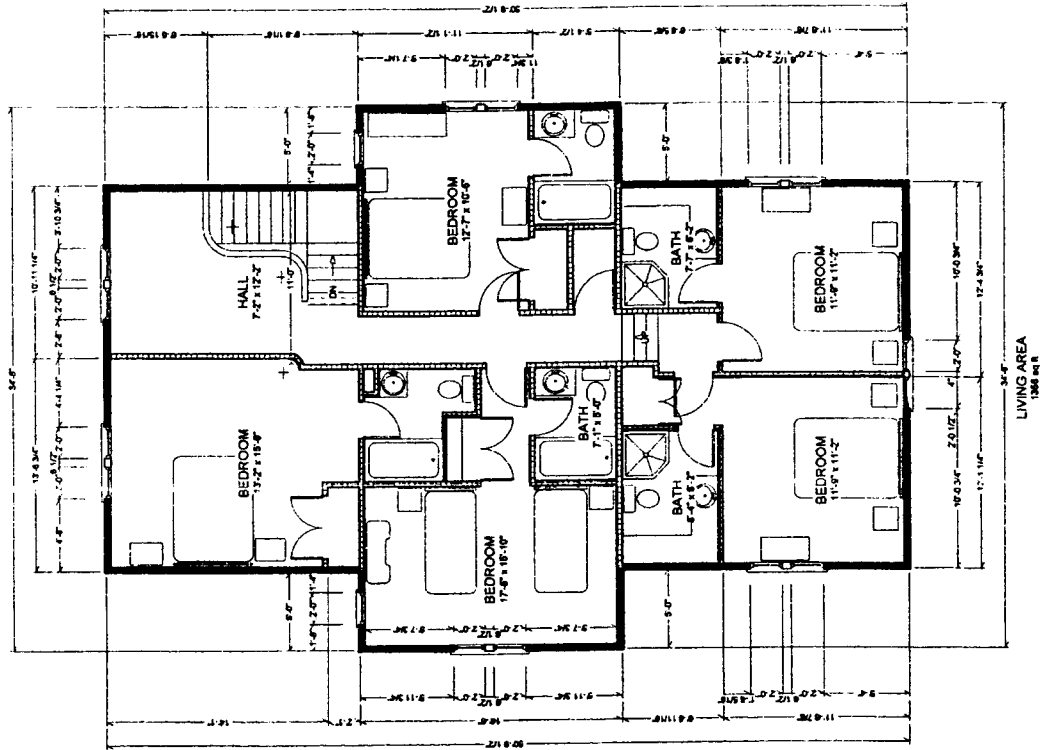
❖ GROUND FLOOR PLAN



❖ MAIN FLOOR PLAN

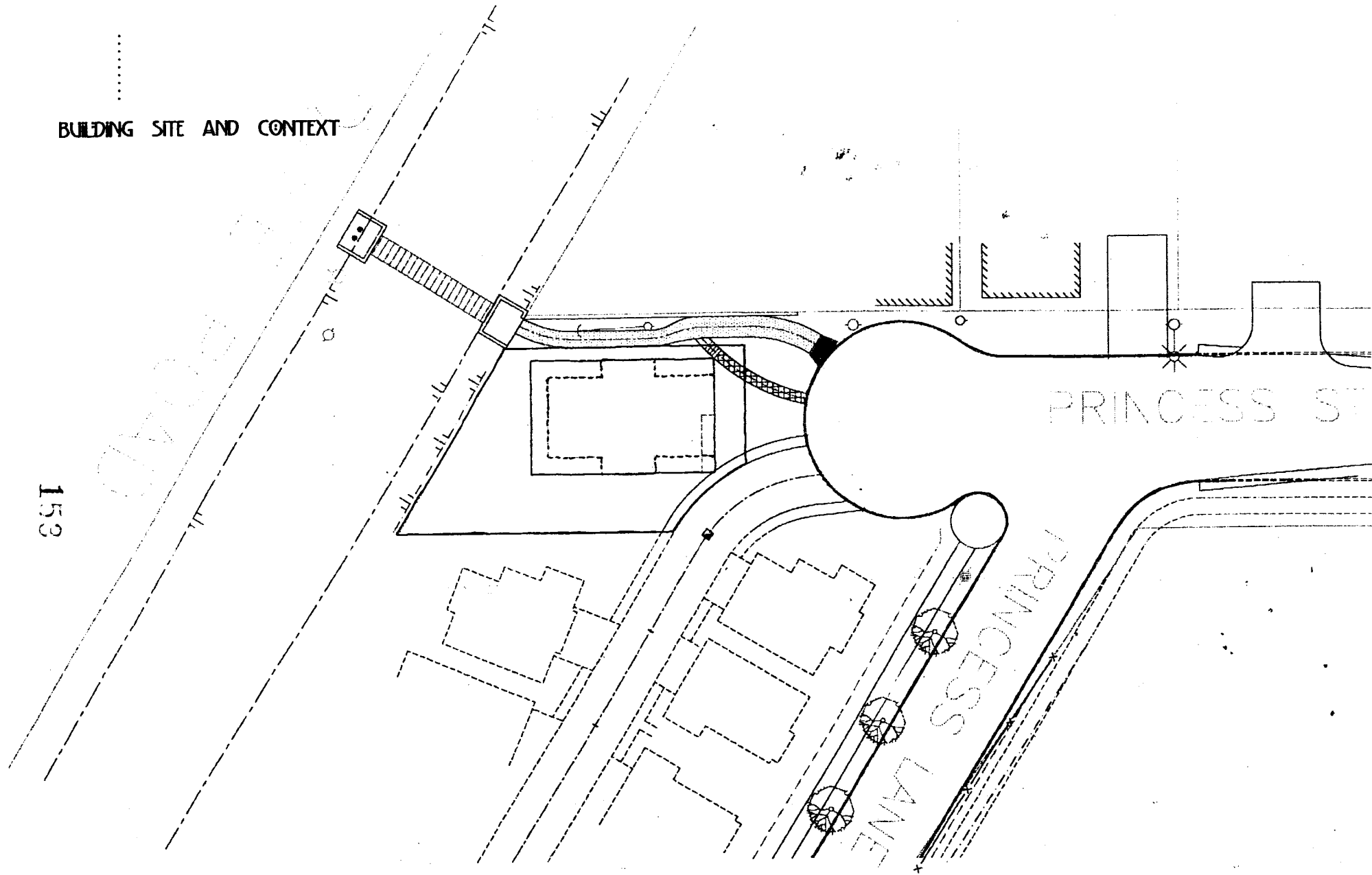


❖ SECOND FLOOR



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BUILDING SITE AND CONTEXT

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WOOD

❖ SIDING

The building is clad in Drop Siding, with a 45 degree bevel into the drop portion. The siding is milled from fir boards approximately $\frac{3}{4}$ " x $7\frac{1}{4}$ " on the majority of the building, with $6\frac{1}{2}$ " boards on the small dormer on the east side at the rear. The lumber itself appears to be clear of knots over all pieces observed. The top tongue of the drop is lapped by the board above to expose $6\frac{1}{4}$ " to the weather. The boards are generally sound with only one location, at the northeast corner of the centre projection on the east elevation, exhibiting damage, partial from rot and partial from apparent impact. The boards have been face nailed with a small head nail at approximately 2" up from the bottom edge, and at 1" down from the bottom of the drop. The nails are showing signs of deterioration, including rust marks on the surface, delamination of the paint from the nail head, and indentations where portions of the nail or the filler over the nail have fallen out. The underlying backing is of 12 " x $\frac{1}{4}$ " shiplap board, installed diagonally over full 2 " x 4 " studs.

As the proposed restoration will involve adding some openings to the existing structure, restoration of the few locations requiring replacement will be made with original materials. At this time, there does not appear to be any requirement to add new material or to mill boards to replace existing ones. However, the addition of a

second dormer to the west side of the building will require additional material.

The existing garage at the donor site is clad with the narrow siding, and this material will be salvaged to provide siding for the new dormer. The photo to the right shows the wider siding on the house and the narrow siding on the garage. The photo below shows the damaged area, and the rows of rust stains from the nail heads. The restoration strategy for the siding is:

1. The fabric of the existing siding is to be retained in its entirety, with repair or replacement to be of original material.
2. The new dormer is to be clad with original material salvaged from the existing garage.
3. Existing nails are to be spot primed with a rust paint, new galvanized nails to be added as required, and all nail set holes to be filled with linseed oil putty.
4. All flashing, cracks, holes and seams are to be repaired. All caulking is to be replaced. Holes or cracks larger than $\frac{1}{4}$ " are to be filled with a two part epoxy.

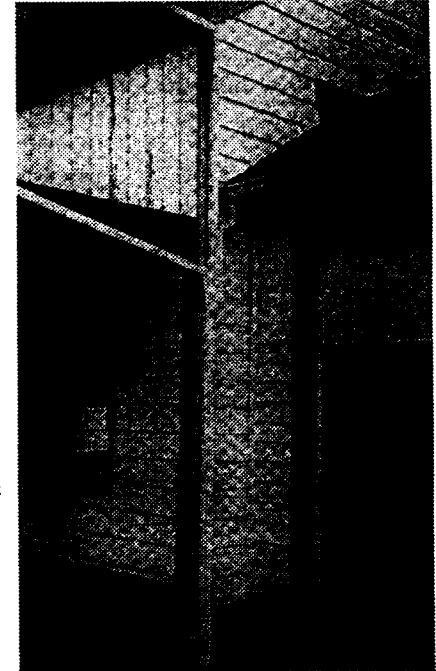


Figure 4-1 Siding at garage and house

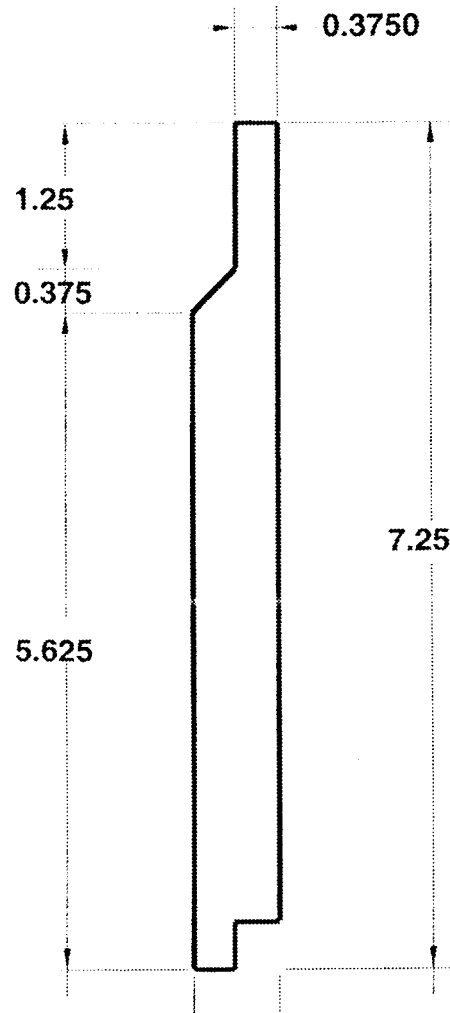
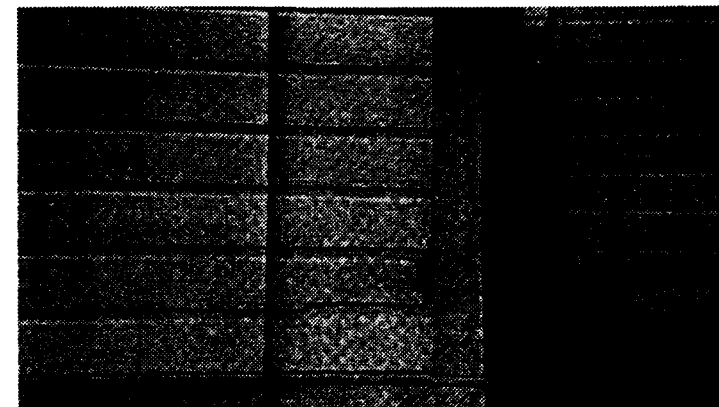


Figure 4-1 Siding section

Figure 4-2 Damaged siding



❖ PAINT AND COATINGS

The paint on the building has been badly neglected. The excellent quality of the underlying material is the only thing that has saved this building from extensive damage. The extremely thin paint skin, visible as a peeling layer in many locations, suggests that it has received very few coats of paint over the years. The original colour has not been determined, however, the True Colours program provided by the City of Vancouver Heritage Conservation Foundation and Benjamin Moore Paints will be consulted in an attempt to rediscover this information.

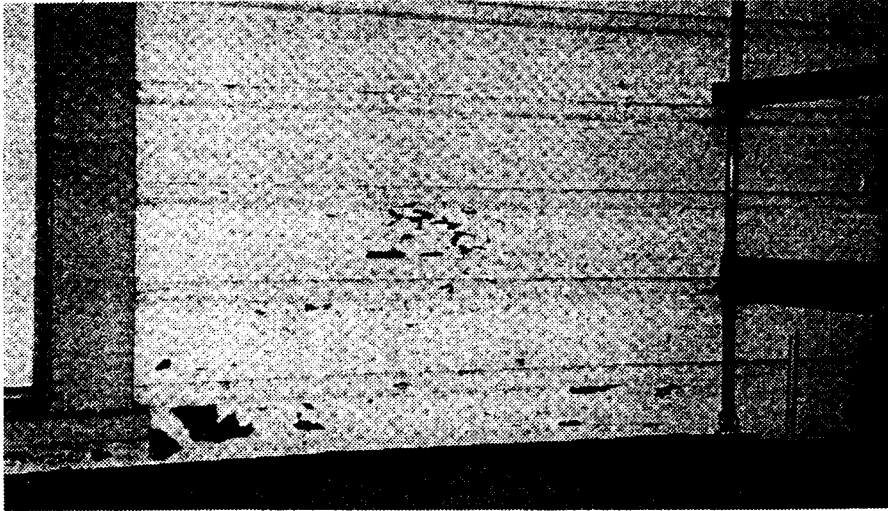


Figure 4-4 Peeling paint at front Entry

As the above photo indicates, the paint on the majority of the building is delaminating from the wood. In those locations where it remains adhered to the surface, the peeled paint from prior coats remains visible as a pattern of raised patches under the topcoat. Judging from the poor adhesion to the substrate, the patchy finish and extensive cracking and peeling, improper surface preparation and inadequate maintenance are the suspected causes of most of the coating problems.

The restoration strategy for the coatings is:

1. Attempt to determine the original colour scheme, and replicate the colours.

2. Remove as much of the loose paint as possible, to bare wood, by hand scraping and sanding.
3. Clean the surface with a solution of 1/2 cup TSP, 1 quart bleach and three quarts water scrubbed onto the surface with a scrub brush. Allow to stand for 45 minutes. Rinse off with a pressure washer set at 500 psi or lower. Repeat on any areas exposed by the pressure washing.
4. Sand and feather out the edges of any paint securely adhered to the surface
5. Prime all surfaces with an oil-based primer.
6. Top coat all surfaces with a water-based acrylic topcoat.⁵
7. Establish a maintenance program for Paint and Coatings.

All gutters and other appurtenances not part of the original building and due for replacement will be removed to facilitate a thorough and complete re-painting.

While wood gutters would be consistent with the period, aluminium gutters in a profile similar to the wood gutters will be substituted, both for cost and durability.

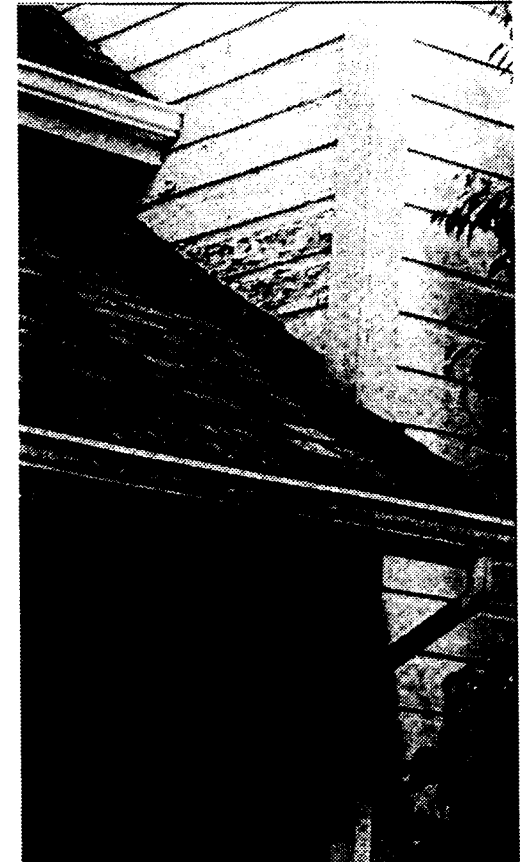


Figure 4-0-3 Peeling, cracked paint at north facing wall

⁵ Your Old House: PAINT, folder by Ken Marchtaler for B.C. Heritage Trust

❖ SPECIAL WOOD FEATURES

The defining wood feature of the building is the unique bowed gable detail and king post, complete with finial cap at the base, displayed in the three gable ends facing east, west and north. (All directions relate to the donor site orientation.) Two of the finials remain in place, the east one is missing.

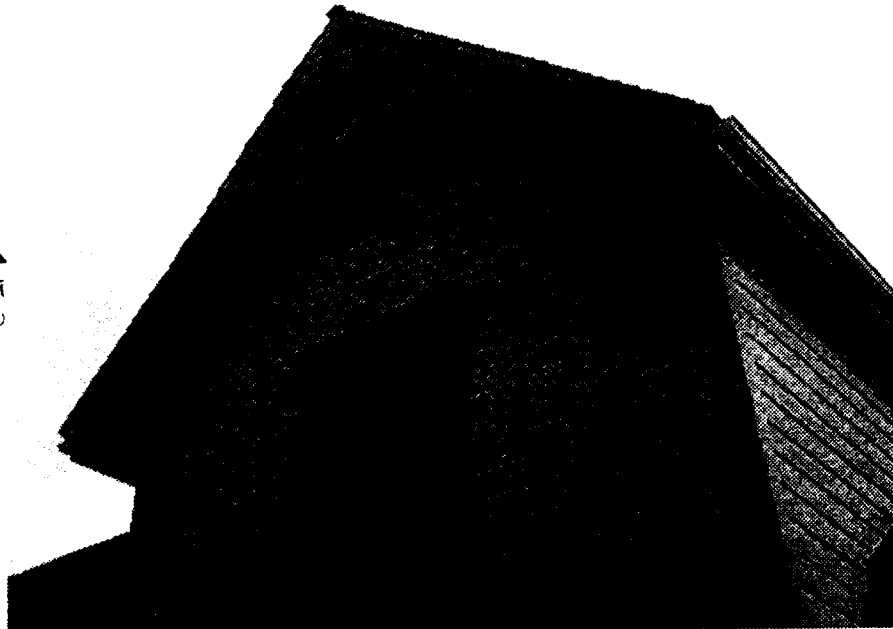


Figure 4-6 West side gable and finial detail

Prior to moving the building, the two remaining finials will be removed, a copy made of one to replace the missing one, and the pieces restored to their original locations after the move. The arched gable pieces are considered more likely to be damaged by removal than by the move, and therefore will remain in place.

The soffit board is decorated with a small crown detail, painted white against the white soffit.

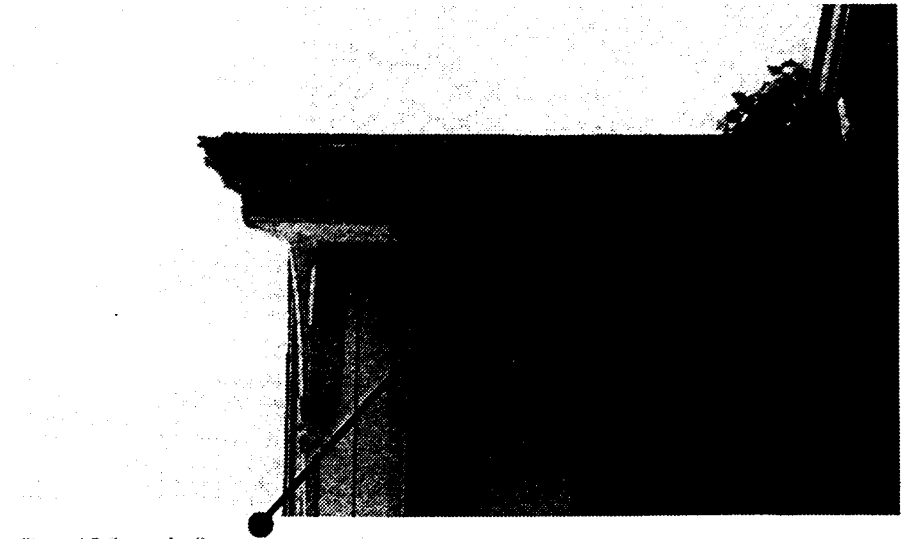


Figure 4-7 Corner detail

This detail appears to be intact around the building and, if the colour study provides evidence for it, could be highlighted with a different colour. The architraves and detailing around windows and doors are also of interest, and are reviewed in the section on windows. The restoration strategy for the special wood details is:

1. Replicate the missing finial, and restore the gable details to original condition. Identify the new finial with a different paint treatment.
2. Repair by patching, piecing in, consolidating or otherwise reinforcing the wood using recognized preservation methods.
3. Retain all existing special wood details.
4. Establish a maintenance program for Special wood details.

MASONRY

The only masonry feature remaining on the building is the chimney. Broken pieces and some small remaining sections of foundation in "salmon" brick suggest that while the original foundation may have been brick, the foundation has been replaced with poured in-place concrete.

The chimney has been removed from the main floor to the underside of the attic. The portion between the foundation and the main floor, and between the ceiling and the top of the chimney has been left in place. A pile of bricks next to the building may be from the original chimney.

The present condition is dangerously unstable. The support for the remaining portion of the chimney passing through the roof is too weak to withstand any significant shock. If the upper portion shifts off line from the lower portion, as would occur in an earthquake, the chimney would collapse, raining bricks down on the upper floor and, potentially, through the opening to the main floor.

The chimney cap is of a common style for the period, stepped out half courses over three courses and returned over four to create a flared capital ending in the cement cap. Due to the unstable nature of the existing condition, and the simplicity of design, removal and restoration appears to be the best option.

The restoration strategy for the masonry components is:

1. Assess the existing chimney, creating a detailed drawing of the existing condition.
2. Catalogue the brick type or types, joint size, tooling and bonding patterns.
3. Dismantle the chimney, conserving the brick for reuse. Determine the original location of the fireplace or stove, and the original openings through floors.
4. Palletize the bricks, along with any other original brick found on the site, and transport to the new site.
5. Rebuild the chimney, replicating the original in every aspect as defined in the drawings prepared in Item 1. Extend the chimney to the original main floor location, provided this can be accomplished in the floor plan proposed.
6. Establish a maintenance program for Masonry materials.

ARCHITECTURAL METALS

The absence of metal flashings on the building is noteworthy. The flashing at the base of the siding is wood, as is the head flashing over the doors and windows. The quality of materials and workmanship is evident in the fact that these elements are intact and sound.

The metal step flashing installed with the roof approximately 15 years ago is of the modern metal break shape form common on shingle roofs, as are the valley flashing and other roof metals. The lead flashings around pipe penetrations through the roof are of the modern soldered base and counter flashed pipe form. The B-vents for the boiler and hot water tank are modern. Gutters are extrusion formed aluminum. Downpipes are aluminum also. In summary, none of the exterior metals are original or worthy of special consideration. As the roof is to be replaced, all the associated metals will be replaced as well. New gutters in an extrusion consistent with the period will replace the existing ones. The B-vents will be removed. Any venting required for appliances such as heating equipment, fireplaces or cooling equipment will be contained in the masonry chimney.

There are interior metal features that are unique and worthy of restoration: the ornately detailed hinges and the unusual door hardware on both the front and rear doors. These items will be retained and restored, however, interior items are not in the scope of this Plan.

The restoration strategy for the architectural metals is:

1. No restoration required, replacement of exterior metals as indicated by current best practise.

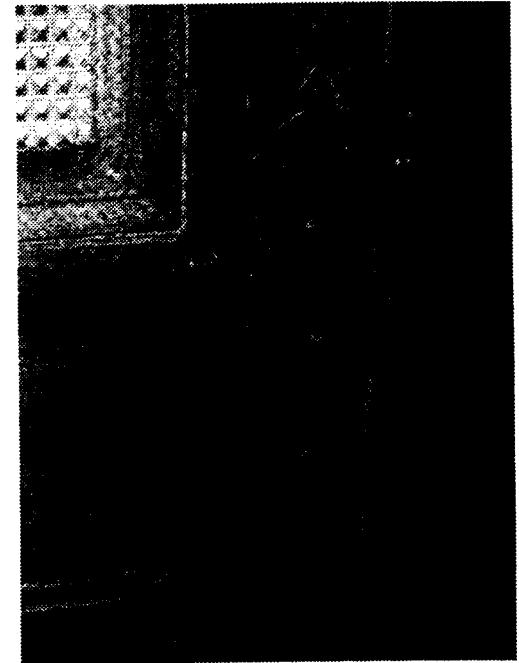


Figure 6-1 Front door handle

ROOFS

The existing roof is cedar shingle with metal flashings and aluminium gutters and downpipes. The roof is approximately 15 years old and in poor condition. The cedar shingles are installed over 1" x 4" boards spaced 5" apart. A single layer of shingles is present. The

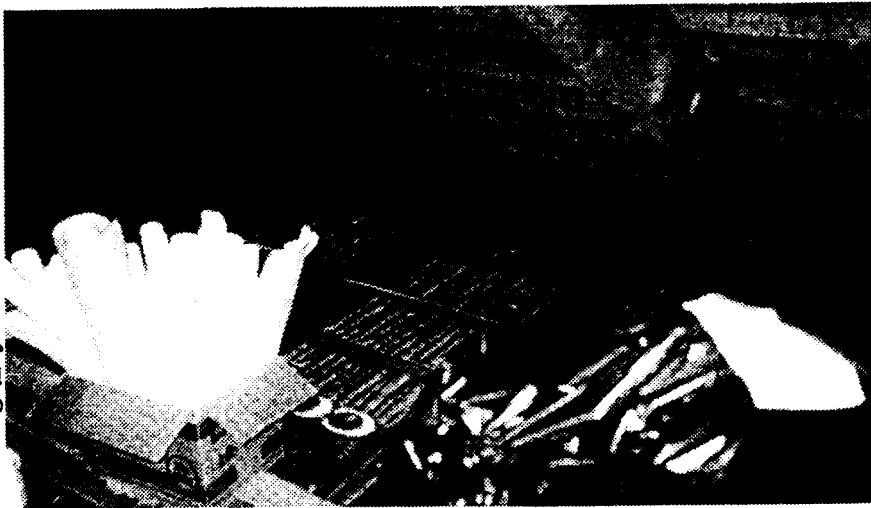


Figure 7-1 Attic, showing roof strapping

original roof has been removed. The roof form is a front gable extending towards the rear of the building, intersecting a ridge running east to west from a gable on each side of the building. The rear roof is gabled to the south, with the ridge meeting the east/west roof at approximately 5 feet above the gutter line. Secondary roofs cover the porches on the rear portion on the east and west sides. The secondary roofs are shed forms ending in half gables at the north edge of the building; the shed intersects with the building wall approximately 2 feet below the gutter line. A dormer appears on the east rear roof. The rooflines and material are defining elements of the building. The shingles have reached their intended service life and need to be replaced. The preliminary designs for the second floor indicate that some minor modification of the rear roof will be required to render this

portion useable. The entire front and transverse sections of the roof shall remain in the original form. The restoration strategy for the roof is:

1. Remove the existing shingles, and replace with new cedar shingles consistent with the period.
2. Add a second dormer to the west side of the rear roof to match the existing dormer. Raise the rear roof by 2 feet to allow for adequate headroom in the rear bedrooms.
3. Repair or replace all roof metals as outline in Architectural metals.
4. Replace the aluminium window in the dormer as outlined in Windows.
5. Establish a maintenance program for Roof materials.



Figure 7-2 Weathered shingles on south roof

WINDOWS

The windows are another defining feature of the building. The patterns of the lights in these windows indicate that they were a modular design, likely used in other buildings of the same period. The main floor windows are made up of two sections, both with an upper fixed window and a lower opening sash. The sash itself is quite narrow, $1\frac{1}{2}$ " in width and depth.

The centre division between panes is 1" in depth, and $\frac{1}{4}$ " wide. The head flashing is wood, with a crown mould detail below it. The window is framed with $6\frac{1}{2}$ " wide boards on the top and sides. A 7" wide centre post separates the two sections of the window. A heavy sill milled from a 4" x 10" section of lumber provides the base.

This style of window was commonly a double hung sash with weights in the large spaces behind the vertical trim attached by pulleys to counterweight the window. These

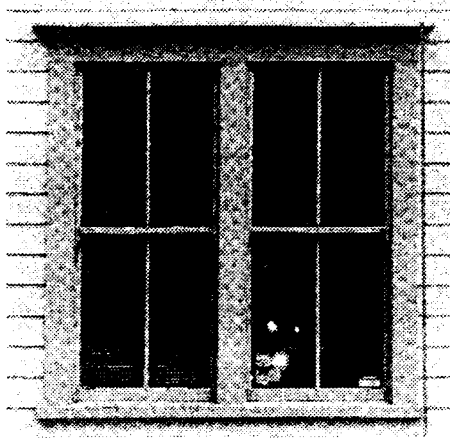


Figure 8-1 Main floor large window

windows are not weighted or double hung. The top section is fixed, and despite the appearance of a track for the window to move in, these do not appear to have ever been operable. The lower sash was intended to open, although many do not. The second floor windows match the main floor ones except they are comprised of one light without a division, and half the width of the lower windows. The last principal window form is half again of the second floor windows, and appears on the north elevation of the centre portion of the house.

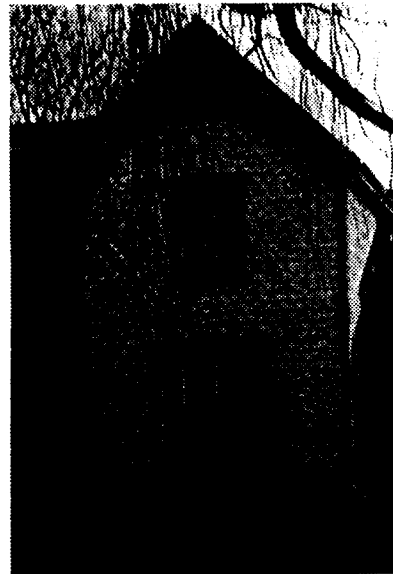


Figure 8-0-1 Main & 2nd floor windows

The windows in the rear section of the building are trimmed in a simple frame, equal on all four sides.

Some of the openings in the rear portion of the building have aluminium windows.

The mechanism used to hold the windows open is a small rubber stop mounted on the frame at the inside. This stop is attached to a cam which can be flipped over to provide two functions: first to keep the window from closing at all, and second to allow the window to close slowly by ratchetting the sash down in small increments. This method of restraining the window is dangerous and unworkable in a setting where the person operating the window is unfamiliar with the mechanism.

Many of the original rubber stops are missing or worn to the point they no longer work.

The glass in the sashes is all single glazed, some rolled glass and some float glass. The condition of the sashes ranges from very good to poor, with some "repairs" having been carried out.

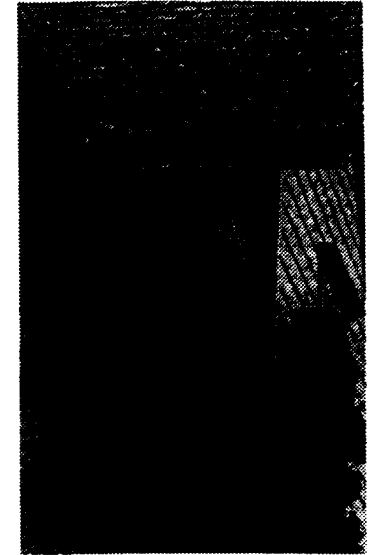


Figure 8-0-2 Single 2nd floor window

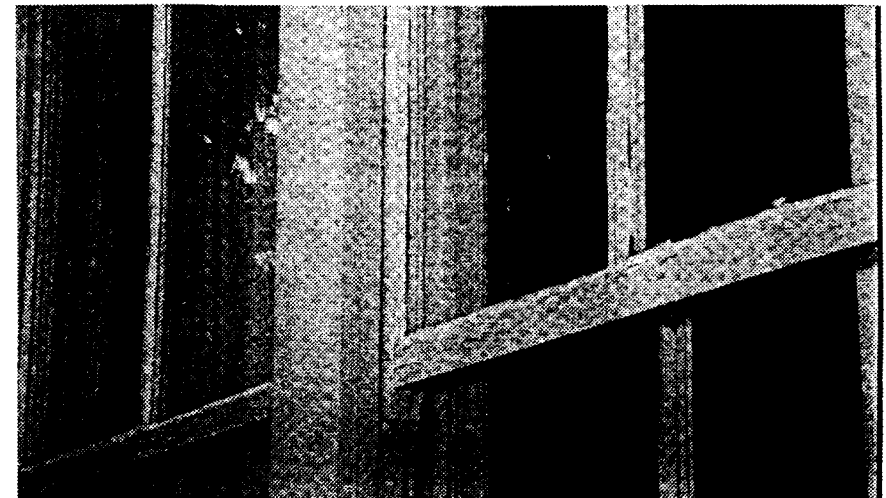


Figure 8-4 Metal strap "repairing" mullion.

8.3.2 Window Trim Details

The restoration strategy for the windows is:

1. Remove interior trims to provide access to the window frames in order to confirm the absence of weights or pulleys.
2. Remove all sashes from frames, clean and restore sashes by removing all paint, glass and glazing putty from the sash and priming the raw wood with an oil based primer. Repair the existing window sashes by patching, splicing or reinforcing the existing wood with two-part epoxy. Repaint the sash with an acrylic paint and then reglaze with clear laminated 8mm float glass to provide a higher thermal value. If detailed investigation of the sashes indicate that 1/2" double glazed panels, filled with argon gas, can be accommodated in the existing glazing rebate, this is the preferred restoration strategy.
3. Clean and strip the frames of all paint, caulking and putty, prime the raw wood with oil based primer. Repair the existing window frames by patching or splicing with compatible wood or reinforcing the existing wood with two-part epoxy. Repaint the frames with an acrylic paint.
4. Remove all aluminium windows and replace with new double hung wood windows to match the existing windows relative to the location in the building. That is, four across windows on the main floor, two across and single section windows on the second floor. Identify new windows with a change in paint colour or trim detail.
5. Add new windows as per plan, to match as per item 4.
6. Investigate alternative methods of restraining the windows in an open position, determine if side sprung track could be installed in the existing track location, if pulleys and weights could be introduced or if other means are available. Install a safe and reliable opening system.
7. Establish a maintenance program for the windows, sash and trim materials.

Figure 8-5 Window trim details



ENTRANCES AND PORCHES

The original front veranda has been removed, however the siding still exhibits the lines in the print from the original roof. The front entrance is intact, although the transom window over the door has been boarded over. The secondary entrance door on the north face of the east end of the centre portion of the building has been relocated to the rear portion on the west face. The porches on the east and west of the rear portion of the building retain their

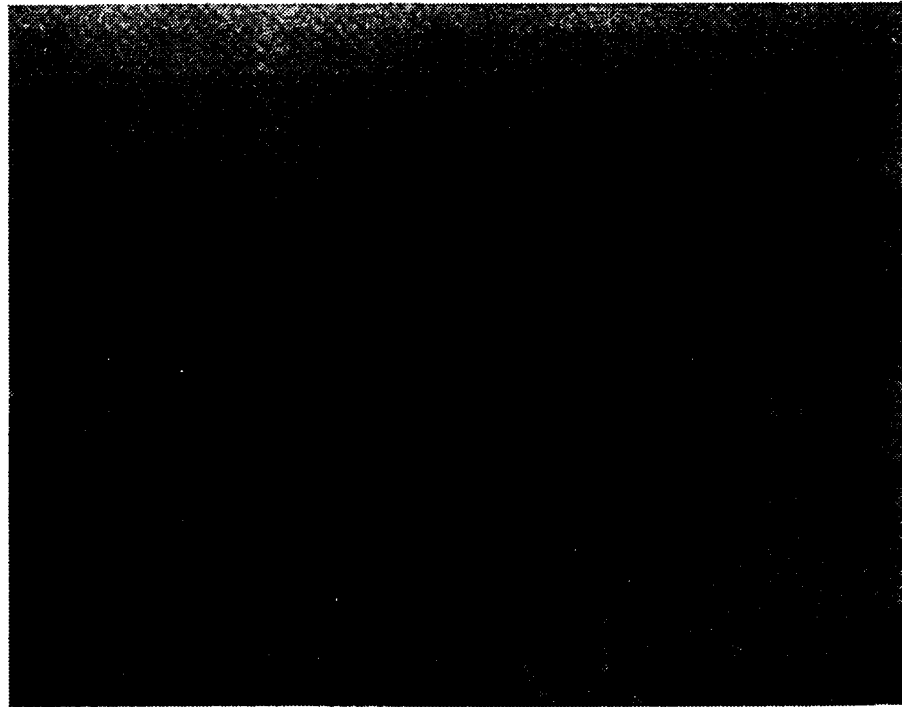


Figure 9-1 Archival photo

roof forms, but the decks have been removed. No photographs that shed light on the appearance of the rear entries have been found. The current condition is unlikely to be the original configuration. The present owner relocated the door from the northeast projection

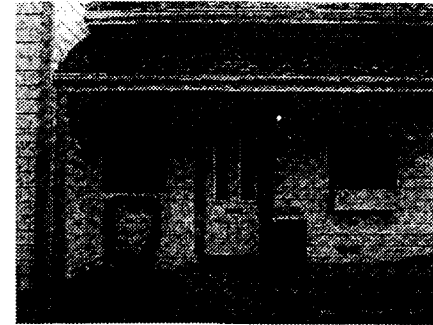


Figure 9-0-1 Southwest porch



Figure 9-0-2 Southeast porch

to the southwest building face, while the previous owner installed the aluminium sliding glass door in the southeast face.

The restoration strategy for the entrances and porches is:

1. Replicate the original front veranda and entry stairs, adding the required railing in a style consistent with the period. Identify the new work by a change of materials: for example, standing seam metal roofing for the veranda.
2. Restore the doorway to the east side of the veranda by relocating it from its present location.
3. Add new openings as shown on the floor plans at the east and west rear decks.
4. Restore the existing doors in a similar manner to the windows.

CLADDING AND SUBSTITUTE MATERIALS

The existing examples of inappropriate materials (aluminium windows and doors) will be removed. No change in cladding materials is required or intended. Any repair of material is to be done using existing, original material. In the event that repairs require the use of epoxies, care shall be exercised to match the weathering and colour retention characteristics of the material so repaired.

SIGNS AND STOREFRONT AWNINGS

Signage at the front and rear of the site shall be limited to a 2 foot by 4 foot sign in each location, simply announcing the building and its purpose:

ABERCROMBIE HOUSE
6333 DYRE ROAD — A BED AND BREAKFAST

The sign is to be face lit only.

ADDITIONS TO HISTORIC BUILDINGS

No additions to floor space are contemplated. An increase in building mass will be created by raising the rear roof to allow for headroom in the rear rooms, however this will be accomplished using the original structure and maintaining the relationship between this roof and the secondary roof below it. The resulting elevation will be consistent with the front portion of the building, but still considerably lower than the main house.

The addition of a gazebo in the east side yard will allow for a spa to be installed which will be accessible from the veranda. The style of this accessory building is intended to recall the cast iron structures popularized by Rattenbury in Victoria at the Crystal Gardens, and Eiffel in Europe with his numerous delicately framed structures from Paris to Madrid. This very small-scale building will be principally glass, with either wood or aluminium framing painted to appear like cast iron. While the style is intended to complement the principal building, it is not intended to look like anything other than what it is; a modern version of the "garden folly" for a modern convenience expected by Bed and Breakfast travellers everywhere. The sauna below the spa will not be visible except from the passageway connecting to the Princess St. cul-de-sac.

TO PLANNING - July 17, 2001

July 5, 2001 8060-20-7261

X-REF - 8060-20-7260

Planning Committee
City of Richmond

Re: Rezoning of the road end of Princess Street Ref #01-188657

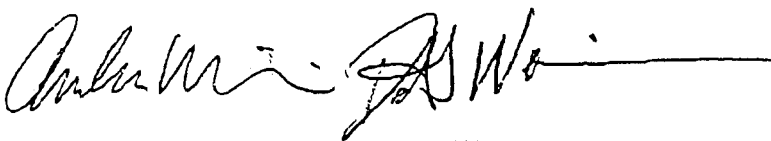
Amber and David Williamson
6461 Dyke Road
Richmond BC

To the planning committee members,

We would like to express our support for Dana Westermarck's proposal to rezone the road end of Princess Street. We like the idea of having another restored heritage house in our area. This area is unique and continues to draw walkers, joggers, cyclists, rollerbladers and car traffic. This would be an ideal place for a bed and breakfast and this business will be very successful. So far we are very happy with the Cedar Developments new residential development adjacent to the road end and like the idea of putting old and new together.

We do however have a concern about not having any resolution about what is happening with the lane beside our house. We would like to know if this rezoning of the road end is going to impact what options we have for closing the lane beside our house.

Sincerely,



Amber and David Williamson

Cc David Brownlee
Curtis Eyestone
Dana Westermarck

CITY OF RICHMOND
BYLAW 7260
RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100
AMENDMENT BYLAW 7260

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, Schedule 2, Area Plan 2.4 Steveston, Attachment 4 is amended by adding a "Heritage Residential" designation to:

That area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw No. 7260.

2. This bylaw is cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7260**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

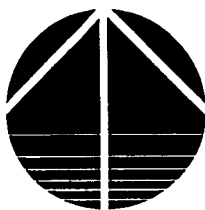
ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED for content by originating dept. <i>JB</i>
_____	APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK



RZ 01-188657

Original Date: 06/27/01

Revision Date: 07/03/01

Note: Dimensions are in METRES

CITY OF RICHMOND
BYLAW 7261
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7261 (RZ 01-188657)
Princess Street Road End

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300, is amended by inserting as Section 291.122 thereof the following:

"291.122 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/122)

The intent of this zoning district is to accommodate a single family home of recognized heritage significance.

291.122.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling**;
BOARDING & LODGING, limited to five bedrooms accommodating a maximum of 10 guests and conditional on the operator residing in the dwelling unit;
HOME OCCUPATION;
ACCESSORY USES, but excluding **secondary suites**.

291.122.2 PERMITTED DENSITY

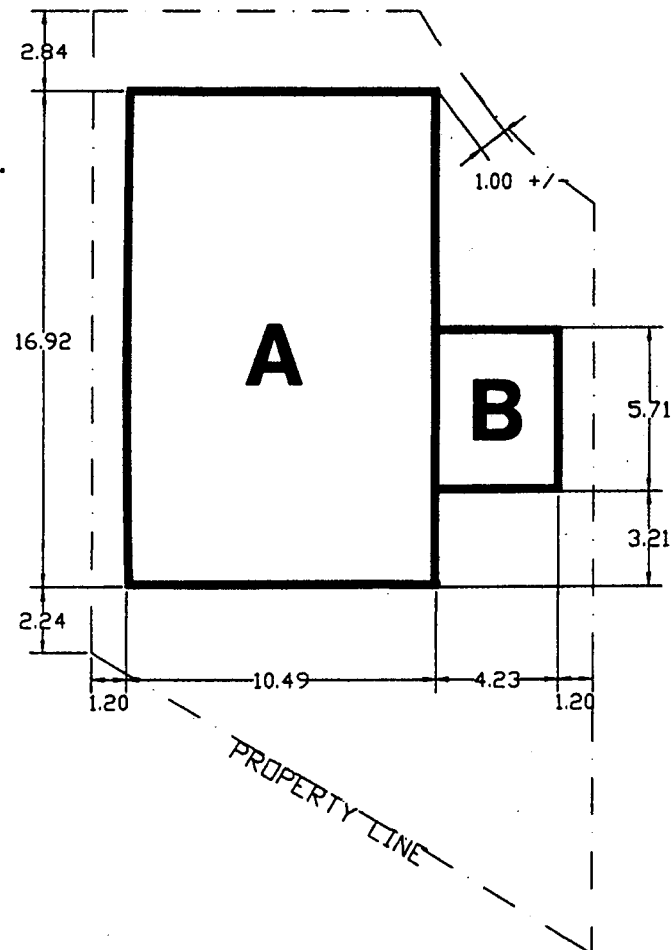
- .01 Maximum **Floor Area Ratio**: 0.60; together with an additional 50 m² (538.21 ft²) for use as **accessory buildings** and off-street parking.
- .02 Maximum Number of Dwellings: One

291.122.3 MAXIMUM LOT COVERAGE: 45%

291.122.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Buildings** may not be sited outside of the building envelope identified in Diagram 1, Section 291.122.4.02.

.02 Diagram 1

**291.122.5 MAXIMUM HEIGHTS****.01 Buildings:**

The maximum height of buildings or portions thereof shall not exceed:

- (A) 13 m (42.65 ft.), but containing not more than 2 habitable **storeys** within the area identified as "A" in Diagram 1, Section 291.122.4.02;
- (B) 6.70 m (22.0 ft.), within the area identified as "B" in Diagram 1, Section 291.122.4.02;

.02 Structures: 20.0 m (65.617 ft.).

291. 122.6 OFF-STREET PARKING

.01 Six off-street parking spaces shall be provided, developed and maintained in accordance with Division 400 of this Bylaw."

291. 122.72 SIGNAGE

.01 Two face lit signs to a maximum dimension of 0.6m (2 feet) by 1.2m (4 feet) each will be permitted on the site.

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/122)**:

That area shown cross hatched on "Schedule A" attached to and forming part of Bylaw 7261.

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7261"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

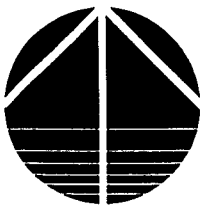
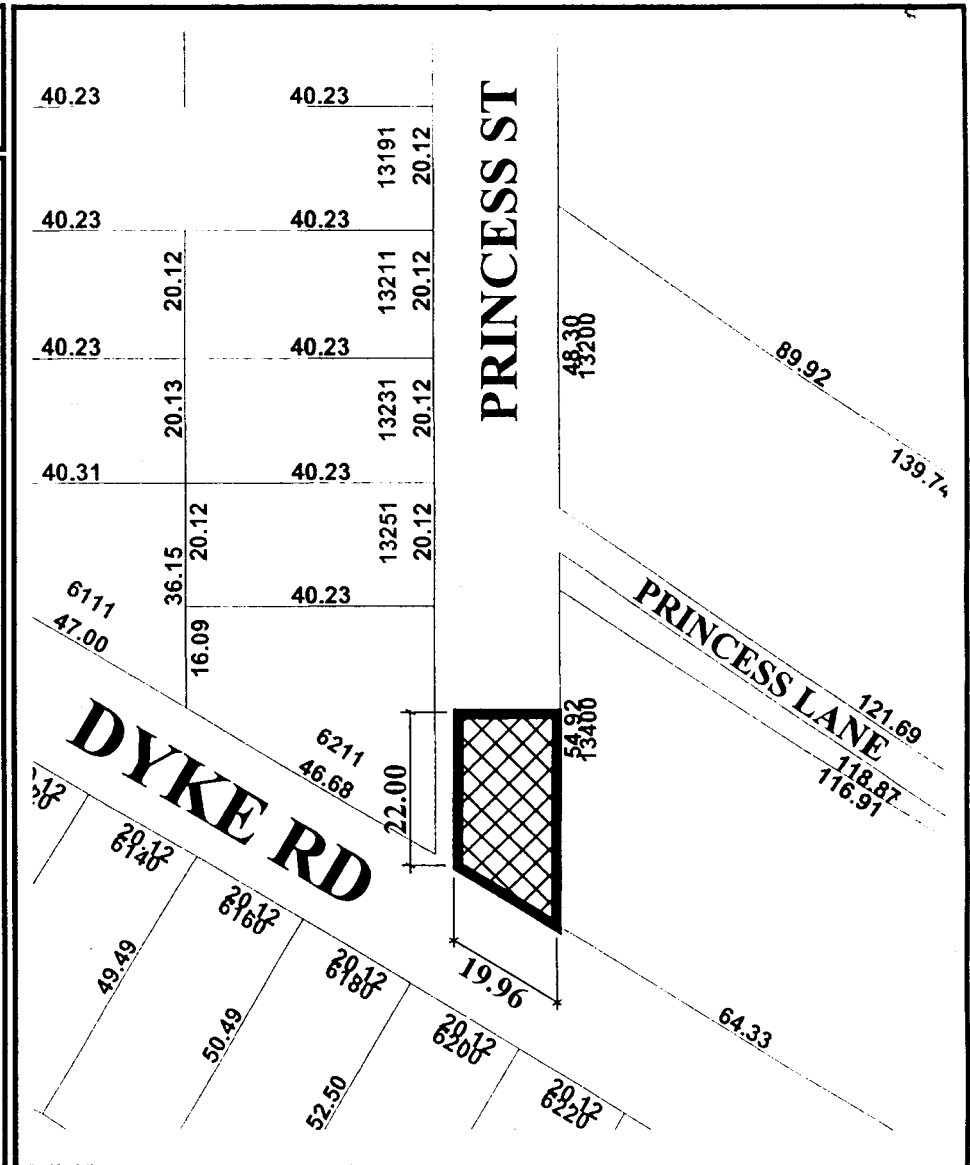
THIRD READING

ADOPTED

MAYOR

CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept. <i>gh</i>
APPROVED for legality by Solicitor <i>[Signature]</i>



RZ 01-188657

Note: Dimensions are in METRES

SCHEDULE A