



City of Richmond

Report to Committee

To: General Purposes Committee
From: Dave Semple
Director, Parks & Public Works Operations
Re: **Heritage House 7011 Ash Street**

to general purposes - Nov. 07, 2005
Date: November 1, 2005

File: 06-2025-20-012

Staff Recommendation

That staff be directed to implement option one as detailed in this report for the relocation of the Heritage House at 7011 Ash Street to Garden City Community Park for use as a caretaker's residence.

Dave Semple
Director, Parks and
Public Works Operations

Att.2

FOR ORIGINATING DIVISION USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Facility Management.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<i>[Signature]</i>
Policy Planning	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Budgets	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> <i>[Signature]</i>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> <i>[Signature]</i>
			NO <input type="checkbox"/>

Staff Report

Origin

In late August 2005, the owners of the house located at 7011 Ash Street approached City staff to discuss the idea of relocating this house to a City site in order that this heritage structure be saved from demolition. The property has recently been sold, but the former owners have the option of removing the home from the site with 60 days of vacating the property. They intend to provide the purchaser with their notice to vacate as of November 30, 2005, and consequently the home must be removed from the property by January 30, 2006.

The owners are very interested and committed to saving the house from demolition. Although from a heritage perspective, onsite retention within a redevelopment would be preferred, the new owner has apparently expressed no interest in this idea. The owners have thus offered the building to the City of Richmond for possible relocation to Garden City Community Park, for potential use as a caretaker's residence.

City staff from Parks, Policy Planning and Facilities Management met the owners at this house on September 9, 2005, to assess the building's condition and to discuss the owner's proposal. The results of the analysis are summarized in **Attachment 1**.

The purpose of this report is to present a relocation, restoration, and reuse program for this house, for approval by Council.

Analysis

Building Description:

The house in question is a Craftsman style one-story cottage, built in approximately 1912. It is on the Heritage Inventory which identifies the building as possessing heritage merit, and a consultant is currently preparing the background research in the form of a *Statement of Significance*.

The house is also on the Heritage Register which establishes legal heritage status but does not protect it from demolition or inappropriate alteration. The house however, has not been designated.

Building Condition:

Facility Management staff assessed this house in order to determine whether or not moving it to Garden City Community Park to function as a caretaker's residence would be viable. Their conclusion was that the building was in excellent condition and that relocation, repair and servicing costs to establish it at the park would be conservatively estimated at \$150,000.

A single-family house on Alberta Road is currently being used as a caretaker's residence for the park site. Staff favour replacing it because the house being offered is more interesting from a heritage and architecture perspective, could be more strategically placed within the park to provide surveillance for the park facilities, and would be better integrated with the new road

realignment to be made necessary by the future closure of Alberta Road from Garden City Road to Katsura Street. See **Attachment 2** for the proposed location for the caretaker's residence.

Parks staff believe the idea of relocating this house to Garden City Park has merit, and in order to save the building from demolition, Policy Planning (Heritage) support this action as well.

Garden City Park, Proposed Construction for year 2006:

This matter is timely because it can complement the next phase of the Parks 2006 Capital Plan namely the construction of the Garden City Community Park, which includes the community playground, public parking lot, waterplay area and a detached public washroom/mechanical room facility that would service the waterplay features.

Options: Three options for implementation are now presented for consideration:

Option One (recommended)

Negotiate an agreement to accept the donation of the house at 7011 Ash Street and relocate it and establish it for use as a caretaker's residence within Garden City Community Park. See **Attachment 2**. Agreements between the new landowner, the persons entitled to possession of the house and the City of Richmond are required to be in place before the house can be moved.

This option recommends securing the house prior to its pending demolition due to redevelopment, and relocating it to Garden City Park this year. The existing caretaker's residence would then be demolished, allowing for expansion of the public parking lot that will serve Garden City Community Park. Total cost of this option is approximately \$150,000.

Option Two (not recommended)

Decline the offer of donation of the house at 7011 Ash Street and construct a new building that would contain both the caretaker's residence and the public washroom/waterplay mechanical room facility. Estimated cost of this new construction is \$700,000 to \$800,000. The existing caretaker's residence would then be demolished, allowing for expansion of the public parking lot that will serve Garden City Community Park.

Option Three (not recommended)

Decline the offer of donation of the house at 7011 Ash Street and retain the existing house on Alberta now being used as the caretaker's residence. Construction of a new public washroom/mechanical room structure would then proceed at a cost of approximately \$400,000.

Financial Impact

The cost to move the heritage house from its property at 7011 Ash Street and re-establish it as a caretaker's residence at Garden City Community Park is estimated to be \$150,000. Key activities include moving the house for approximately \$40,000 (providing suitable ingress and egress from all sites, making all utility disconnections, removing the chimney top, removing all obstructions, and raising overhead wires), and then re-establishing it at its new location for approximately \$110,000 (preparing the land, constructing a new foundation, and providing new services.)

The timing of this opportunity requires a commitment from the City to act in November and December 2005. Although the house move could wait until the end of January 2006, it is recommended that it be moved as soon as possible in order to reduce the possibility of vandalism occurring at its present site. The new location within the park is much more visible and open to view, and the existing (temporary) caretaker's residence would be nearby.

In order to take advantage of timely cost savings, staff will recommend utilizing \$40,000 from the 2005 Parks Minor Capital Account for the initial house relocation. As part of the 2006 Capital Program, a submission for the construction of the park washroom, water play, mechanical room will be made, and will include \$110,000 for the completion of the new caretaker's residence.


Conclusion

Staff recommend that the owners' offer of donation of the house at 7011 Ash Street to the City of Richmond be accepted, and that option one be implemented for its relocation to Garden City Community Park.

The benefits to the City include conservation of a building with important heritage merit; addition of a structure of great character to Garden City Community Park; a caretaker's residence that would better fulfill its surveillance role within the park due to its more strategic location; and savings in cost by the reuse of this house versus construction of a new combined caretaker's residence/public washroom/mechanical room building.



Clarence Sihoe
Park Planner
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Mike Redpath
Manager, Parks - Programs, Planning & Design
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Asset Summary Report

by Asset Name

REGION: City of Richmond
CAMPUS: D - City of Richmond Future

Asset Name Ash Road Heritage House
Asset Number 2005-003

STATISTICS

Requirements Index:	1.14
Facility Condition Index:	1.02
Total Requirements Cost:	\$148,000

Current Replacement Value	\$130,091	Address 1	7011 Ash Road
Size	1,300 SF	Address 2	-
Year Constructed	1912	City	Richmond
Year last Renovated	2001	State/Province	B.C.
Commission Date	-	ZIP/Postal Code	-
Decommission Date	-	Architect	-
Ownership	Other	Historical Category	-
Floors	1	Construction Type	C Residential Occupancies
		Use	H. Heritage

Photo



Architectural: Elevation, front east

Description

BACKGROUND

Facility Management was requested by Parks to perform an assessment of this facility in order to determine whether moving it to a park to function as a caretaker residence would be viable. The current owner of the house has offered it to the city as a donation for such a purpose.

ARCHITECTURAL

This Craftsman style one-story cottage, built in 1912, is located at 7011 Ash Road, Richmond, British Columbia and is approximately 1,300 square feet. The main entrance to the building presently faces east. Per the 1998 British Columbia Building Code, this building is classified as a Group C, Residential Occupancies.

EXTERIOR CONSTRUCTION

The substructure consists of a wood frame over a crawl space on concrete foundation. The building sits level and is in good shape without any indication of settling. Interior floor appeared level and gave no appearance of structural or other problems with joists.

The exterior walls are wood frame covered with wood shingle siding. The condition of all exterior walls was good and have recently (2001) been stained. Exterior windows consist of single pane glass in wood frames. All hardware was intact and operable.

The front porch consists of four steps and landing. Construction is solid and porch is well maintained with all wood details in good repair. Porch was level and no separation from building proper was observed.

The rear deck is comprised of 2 x 10 joists and 4 x 4 post construction sitting on concrete. The deck was in good repair. Deck surface is constructed of 2 x 4 planks. Four steps lead down to back yard.

The roof consists of asphalt shingles in good repair. Replacement of roof was in 2001. There was no noticeable deterioration of roof structure. All gutters, rainwater leaders, and fascia is in good repair.

INTERIOR CONSTRUCTION

Interior wall finishes consist of painted plaster on lath construction in the kitchen and living room. There was some minor cracking of plaster observed in kitchen and one wall of living room. Other areas of house have newer wood paneling. Floor finishes throughout the house include sheet vinyl in kitchen, carpet in bedrooms and fir planking in living room and entrance hallway. Interior and exterior doors consist of wood on wood frames. All wall and floor finishes are in good repair and condition.

The living room has a wood fireplace complete with brick inner and outer hearth. A brick chimney extends out the roof enclosing a flue. The fireplace and chimney structure has had a recent inspection according to the owners. There were a few loose bricks in the outer hearth but all other components appear to be in good condition.

MECHANICAL

HVAC

The facility is heated by one gas hot air furnace approximately 23 years old. It has been well maintained.

PLUMBING

The water line supplies domestic cold water to the domestic gas fired hot water heater, and to restrooms and to the service sink. Observable piping was in good condition. All fixtures in kitchen and bathroom were in good condition. Bathroom has newer fixtures.

APPLIANCES

Appliances consist of microwave, electric stove/range, dishwasher, washer and dryer, and refrigerator. All units appear to be in good working condition.

ELECTRICAL

Electrical wiring throughout the building has been updated but some knob and tube style wiring still exists in the living room and entrance hallway.

CONCLUSION

The house is in excellent condition and has been well maintained. Relocation and use as a caretaker residence would be a viable option resulting in the preservation of Richmond heritage.

Requirements

Name	Prime System	Category	Priority	Action Date	Cost
Electrical: Update wiring	Electrical Distribution	Reliability	2.Potentially Critical	09/09/07	\$2,000
Facia: Refinish	Other Roof Systems	Maintenance	1.Currently Critical	09/09/06	\$2,500
Fireplace: Loose brick	Other Equipment	Maintenance	1.Currently Critical	09/09/06	\$3,000
Furnace: Replace	Heat Generating Systems	Energy	3.Necessary - Not Yet Critical	09/09/09	\$2,500
Hot water heater: Replace	Domestic Water Supply Equipment	Energy	3.Necessary - Not Yet Critical	09/09/09	\$1,000
Interior walls: Cracks in walls	Wall Finishes	Maintenance	1.Currently Critical	09/09/06	\$1,500
Porch & Deck: Disassemble and reassemble	Superstructure	Customer Requests	6.Building Improvement	09/09/06	\$10,000
Relocation allowance	Superstructure	Customer Requests	6.Building Improvement	09/09/06	\$100,000
Stairs: Code compliance	Stairs	Building Code	5.Doesn't meet Current Codes	09/09/15	\$10,000
Structure: Move house	Superstructure	Customer Requests	6.Building Improvement	09/09/06	\$15,000
Windows: Broken panes	Exterior Windows	Maintenance	1.Currently Critical	09/09/06	\$500
Total					\$148,000

City of Richmond
D - City of Richmond Future
Ash Road Heritage House-2005-003



Architectural: Deck, detail



Architectural: Deck, rear



Architectural: Deck, lattice screen



Architectural: Deck, support detail



Architectural: Deck, support detail



Architectural: Elevation, north



Architectural: Elevation, front east



Architectural: Elevation, rear west



Architectural: Elevation, south side



Architectural: Porch, roof detail



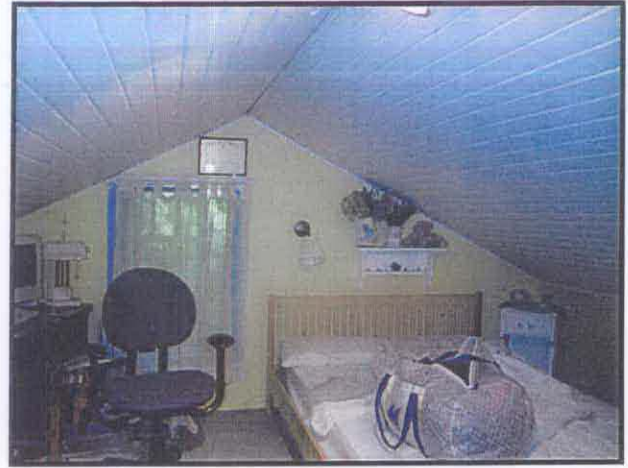
Architectural: Porch, detail



Architectural: Porch, steps



Exterior: Siding, wood shingle



Interior: Attic bedroom

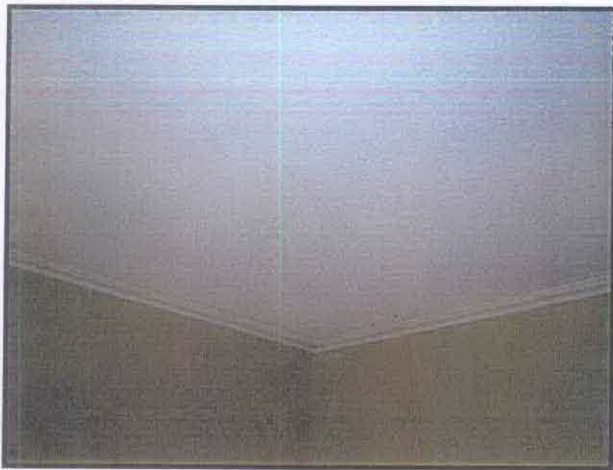


Living room

Flooring: Fir planking



Interior: Bathroom



Interior: Ceiling texture on plaster



Interior: Kitchen, sink & counter



Interior: Kitchen, cupboards



Interior: Kitchen, storage



Interior: Living room finishes



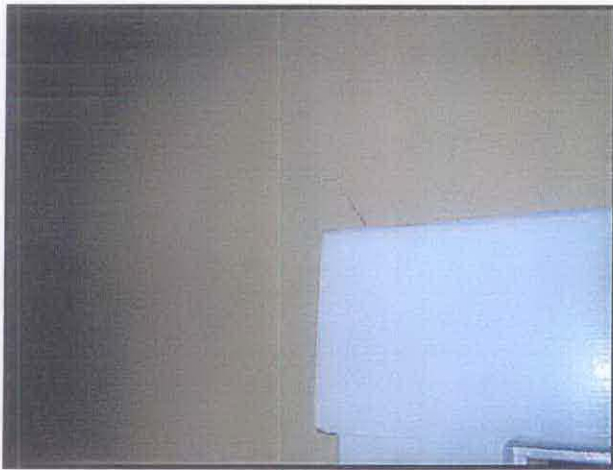
Interior: Master bedroom



Interior: Master bedroom



Interior: Stairs

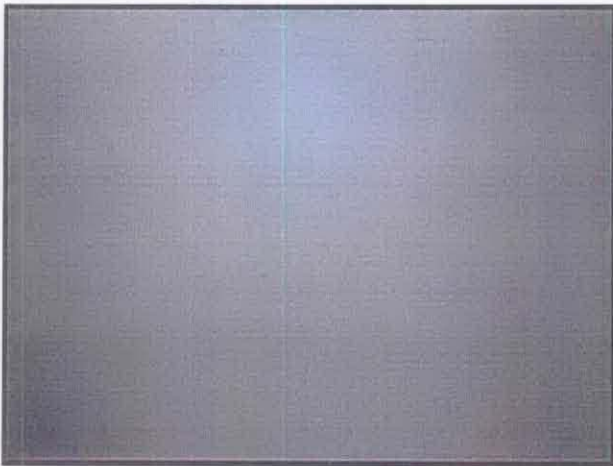


Living room, above door to kitchen

Interior: Walls, cracked plaster



Mechanical: Furnace



Living room, to right of kitchen entrance

Interior: Walls, cracked plaster



Roofing: Asphalt shingle



Roofing: gutters & fascia



Specialties: Fire place



Specialties: Chimney



Specialties: Fire place, outer hearth



Windows: Broken pane



Windows: South east side



Windows: Broken top pane



Windows: Wood frame



Windows: Wood frame



Legend:
 - - - private property



Garden City Community Park Concept Plan