



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** September 4, 2020

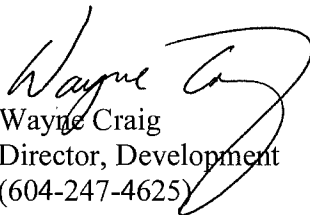
**From:** Wayne Craig  
Director, Development

**File:** HA 20-890427

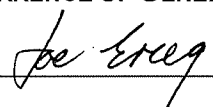
**Re:** Application by First on Site Restoration Ltd. for a Heritage Alteration Permit at 3580 Moncton Street (Hepworth Block)

### Staff Recommendation

1. That a Heritage Alteration Permit be issued which would permit the following repair work to a small portion of the south elevation of the building located at 3580 Moncton Street to address damage caused by a vehicle accident:
  - a) removal and cleaning of a section of the existing brick façade for reinstallation, and replacement of any non-salvageable brick with new brick to match existing (as verified by City Staff prior to installation);
  - b) repair to the existing concrete window sill to match existing;
  - c) removal and replacement of a portion of the exterior wall wood framing behind the damaged brick due to existing rot; and
  - d) installation of wheel stop curbs for the north-facing parking spaces along the south side of the building.

  
 Wayne Craig  
 Director, Development  
 (604-247-4625)

WC:cl  
Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

First On Site Restoration Ltd. has applied to the City of Richmond for a Heritage Alteration Permit (HAP) to conduct repair work to a small portion of the south (rear) elevation of the building known as the Hepworth Block at 3580 Moncton Street, as a result of a vehicle impact that occurred in the Fall of 2019. The scope of work proposed is:

- Removal and cleaning of a section of the existing brick façade for reinstallation, and replacement of any non-salvageable brick with new brick to match existing;
- Repair to the existing concrete window sill to match existing;
- Removal and replacement of a portion of the exterior wall wood framing behind the damaged brick due to existing rot;
- Installation of wheel stop curbs for the north-facing parking spaces along the south side of the building.

A location map and aerial photo of the subject site are included in Attachment 1.

The applicant has submitted the HAP application on behalf of the property owners: Catherine Brown, Ken Brown, Howard Lam, Mary Lam. Documentation from the property owners authorizing First On Site Restoration Ltd. to represent them in this application is on file.

A HAP issued by City Council is required for the proposed repair work consistent with the provincial *Local Government Act* and the 2041 Official Community Plan (Steveston Area Plan), as the subject site is one of 17 properties included in a schedule of protected heritage resources within the Steveston Village Heritage Conservation Area (HCA).

### Findings of Fact

The property at 3580 Moncton Street is known as the “Hepworth Block”, a protected heritage resource that takes up a large portion of the south side of this block of Moncton Street, within the Steveston Village HCA. The Hepworth Block is a two-storey rectangular-shaped building sited flush to the sidewalk on Moncton Street and 2nd Avenue. The Statement of Significance describing the heritage value of the building is included in Attachment 2.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, across Moncton Street, is a small block consisting of three properties containing:
  - The “Marine Garage\*” on a lot zoned “Gas & Service Stations (CG2)” at 3611 Moncton Street.
  - A variety of retail and office uses on a lot zoned “Steveston Commercial (CS2)” at 3651 Moncton Street.
  - The “Cannery Café\*” on a lot zoned “Steveston Commercial (CS2)” at 3711 Moncton Street).

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\* also a protected heritage resource.

- To the east, is the “Wakita Grocery\*” on a property zoned “Steveston Commercial (CS2)” at 3680 Moncton Street.
- To the south, is a surface parking area and a building containing retail and wholesale uses on properties zoned “Steveston Commercial (CS2)” at 12200 and 12220 2nd Avenue.
- To the west, across 2nd Avenue, is a vacant building (formerly the “Steveston Marine & Hardware” store) on a property zoned “Steveston Commercial (CS2)” at 3560 Moncton Street, which is the subject of active Rezoning and Heritage Alteration Permit applications to permit a mixed-use development containing commercial uses at grade and five residential units above (RZ 18-817742/HA 18-817743). The Rezoning and Heritage Alteration Permit applications are currently under review and will be presented to City Council for consideration in a separate staff report upon completion of the staff review.

### **Related Policies & Studies**

#### 2041 Official Community Plan and Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject property is “Neighbourhood Service Centre”. The Steveston Area Plan’s Waterfront Neighbourhood Land Use Map designation for the subject property is “Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)” (Attachment 3), which accommodates residential structures of recognized historic significance and new structures designed to a distinctive heritage appearance reflective of Steveston’s character.

The OCP and Steveston Area Plan also include policies to preserve, promote and celebrate community heritage city-wide and to conserve significant heritage resources throughout the Steveston Area. The Steveston Area Plan specifies that the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) be used for heritage resource management of protected sites.

The proposal at the subject site is consistent with the land use designations and applicable policies in the OCP and Steveston Area Plan. Assessment of the impact of the proposed repair work to the Hepworth Block in the context of the Standards and Guidelines is provided under the “Analysis” section of this report.

### **Public Consultation**

A HAP application notification sign has been installed on the subject property. Staff have not received any comments from the public about the application in response to the placement of the sign on the property.

### **Richmond Heritage Commission**

This HAP application was presented to the Richmond Heritage Commission on July 8, 2020, and was supported. An excerpt from the Richmond Heritage Commission meeting minutes is included in Attachment 4.

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\* also a protected heritage resource.

While not identified as a condition of the permit issuance, the Commission noted that introduction of physical barriers in the parking area may minimize future potential vehicle impacts to the building. Staff have discussed the introduction of such measures with the applicant, and he has provided written confirmation from the property owners indicating that they will install wheel stop curbs for the north-facing parking spaces along the south side of the building.

**Analysis**

The drawings submitted by the applicant illustrate the proposed repair work, along with photos of the existing brick condition in the area of proposed work to the south elevation (Plans #1 and # 2 of the HAP).

The *Standards and Guidelines for the Conservation of Historic Places in Canada* provide guidance to achieve good heritage conservation practice and function as a benchmark for assessing proposed conservation interventions. The proposed repair work to the Hepworth Block falls under the category of Preservation (i.e., the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place or of an individual component while protecting its heritage value). The relevant Standards and Guidelines are listed below, along with staff’s assessment of the proposed repair work.

Standard/Guideline	Assessment
<p>Standards 1, 3, 7, 8, 10</p> <p>Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements.</p> <p>Conserve heritage value by adopting an approach calling for minimal intervention.</p> <p>Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.</p> <p>Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.</p> <p>Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, material and detailing of sound versions of the same elements.</p>	<p>The proposed approach is one of minimal intervention.</p> <p>The proposed repair work to the Hepworth Block’s character-defining exterior brick cladding involves careful removal, cleaning, and re-installation of the existing brick material, and to not intervene with new in-kind replacement materials beyond that which is absolutely necessary for those materials that are not salvageable. New in-kind brick to be used to replace non-salvageable material is intended to be locally sourced from BC Brick Supplies Ltd. and weathered by hand to match the existing brick on the building. The replacement brick will be verified by City staff prior to installation to ensure that it is designed to match existing. New in-kind replacement brick is expected to form approximately 30% of the 1.2 m<sup>2</sup> (12 ft<sup>2</sup>) work area.</p> <p>The proposed repair of the concrete window sill is to match existing.</p> <p>The proposed repair of the structural wood framing is limited only to the area of damage and rot.</p>

Standard/Guideline	Assessment
<p>Guidelines for Exterior Walls 7, 9, 11</p> <p>Retain sound or deteriorated exterior wall assemblies that can be repaired.</p> <p>Repair parts of exterior walls by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, or extensively deteriorated or missing parts of the exterior wall assembly. Repairs should match the existing work as closely as possible, both physically and visually.</p> <p>Replace in kind extensively deteriorated or missing parts of exterior wall assemblies where there are surviving prototypes.</p>	<p>The proposed repair of the exterior wall is limited only to the area of damage by the vehicle impact.</p> <p>The repair of the existing brick cladding will include limited replacement with new in-kind materials designed to match the existing only where absolutely necessary for extensively deteriorated materials.</p> <p>New in-kind brick to be used to replace non-salvageable material is intended to be locally sourced from BC Brick Supplies Ltd. and weathered by hand to match the existing brick on the building. The replacement brick will be verified by City staff prior to installation to ensure that it is designed to match existing. New in-kind replacement brick is expected to form approximately 30% of the 1.2 m<sup>2</sup> (12 ft<sup>2</sup>) work area.</p>
<p>Guidelines for Structural Systems 12</p> <p>Retain sound structural systems or deteriorated structural systems that can be repaired.</p>	<p>The proposed repair of the structural wood framing is limited only to the area of damage and rot, and the remaining structural system is proposed to remain intact.</p>
<p>Guidelines for Masonry 11 17</p> <p>Retain sound and repairable masonry that contributes to the heritage value of the historic place.</p> <p>Replace in kind extensively deteriorated or missing parts of masonry elements, based on documentary and physical evidence.</p>	<p>All existing brick cladding outside of the work area is proposed to be retained.</p> <p>Within the work area, the existing brick cladding will be carefully removed, cleaned, and re-installed, replacing with new in-kind materials designed to match existing only where existing materials are not salvageable. New in-kind brick to be used to replace non-salvageable material is intended to be locally sourced from BC Brick Supplies Ltd. and weathered by hand to match the existing brick on the building. The replacement brick will be verified by City staff prior to installation to ensure that it is designed to match existing. New in-kind replacement brick is expected to form approximately 30% of the 1.2 m<sup>2</sup> (12 ft<sup>2</sup>) work area.</p>

Only the repair work as illustrated in Plans #1 and # 2 of the HAP is authorized, and any further alteration of the building exterior is subject to future HAPs.

### Financial Impact

None.

### Conclusion

The applicant is seeking a HAP to repair a small portion of the south elevation of the Hepworth Block at 3580 Moncton Street, which is a protected heritage resource in the Steveston Village HCA.

The property owners have indicated that they will install wheel stop curbs for the north-facing parking spaces along the south side of the building to minimize future potential vehicle impacts to the building.

The proposed repair work preserves the character-defining elements of the Hepworth Block, thereby contributing to the retention of its heritage value, and is consistent with Parks Canada's *Standards and Guidelines*.

Staff recommend that the HAP be endorsed, and issuance by City Council be recommended.



Cynthia Lussier  
Planner 2  
(604-276-4108)

CL:blg

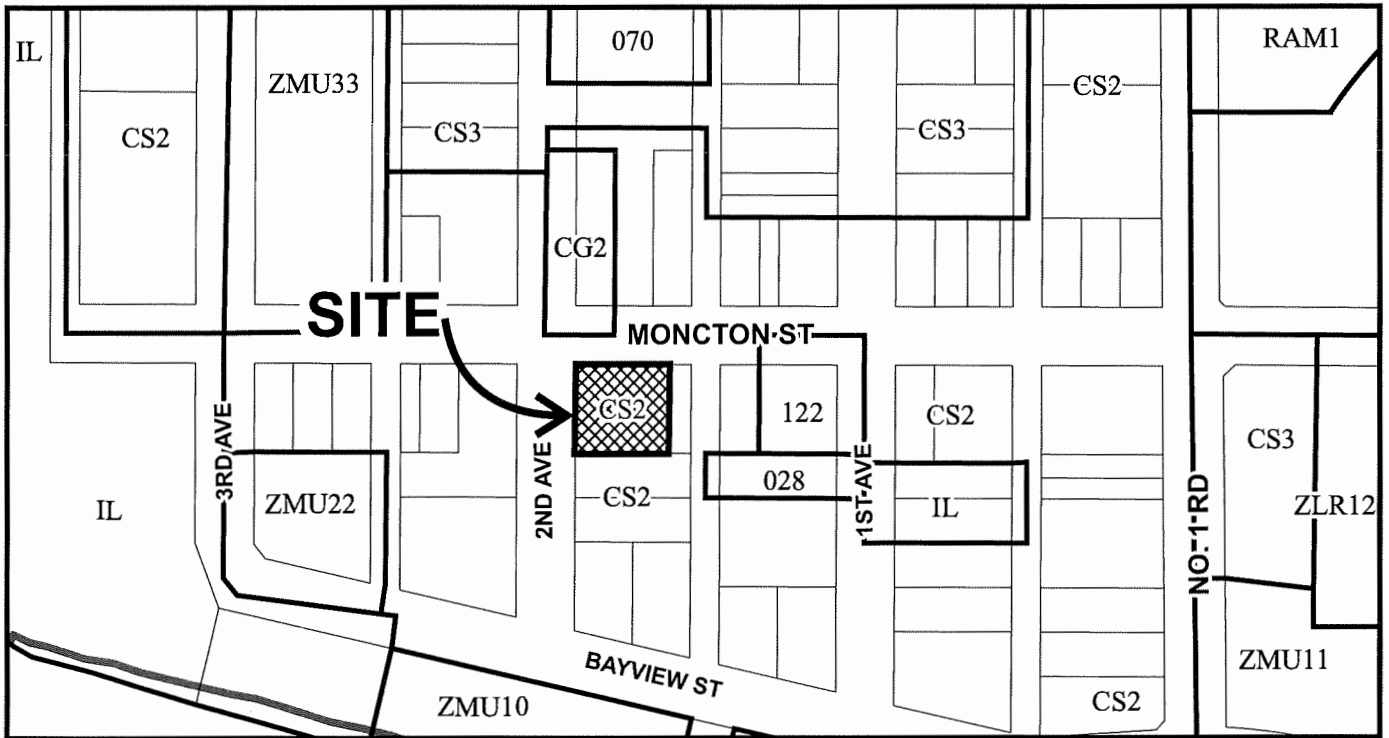
Attachments:

Attachment 1: Location Map/Aerial Photo

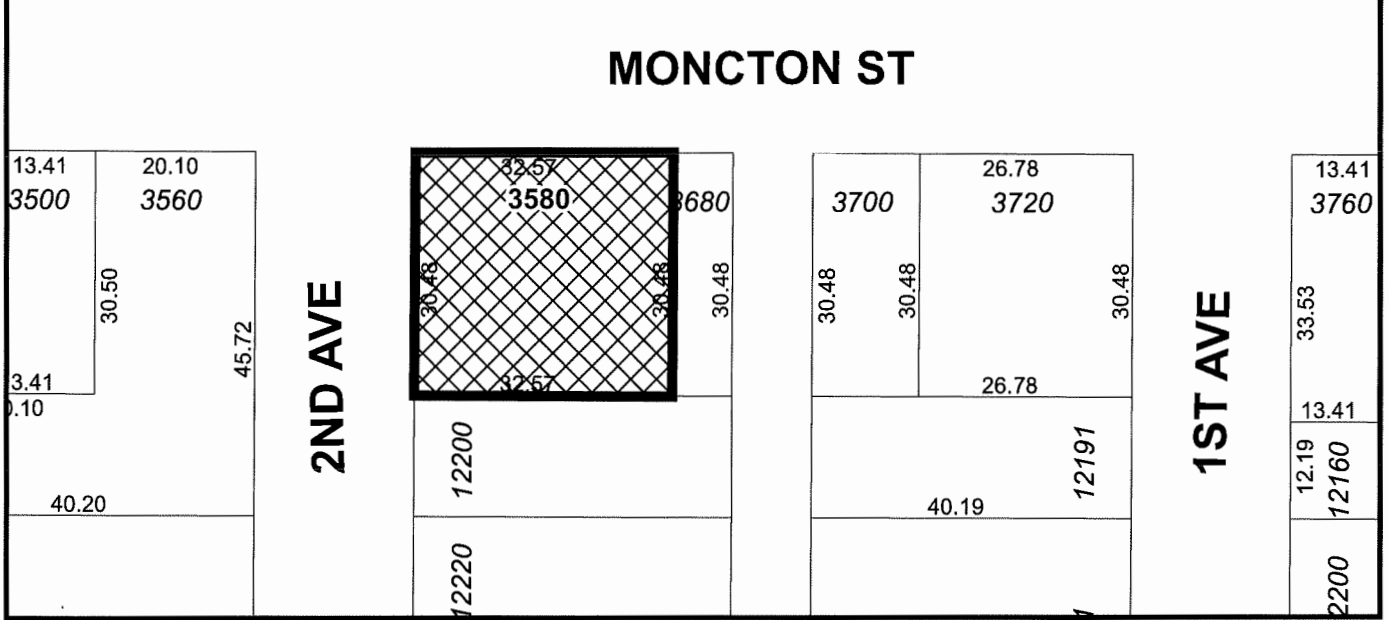
Attachment 2: Statement of Significance for the Hepworth Block

Attachment 3: Steveston Waterfront Neighbourhood Land Use Map

Attachment 4: Excerpt from the Minutes to the July 8, 2020 Richmond Heritage Commission Meeting



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	<h1>HA 20-890427</h1>	<p>Original Date: 02/24/20</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of  
Richmond



HA 20-890427

Original Date: 02/24/20

Revision Date:

Note: Dimensions are in METRES



**Moncton Street  
resources**

**25. 3580 Moncton Street  
Hepworth Block**



**Description**

The Hepworth Block is a three-storey, rectangular brick building sited flush to commercial buildings on Moncton Street the sidewalk on a prominent corner of Steveston’s commercial district at Moncton and Second Avenue. The building encompasses three storefronts along Moncton Street. The neighbouring buildings are smaller-scaled and contrast with the massing of the Hepworth Block.

**Values**

The Hepworth Block is valued as a Steveston landmark and is a good example of a simple commercial and residential building of the early twentieth century. Its brick construction gives it a functional and aesthetic durability which has endured through various periods of change within the Steveston town centre, and enabled the building to survive the 1918 fire. Its landmark status is emphasized by its juxtaposition with the scale and material of surrounding buildings, all of which are smaller and primarily wood frame.

As a mixed used commercial and residential building, the Hepworth Block is reflective of the need for commercial diversity in the community. A rare three storey brick building in Steveston, the Hepworth Block is associated with an early prominent professional in the Village.

**Character-Defining Elements**

The character-defining elements of the Hepworth Block include:

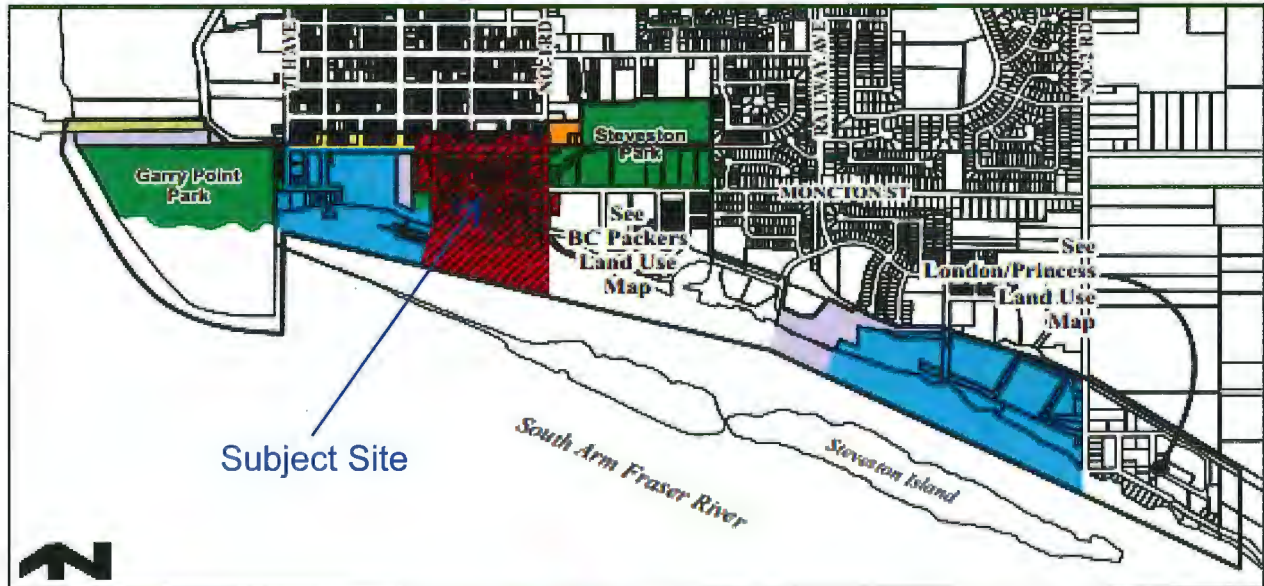
- Its prominent location at the intersection of Moncton Street and 2nd Avenue
- Its significant contribution to the historic commercial streetscape
- Its multi-purpose form, with storefronts at street level and residential space above
- Its commercial building style as demonstrated by its elegant brick building material, horizontal massing, windows, its size and its height, all contributing to its landmark status on Moncton Street









This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston’s history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Waterfront Neighbourhood Land Use Map

Bylaw 8432  
2010/05/25



	Residential		Multiple-Family (Including Congregate Care Housing with complementary Community/Commercial uses)
	Maritime Heritage		Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)
	Industrial		Public Open Space
	Commercial		Conservation Area

**Excerpt from the Minutes to  
The Richmond Heritage Commission meeting**

**Wednesday, July 8, 2020 – 7:00 p.m.  
via Cisco Webex**

**Heritage Alteration Permit Application at 3580 Moncton Street (HA 20-890427)**

Staff summarized the Heritage Alteration Permit application to highlight the key points of the proposal, which involves repair of a small portion of the rear (south) elevation of the building due to a vehicle impact that occurred in the Fall 2019, which caused a portion of the exterior south wall to be pushed in.

The Applicant, Jamie Jones, of First on Site Restoration Ltd, also provided information on the proposed scope of work, specifically:

- Removal and cleaning of a section of the existing brick façade for reinstallation, and replacement of any non-salvageable brick with new brick to match existing;
- Repair to the existing concrete window sill to match existing; and
- Removal and replacement of a portion of the wood framing behind the damaged brick portion due to existing rot.

In response to queries from the Commission, the Applicant indicated that following issuance of the required permits, the estimated timeframe for completion of the work would be one week.

Discussion ensued among members about possible obstructions that could be used to prevent future vehicle impacts, i.e., a parking space barrier.

It was moved and seconded:

***That the Heritage Alteration Permit application for brick cladding repairs to a portion of the rear (south) elevation of the building be supported***

CARRIED



# City of Richmond

## Heritage Alteration Permit

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 20-890427

To the Holder: FIRST ON SITE RESTORATION LTD.  
C/O JAMIE JONES  
#17-19272 96 AVENUE  
SURREY BC V4N 4C1

Property Address: 3580 MONCTON STREET

Legal Description: PARCEL "40" SECTION 10 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT REFERENCE PLAN NWP 64754

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - Designated Heritage Property (s.611)
  - Property Subject to Temporary Protection (s.609)
  - Property Subject to Heritage Revitalization Agreement (s.610)
  - Property in Heritage Conservation Area (s.615)
  - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize the following repair work to a small portion of the south elevation of the building, as illustrated on Plan # 1 and Plan # 2:
  - Removal and cleaning of a section of the existing brick façade for reinstallation, and replacement of any non-salvageable brick with new brick to match existing (as verified by City Staff prior to installation);
  - Repair to the existing concrete window sill to match existing;
  - Removal and replacement of a portion of the exterior wall wood framing behind the damaged brick due to existing rot; and
  - Installation of wheel stop curbs for the north-facing parking spaces along the south side of the building.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_ ISSUED BY THE COUNCIL THE DAY OF \_\_\_\_\_  
DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

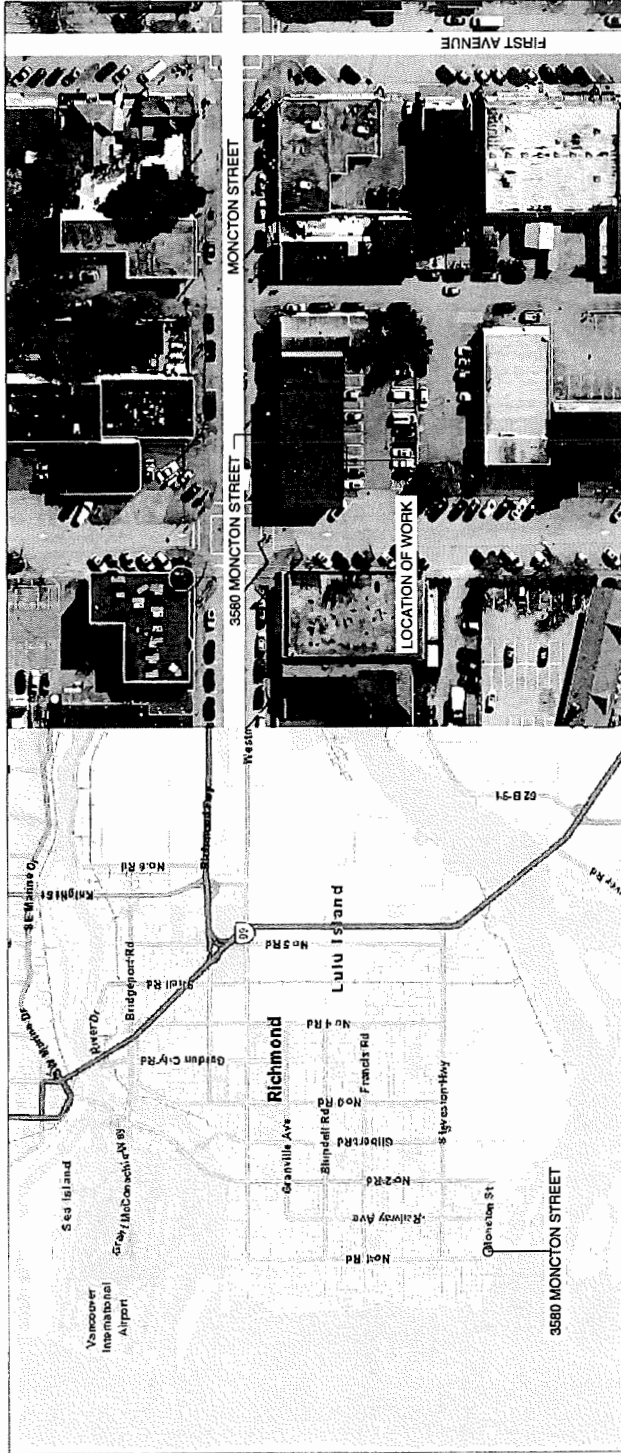
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

**VEHICLE IMPACT REPAIRS  
3580 MONCTON STREET  
RICHMOND, B.C.**

**LEGAL DESCRIPTION:  
SEC 10 BLK 3N RG 7W PL NWP64754  
PARCEL 40, BLOCK 3N,  
PLAN MWP64754, SECTION 10, RANGE  
7W, NEW WESTMINSTER LAND  
DISTRICT, REF 64754**



**SITE MAP  
SCALE 1:500**

**CONTEXT MAP  
SCALE 1:5000**

**SCOPE OF WORK:**  
THE WORK BEING APPLIED FOR UNDER THIS PERMIT APPLICATION IS FOR THE REPAIR TO A SMALL PORTION OF THE REAR ELEVATION OF THE BUILDING DUE TO VEHICLE IMPACT.  
THE REPAIR WORK CONSISTS OF REMOVAL OF A SECTION OF THE EXISTING FACE BRICK FOR REINSTALLATION AND REPAIR TO THE CONCRETE WINDOW SILL AND REMOVAL AND REPLACEMENT OF A PORTION OF THE WOOD STUDS BEHIND THE DAMAGED BRICK PORTION DUE TO EXISTING ROT.

**ARCHITECTURAL DRAWINGS  
A1 CONTEXT PLAN / SITE PLAN  
A2 ELEVATION**

**CONSULTANT LIST**

**ARCHITECT:**  
SCOTT GORDON ARCHITECT  
90 LONGS BAY AVE  
LONGS BAY, B.C.  
C. 604.220.8272  
E. SGORDARCHITECT@GMAIL.COM

**STRUCTURAL:** SEPREN ENGINEERING LTD.  
1000 WESTMINSTER, B.C. V6T  
CONTACT: GUIDO SUDIRO  
C. 604.220.4122  
E. SEPREN@TELUS.NET

**SCOTT GORDON ARCHITECT**  
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**PROJECT:**  
VEHICLE IMPACT REPAIRS  
3580 MONCTON STREET  
RICHMOND, B.C.

**TITLE:**  
CONTEXT MAP / SITE MAP

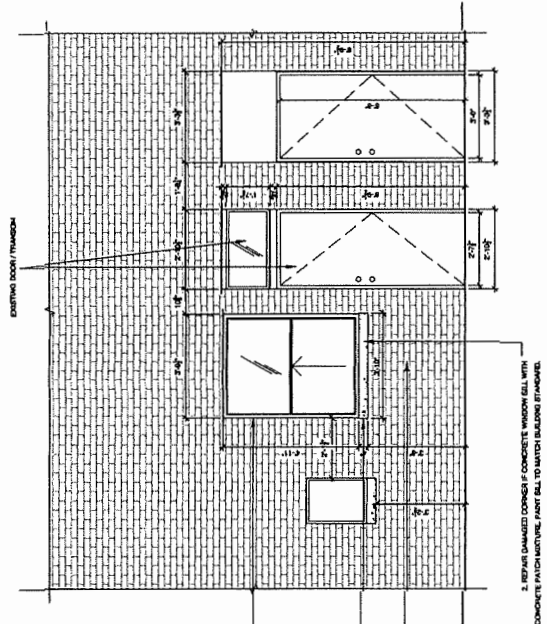
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BY ZED  
**PROJECT NUMBER:**  
A1  
**PREPARED BY:**  
SCOTT GORDON  
**DATE:**  
JANUARY 13, 2020

**HA 20-890427  
PLAN # 1  
August 25, 2020**

SCALE  
AS SHOWN

SCALE  
AS SHOWN

**SCOTT  
GORDON  
ARCHITECT**  
AIBC AAA  
80 LIONS BAY AVENUE  
LIONS BAY, B.C.  
V1N 2E0  
CELL (604) 230-8272



ELEVATION  
SECTION

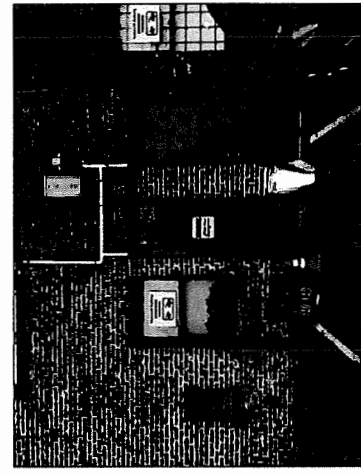


IMAGE 1  
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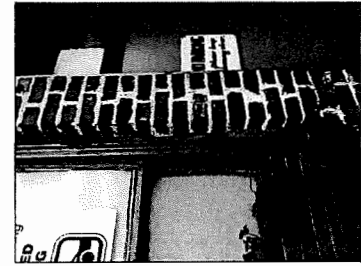


IMAGE 2  
1/4"



IMAGE 3  
1/4"



IMAGE 4  
1/4"

SCALE  
AS SHOWN

SCALE  
AS SHOWN

HA 20-890427  
PLAN # 2  
August 25, 2020