



To: Planning Committee **Date:** April 2, 2024
From: Wayne Craig, **File:** HA 23-035787
 Director, Development
Re: **Heritage Alteration Permit and Steveston Village Heritage Conservation Grant Program Applications for 3711 and 3731 Chatham Street**

Staff Recommendation

1. That a Heritage Alteration Permit which would permit building envelope conservation work on the identified heritage building at 3711 and 3731 Chatham Street be issued; and
2. That an additional grant request of \$100,000 from the Richmond Hospital/Healthcare Auxiliary be approved under the Steveston Village Heritage Conservation Grant Program to assist with the proposed exterior conservation of the identified heritage building at 3711 and 3731 Chatham Street and disbursed in accordance with Council Policy 5900.

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

Att. 6

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

Staff Report

Origin

The Richmond Hospital/Healthcare Auxiliary has applied for a Heritage Alteration Permit to undertake building envelope conservation work for the identified heritage building known as the Steveston Methodist Church, located at 3711 and 3731 Chatham Street in the Steveston Village Heritage Conservation Area.

The applicant has also submitted an application to seek a grant in the amount of \$100,000 through the Steveston Village Heritage Conservation Grant Program for the proposed exterior conservation work.

A location map and an aerial photo are included in Attachment 1.

Background

Heritage Value

The Steveston Methodist Church at 3711 and 3731 Chatham Street is one of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area. Originally built in 1894, it was established as a mission church for First Nations cannery workers. It is one of the oldest surviving church buildings in Richmond, located on its original site.

The heritage value of the Steveston Methodist Church lies in its historical association with the spiritual life of Steveston and its reflection of the multicultural workforce that supported the local salmon fishing and canning industries. The character-defining elements of the Steveston Methodist Church include its current location, form, scale and massing, its modest vernacular design and simple wooden construction.

The original 1894 church is rectangular in plan. The church hall was added in 1927 and is sited perpendicular to the original church.

Previous Heritage Alteration Permit and Funding Approval

On May 14, 2018, Council issued a Heritage Alteration Permit (HA18-818536) for the first phase of the conservation project to install a new foundation. A grant in the amount of \$150,000 was also approved for the foundation replacement at that time. The foundation work was completed and the grant was disbursed in 2021.

The subject application is the second phase of the conservation project and includes a grant request for an additional \$100,000 to undertake building envelope conservation work.

Surrounding Development

To the North: Across the unopened lane, the Steveston Congregation of the United Church of Canada at 3720 Broadway Street on a site zoned “Assembly (ASY)”.

- To the South: Across Chatham Street, a multi-unit commercial strata building governed by Land Use Contract 070 with underlying zoning for the property of “Steveston Office Commercial (ZC49) –Chatham Street (Steveston)”.
- To the East: A three-storey, mixed use development on a site zoned “Commercial Mixed Use (ZMU32) – Steveston Village” at 3755 Chatham Street.
- To the West: Across 2nd Avenue, a single detached dwelling at 3695 Chatham Street on a site zoned “Steveston Commercial (CS3)”.

Related Policies

Official Community Plan/Steveston Area Plan

The City’s 2041 Official Community Plan Section four includes city-wide direction and policy to preserve, promote and celebrate community heritage.

The Steveston Area Plan seeks to “conserve significant heritage resources throughout the Steveston area” and “conserve the identified heritage resources within the Steveston Village Node (e.g., as per the Steveston Village Conservation Strategy)”.

The Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. In the HCA, 17 buildings and some landscape features are identified as protected heritage resources. The subject building is one of the 17 identified heritage buildings.

Steveston Village Heritage Conservation Grant Program

The Steveston Village Heritage Conservation Grant (SVHCG) Program was established in 2009 to collect contributions from development projects in exchange for additional density, and distribute funds for the exterior conservation of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area.

Council Policy 5900 regarding the SVHCG Program was updated on November 13, 2018 in order to better promote and facilitate exterior conservation of the identified heritage buildings.

The current balance of the account is \$930,635.42 as of December 31, 2023.

Below is a summary of current Council Policy 5900 (Attachment 2) regarding the SVHCG Program:

- The maximum grant amount per identified heritage building is \$150,000;
- The grant may not exceed 50% of the total cost of eligible expenses. However, for a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses;
- Eligible expenses include façade restoration or rehabilitation to improve the appearance and convey the heritage significance of the building, and repair or restoration of the character-defining elements such as wood windows or original cladding;

- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council with private matching funding to achieve exceptional heritage conservation, as determined by Council;
- The owner/developer may apply more than once as heritage conservation may occur in stages; and
- A grant will not be provided where work has already been undertaken prior to Council approval.

The grant request for \$100,000 for building envelope conservation work is consistent with this policy. More information regarding the funding request, including the evaluation criteria, is provided in the “Analysis” section of this report.

Public Consultation

Two Heritage Alteration Permit notification signs have been installed on the subject property, one fronting Chatham Street and the other fronting 2nd Avenue. Also, early notification has been provided to residents and property owners within 100 metres of the subject site. Staff have not received any comments from the public about the application.

Richmond Heritage Commission

The Heritage Alteration Permit and the grant application were presented to the Richmond Heritage Commission on February 7, 2024 and were supported. An excerpt from the Commission meeting minutes is included in Attachment 3.

Analysis

Heritage Alteration Permit

The Steveston Methodist Church has been altered over time. The original exterior Fir wooden cladding has been covered with stucco, the original windows have been removed and the rectangular configuration of the windows has been altered with pointed-arched tops, and the front doors have been replaced with metal doors.

A qualified heritage consultant along with a contractor specializing in heritage restoration have been engaged to conduct physical on-site investigation of the original surviving elements and better understand their conditions. The heritage consultant has advised that the building envelope is in poor condition; the original siding is directly nailed to the framing with no sheathing or vapour barrier. The stucco is failing and the original siding and framing, notably around the window openings, have deteriorated.

The second stage of the conservation work involves conservation of the building envelope in order to restore the building to its original historic appearance as closely as possible, and install a rainscreen and traditional weather resistant barriers to ensure that the envelope is watertight.

Details of the proposed conservation works are as follows:

- Remove stucco carefully to allow maximum retention of the original siding and replace the siding as needed on a like-for-like basis;
- Remove existing windows with pointed-arched tops, restore the original rectangular rough window openings and install new replica wooden double-hung window sash;
- Replace the metal front doors with new wooden doors that are sympathetic to the historic original appearance and install appropriate period hardware as required;
- Repair and reconstruct the belfry if required; and
- Paint the exterior with the authentic historic colour scheme, which will be matched to the True Colours Palette, prepared by Vancouver Heritage Foundation (Attachment 4).

The stucco is proposed to be removed from all sides of the building, except for the east wall of the 1927 hall addition. There is a minimal setback (approximately 1 m) on the east side from the hall addition to the three-storey building located on the neighbouring property, so this wall is not visible from the streets.

All of the existing eight windows on the original 1894 building are proposed to be restored. A total of 12 windows and doors on the 1927 hall addition (three openings on each of the four elevations) are currently not being used and are covered with plywood on the inside and outside. As these windows and doors are not required for the function of the building and the budget for the restoration work is limited, all of them are proposed to be infilled, except for the two windows to the retail area on the west elevation of the 1927 hall addition, which will be recovered and restored with new replica wooden windows. Also, one small window to the janitor room on the rear elevation and one door to the sorting area on the west elevation will not be required for the function of the building, so they are proposed to be infilled. Staff are not concerned regarding the proposed infill of the window and door openings as the overall heritage value of the building will not be impaired and these windows and doors can be recovered and restored in the future if required.

The condition of the belfry will also be further assessed and determined through on-site investigation once the Heritage Alteration Permit is issued. The belfry will be repaired and reconstructed if required.

The exterior colour scheme will be determined based on on-site paint sampling once the stucco is removed. The paint colours will be historically appropriate, and matched to the True Colour Palette, prepared by Vancouver Heritage Foundation, which identifies authentic paint colours used in the region from the 1880s to the 1920s. Prior to painting the exterior of the building, the applicant is required to submit detailed information about the result of the paint sampling analysis to the Director, Development for review and approval to confirm that proposed colours match the historic colours of the building. The Heritage Conservation Plan prepared by the heritage consultant is included in Attachment 5.

Storage Containers on 2nd Avenue

As a pandemic response measure, three storage containers and a small shed were placed on 2nd Avenue for contactless donation drop-off. One of the storage containers has been removed, and the other two storage containers are scheduled to be removed. The owner has purchased three smaller storage sheds to accept donation, and these new sheds and the existing shed will be located in the west side yard within the private property until the building restoration work is complete. The long-term plan is to relocate the sheds to the rear yard once the large shipping container that is currently located in the rear yard is removed as part of the restoration project.

Funding Request

The current owner, the Richmond Hospital/Healthcare Auxiliary, is a registered non-profit society, and has been operating a thrift shop in the building since 2008. The owner purchased the property in 2017, and would like to continue to use the building as a thrift shop and work towards restoration of the building in phases. Constructing the new foundation was the first essential step to stabilize the building, and the current application is the next step of restoring the building.

The owner has requested the additional grant amount of \$100,000 to partially cover the costs of the conservation work. The letter outlining the proposal from the heritage consultant and estimate from the contractor are included in Attachment 6. The estimate for the work is \$434,262.26, and the requested grant amount of \$100,000 does not exceed 50% of the eligible costs.

The Richmond Hospital/Healthcare Auxiliary has also submitted a copy of the financial statements to show that they have the ability to provide the required private matching funds. A copy of the financial statements is on file.

If Council approves the grant application, the work must be completed before the heritage conservation grant is issued. As noted in Council Policy 5900, the owner will be required to submit a letter confirming the actual cost of the completed work, as well as a project completion report demonstrating that the work was completed in accordance with the approved plans.

Staff have used the following criteria to assess the application:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;
- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project in a reasonable time-frame and secure other funding sources.

Policy 5900 defines exceptional heritage conservation as a complete and comprehensive restoration of a building, in the opinion of the Director of Policy Planning and a retained heritage consultant, that would greatly enhance the heritage value of the Steveston Village Heritage Conservation Area.

The proposed conservation work is exceptional in that it restores the historic appearance of one of the oldest surviving buildings located on its original location, and extends its physical life by providing an updated envelope system. Once restored, the building will enhance the overall historic fabric of Steveston Village and represent the authentic, humble character of heritage buildings built with natural materials. The proposal does not involve a change of use, addition or redevelopment of the property, and exemplifies heritage stewardship and conservation by a community group with committed volunteers. Staff support the grant application.

Financial Impact

Funding for this \$100,000 grant request is available in the Steveston Village Heritage Conservation Grant Program fund.

Conclusion

It is recommended that the Heritage Alteration Permit (HA23-035787) for 3711 and 3731 Chatham Street be issued to permit the proposed exterior conservation work.

It is also recommended that Council approve the Richmond Hospital/Healthcare Auxiliary's grant request for \$100,000 through the Steveston Village Heritage Conservation Grant Program.



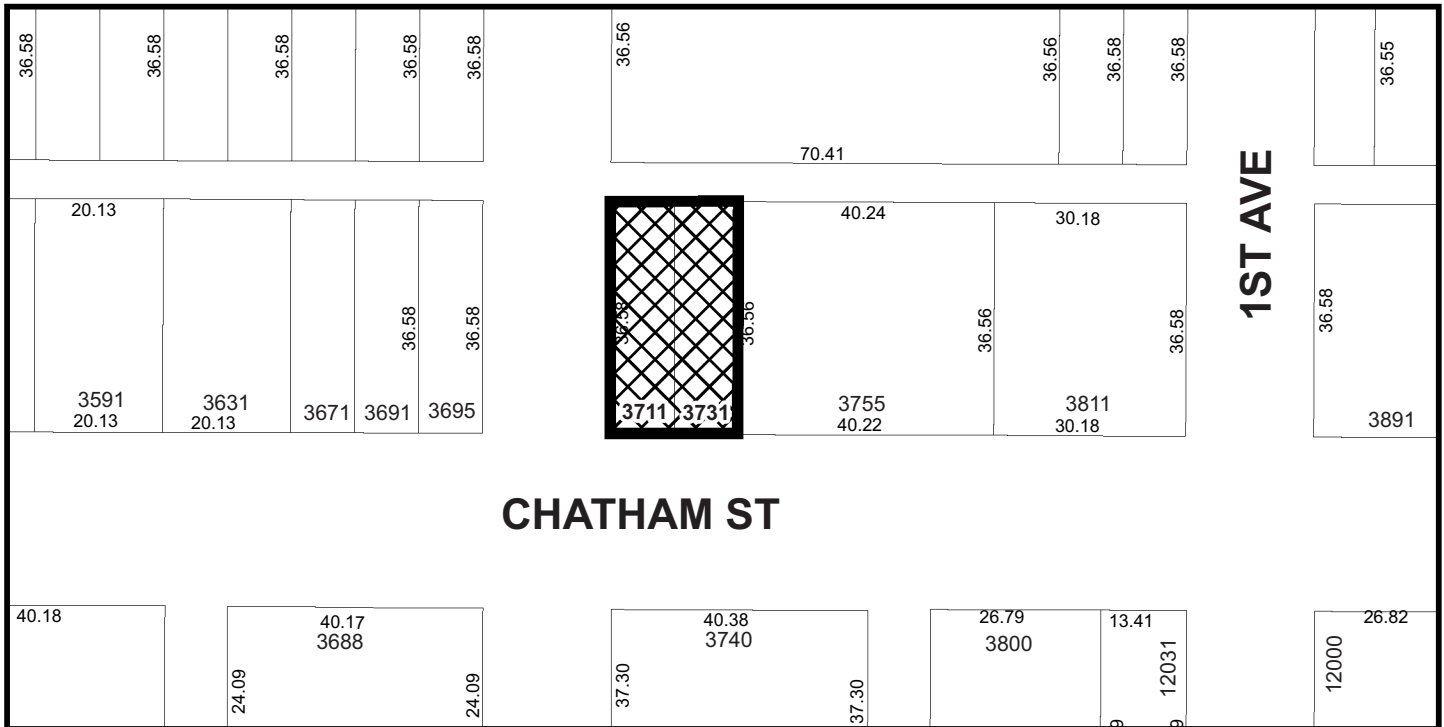
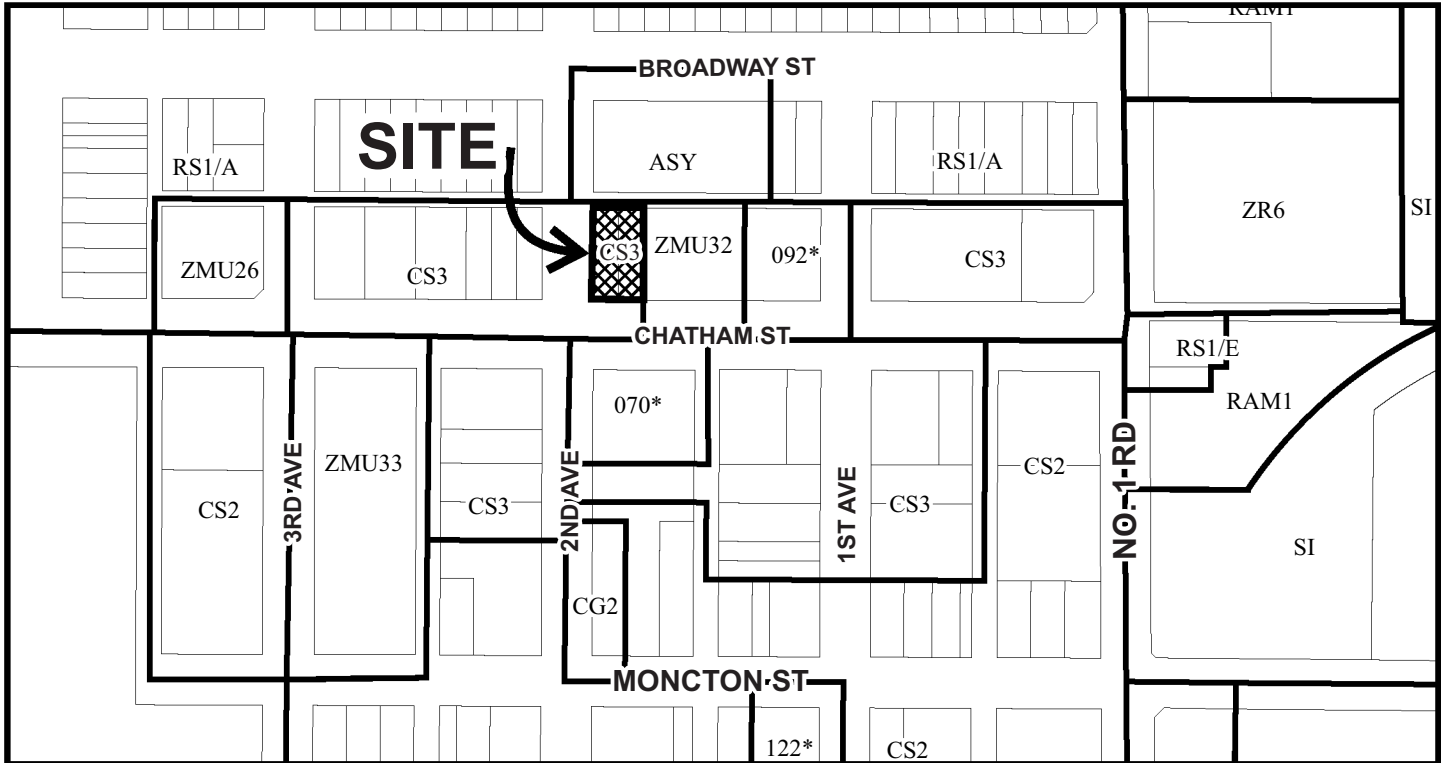
Minhee Park
Planner 3
(604-276-4188)

MP:cas

- Att. 1: Location Map and Aerial Photo
- 2: Council Policy 5900
- 3: Excerpt from the February 7, 2024 Richmond Heritage Commission Minutes
- 4: True Colour Palette
- 5: Heritage Conservation Plan
- 6: Letter and Estimate



City of
Richmond



CHATHAM ST

1ST AVE



HA 23-035787

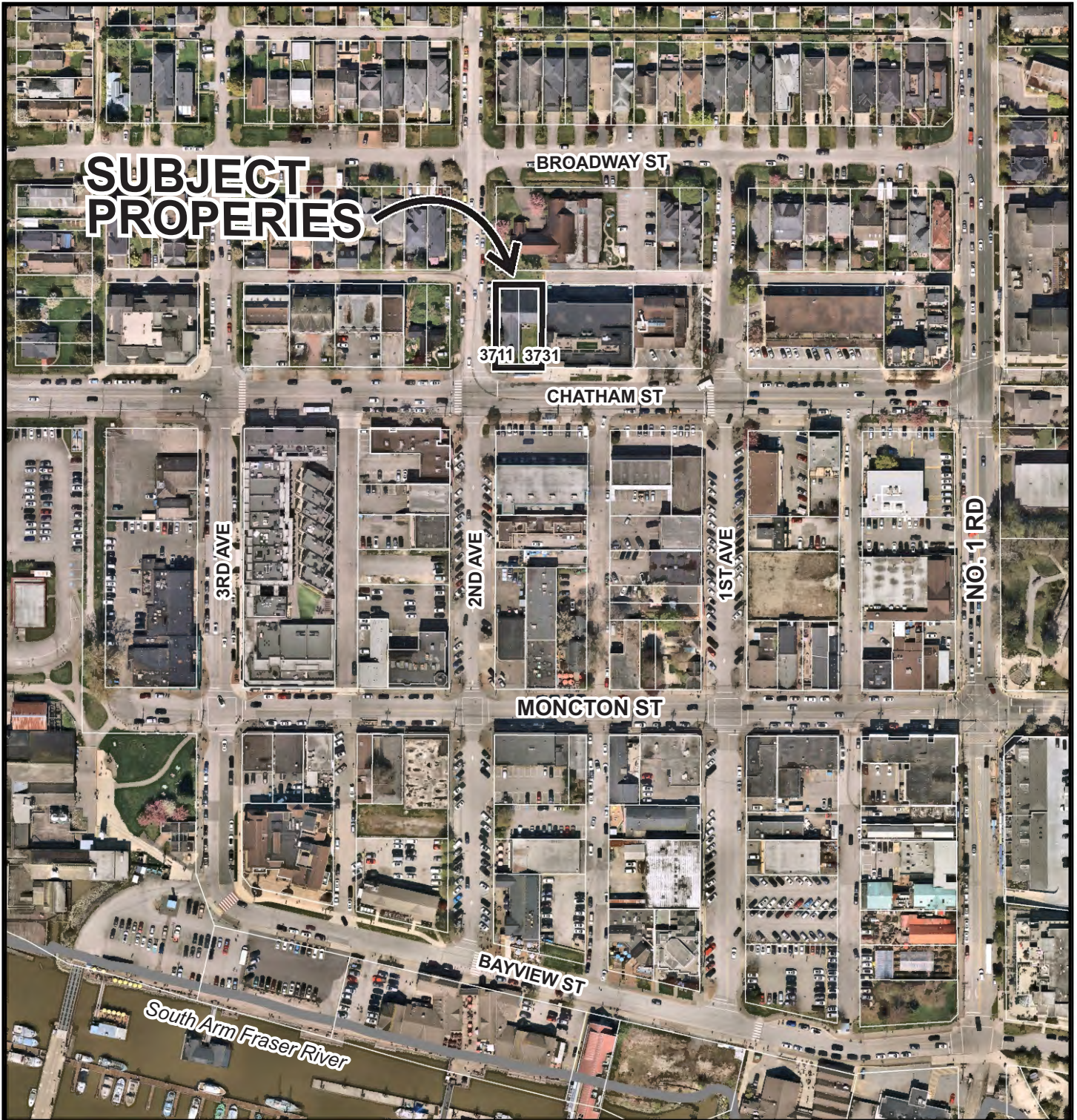
Original Date: 01/22/24

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



**SUBJECT
PROPERTIES**

BROADWAY ST

3711 3731

CHATHAM ST

3RD AVE

2ND AVE

1ST AVE

NO. 1 RD

MONCTON ST

BAYVIEW ST

South Arm Fraser River



HA 23-035787

Original Date: 01/22/24

Revision Date:

Note: Dimensions are in METRES



Page 1 of 4	Steveston Village Heritage Conservation Grant Program	Policy 5900
Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018		

POLICY 5900:

It is Council policy that:

The Steveston Village Heritage Conservation Grant (SVHCG) Program is established to provide financial assistance to property owners – on a cost share basis - for conserving the exterior of 17 heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan.

The 17 identified heritage buildings make a significant contribution to the heritage character of Steveston Village. The intent of the program is to help conserve the exterior of these significant buildings and support their continued legacy for future generations.

1. Program Funding Sources

The source of funds for the SVHCG Program includes:

- Density bonus contributions, as set out in the Steveston Area Plan*;
- Senior government and Non-Governmental Organization grants; and
- Other private donations.

*Specific sites within the “Steveston Village Land Use Density and Building Height Map” are identified for a maximum possible Floor Area Ratio (FAR) of 1.6. In order to achieve this maximum density, a contribution of \$608.05 per m² (\$56.49 per ft²) - based on the increase in net building floor area between the 1.2 FAR base density and up to the 1.6 FAR maximum density - must be provided.

Contribution amounts may be reduced by an amount equivalent to any cash-in-lieu contributions received under the City’s Affordable Housing Strategy.

The above contribution rate to the SVHCG Program will be revised, starting February 28, 2019, and then by February 28 every two years thereafter, by adding the annual inflation for the preceding two calendar years using the Statistic Canada *Vancouver Construction Cost Index – Institutional* inflation rate. The revised rates will be published in a City Bulletin.

2. Grant Amounts

- Maximum grant of \$150,000 per identified heritage building. The grant may not exceed 50% of the total cost of eligible expenses (e.g. only projects with eligible expenses of \$300,000 or more would be able to apply for the maximum amount).
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council, with private matching funding, to achieve exceptional heritage conservation. Exceptional heritage conservation means a complete and comprehensive restoration of a building, in the opinion of Manager of Policy Planning and a retained heritage consultant, that would greatly enhance the heritage value of the Steveston Village Heritage Conservation Area. The final determination of what is exceptional will



be made by Council based on the project's overall contribution to conserving the character of Steveston Village.

- If the registered owner of the property containing one of the identified heritage buildings is a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses.
- As heritage conservation may occur in stages, an owner/developer may apply more than once; however, the total grant amount per identified heritage building is limited to \$150,000, and for exceptional conservation projects, it is limited to \$250,000.
- If no program funds are available, no grant applications will be considered (i.e., first-come, first-serve basis).

3. Eligible Expenses

Eligible expenses are limited to works related to the exterior conservation of the identified heritage buildings. These include, but are not limited to, the following:

- Façade restoration or rehabilitation to improve the appearance and convey the heritage significance of the building;
- Repair or restoration of the character-defining elements such as wood windows or original cladding;
- Reconstruction of lost heritage elements such as front porches or exterior trims;
- Roof replacement;
- Structural upgrades, including seismic upgrades, and stability work (e.g. new foundations) to extend the physical life of the building; and
- Directly related consultant costs, including the cost to prepare a conservation plan and architectural drawings, up to 10% of the total grant amount. Consultant costs without associated physical improvements to the building are not eligible.

Ineligible expenses include, but are not limited to, the following:

- General on-going maintenance work (e.g. power washing, gutter cleaning);
- Renovation or replacement of the non-historic elements of the building;
- New additions and/or construction of accessory buildings;
- Interior works; and
- Any other work deemed to be inappropriate at the discretion of the Manager of Policy Planning.

The Standards and Guidelines for the Conservation of Historic Places in Canada shall be used as a guide in determining eligible expenses. The Standards and Guidelines for the Conservation of Historic Places in Canada defines "conservation" as all actions or processes aimed at safeguarding the character-defining elements of a resource to retain its heritage value and extend its physical life.



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	Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	

4. Grant Applications

- Grant applications must be submitted in accordance with the procedures and forms provided by the City;
- Owners or developers of sites with identified heritage buildings may include public entities (e.g. City or other levels of government), and are eligible to apply for a grant;
- Contributors to the SVHCG Program may apply for a grant (e.g., if the site proposed to be redevelop contains one of the 17 identified heritage buildings). However, the required contribution must be provided to the City prior to final approval of the accompanying rezoning or a Heritage Revitalization Agreement application;
- All grant applications that meet the eligibility criteria will be considered by Council. A grant will not be provided where work has already been undertaken prior to Council approval;
- Final decision on all grant applications that meet the eligibility criteria will be made by Council;
- If Council approves the application, the eligible works must be completed before the grant is issued. The following items must be submitted and accepted by City staff prior to the grant's issuance:
 - A letter from the applicant/owner indicating the actual cost of the completed project accompanied by paid bills as proof and a request for payment of the grant;
 - A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
 - Photographs of the completed project; and
- The completed works must be inspected and deemed satisfactory by the City staff.
- The works covered by the approved grant must be completed within 24 months of the date of the approval by Council. After 24 months from the date of the approval, the grant approval will expire.

5. Evaluation Criteria

The following considerations will form the basis for evaluation of grant applications:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;



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Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018		

- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project on a reasonable time-frame at reasonable costs and secure other funding sources.

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

**Wednesday, February 7, 2024 - 7:00 pm
Cisco Webex**

Heritage Alteration Permit and Steveston Village Heritage Conservation Grant Applications for 3711 and 3731 Chatham Street (HA23-035787 & HA24-006121)

The project heritage consultant, Don Luxton, provided an overview of the applications with an aid of PowerPoint slides including archival photos of the Steveston Methodist Church, highlighting the following:

- The Steveston Methodist Church is the oldest extant church on its original location in Richmond. It was built in 1894 in response to a number of canneries opening in Steveston.
- The building has been altered over time (e.g., the original cladding has been covered with stucco, the original windows have been removed and their rectangular configuration has been altered with pointed-arched tops, the porch has been enclosed and the front doors have been replaced with metal doors); however, its original form is generally intact.
- Phase 1 of the conservation was the installation of new foundations and stabilization of the structure, which was an essential step before any further conservation work was undertaken. The owner received a grant from the City through the Steveston Village Heritage Conservation Grant Program for the foundation work.
- The current proposal is the second stage of the conservation, which will upgrade the failing building envelope, through rehabilitation of the siding and windows and installation of a rain screen system designed to ensure the envelope is sound and weather tight.
- Details of the proposed work include removing the stucco as carefully as possible and salvaging the original siding for reinstallation where possible, replacing the siding on a like-for-like basis where the siding is too deteriorated to reuse, installing new replica wooden double hung sash windows, and replacing the front doors with new wooden doors that are sympathetic to the historic original appearance.

In response to the Commission's questions, Mr. Luxton provided the following additional information:

- Mr. Luxton has been working with a consultant to design the rain screen.
- The building colours are to be determined. Further on-site investigation is required to determine the original paint colours. The stucco needs to be removed to have a good sample.
- Currently, there is no plan or funding to restore the interior features. The interior has been altered significantly, but the hall addition has the original wood panelling, which will be preserved.
- There are no specific plan to alter the landscaping at the moment.
- The landing the front doors on the building's Chatham Street side requires a proper foundation, so it will likely need to be reconstructed.

- The shipping containers located along the property's 2nd Avenue frontage are currently being used to receive donations. Once the restoration work is done, the applicant will consider an alternative long term plan for storage.
- The owner also plans to submit an application for the Heritage Legacy Fund, which provides up to \$50,000.

In response to the Commission's query, the owner noted that the proposed budget was approximately \$500,000.

The Commission thanked the project representatives for the presentation and noted that it was an unusual and exciting project and the Commission was fully in support of the project going ahead. It was also noted that the proposed conservation was a great community gesture and the Commission hoped to see more similar projects and looked forward to seeing the results.

It was moved and seconded:

That Heritage Alteration Permit and Steveston Village Heritage Conservation Grant Applications for 3711 and 3731 Chatham Street (HA23-035787 & HA24-006121) be supported as presented.

CARRIED

VHF Historical True Colours

available in Sherwin-Williams™ paint

Classical White (SW 2829)

Oxford Ivory (SW 2833)

Craftsman Cream (SW 6681)

Pendrell Cream

Harris Cream (SW 7687)

Dunbar Buff

Edwardian Buff (SW 7691)

Edwardian Cream (SW 2834)

Mt Pleasant Buff

Kitsilano Gold

Strathcona Gold (SW 6383)

Comox Gold

Mt. Pleasant Tan (SW 2824)

Dunbar Grey

Bute Taupe

Point Grey (SW 7074)

Edwardian Porch Grey (SW 7075)

Edwardian Pewter (SW 2848)

Haddington Grey (SW 2845)

Harris Grey

Victorian Peridot

Pendrell Verdigris (SW 2811)

Pendrell Green

Lonsdale Green

Vancouver Green (SW 2847)

Harris Green

Comox Green

Cambie Olive

Strathcona Red (SW 2719)

Mellish Rust

Pendrell Red (SW 2802)

Hastings Red (SW 2801)

Harris Brown (SW 6048)

Mellish Mahogany (SW 7630)

Craftsman Brown

Strathcona Mahogany (SW 2838)

Tudor Brown

Wilmar Brown

Alhambra Green

Gloss Black (SW 6258)

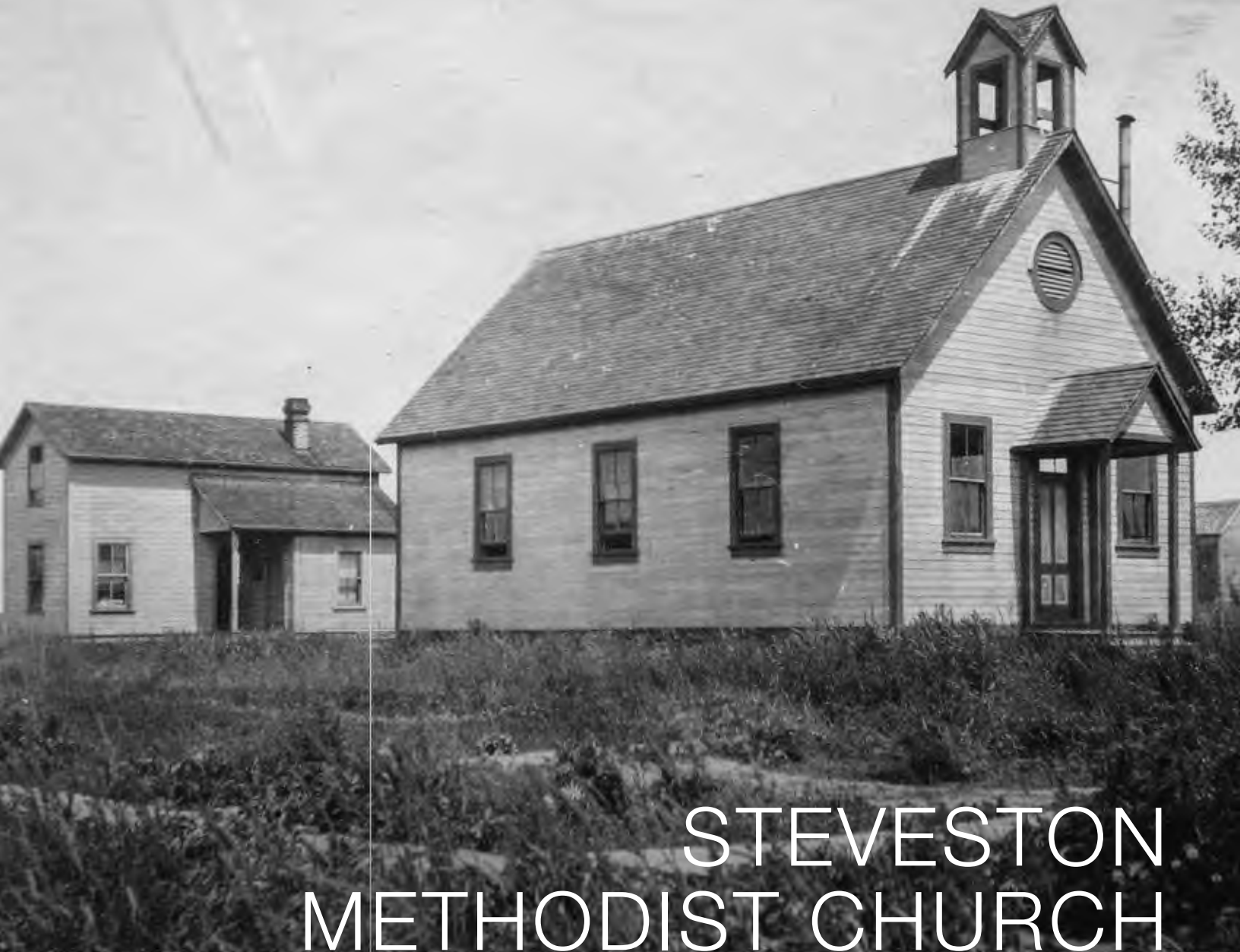
The True Colours paint palette for Western Canada© is the product of more than 30 years of research by Vancouver Heritage Foundation. The style and era of homes affects the placement of colour and is key to an authentic historic scheme.

VHF recommends the following products and finishes for a hard-wearing, authentic look:



- Gable** Sherwin-Williams® Emerald® Rain Refresh - Satin
- Trim** Sherwin-Williams® Emerald® Rain Refresh - Semi-Gloss
- Body** Sherwin-Williams® Emerald® Rain Refresh - Satin
- Window sashes** Sherwin-Williams® Emerald® Urethane Gloss
- Doors** Sherwin-Williams® Emerald® Urethane Gloss

Trim should be painted on all sides in trim colour.



STEVESTON METHODIST CHURCH

3731 CHATHAM STREET, RICHMOND, BC

CONSERVATION PLAN

DECEMBER 2023

STEVESTON METHODIST CHURCH
3731 CHATHAM STREET RICHMOND CONSERVATION PLAN

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STEVESTON METHODIST CHURCH
3731 CHATHAM STREET RICHMOND CONSERVATION PLAN

1. INTRODUCTION



HISTORIC NAME: Steveston Methodist Church
CURRENT NAME: Richmond Hospital Auxiliary Thrift Shop
CIVIC ADDRESS: 3731 Chatham Street
YEAR OF CONSTRUCTION: 1894
ARCHITECT / DESIGNER: Unknown
BUILDER: Volunteer Labour

Steveston Methodist Church is a rare surviving early Indian mission church from the 1890s. Located within the Steveston Village Heritage Conservation Area, it is now used as a thrift shop by the Richmond Hospital/Healthcare Auxiliary. The building is listed on the City of Richmond Heritage Inventory and is a protected heritage property within the Steveston Village Heritage Conservation Area. Built in 1894 as the Steveston Methodist Church, it was established as a mission church for First Nations cannery workers. This is the oldest extant church on its original site in Richmond. It has been altered over time with additions and a later stucco cladding.

Recent rehabilitation work included the installation of new pile foundations and stabilization of the structure. The stucco cladding and the windows are failing. Exposed areas of the original siding display dry rot. The next stage of work will involve conservation of the building envelope, through rehabilitation of the siding and windows to ensure that the envelope is sound and watertight. All work will be undertaken according to Parks Canada *Standards and Guidelines for the Conservation of Historic Places*.

STEVESTON METHODIST CHURCH
3731 CHATHAM STREET RICHMOND CONSERVATION PLAN

2. HISTORICAL CONTEXT



Second Avenue in Steveston, circa 1895, looking north from the dyke. The Steveston Methodist Church is shown in the back on the right. [City of Richmond Archives 1984 17 75]

Richmond's landscape at the time of the arrival of European settlers was comprised of a flat river delta, often flooded by the Fraser River, and traversed by a network of sloughs. This geography and location made it accessible and navigable by canoe and allowed for efficient movement between different First Nations settlements, as well as between the river and ocean. Settler preemption of what is now Richmond began with Hugh McRoberts, who established the first farm on Sea Island in 1862. By the late 1860s, settlers were clearing land and constructing dykes and ditches to drain the land of floodwater. Pioneers continued to arrive and inhabit the land, establishing commercial centres at Eburne on Sea Island and at Bridgeport and Brighthouse on Lulu Island. In 1864, England-born Samuel Brighthouse, one of a trio known as the 'Three Greenhorns' (along with John Morton and William Hailstone), bought six hundred and ninety-seven acres on Lulu Island, where he established a thriving farm and dairy enterprise.

In 1879, twenty-five local Lulu Island residents, including Samuel Brighthouse, petitioned the Lieutenant Governor-in-Council to grant official municipal status to Richmond. The estuarine nature of the land required settlers to build dykes and ditches to farm their acreages, which proved to be a significant, time consuming, difficult, and costly undertaking. It was felt that a local government was required if the land was to become, and remain, habitable and profitable. That same year, the scattered farming communities of the area were joined together as the Corporation of the Township of Richmond. Waves of European immigrants continued to arrive following the incorporation of the settlement.

**STEVESTON METHODIST CHURCH
3731 CHATHAM STREET RICHMOND CONSERVATION PLAN**

Steveston Village is named for Manoah Steves, who arrived with his family circa 1877–78. The townsite began in 1880 as a crown grant to his son, William Herbert Steves. The settlement grew rapidly over the following decade; the area was divided into small lots and was the first subdivision in Richmond. Salmon canning began on the Fraser River in 1870 at Annieville and moved closer to the mouth of the river with the first cannery in Steveston established in 1882. The rapidly-expanding salmon canning monopolies established Steveston as their home port that shipped product out to global markets, requiring support industries such as boatbuilding, as well as a large workforce that – typical of British Columbia’s other resource industries – was multicultural in nature. The Indigenous population became a prominent part of the salmon canning and fishing labour force, and many travelled seasonally from up the coast to work in the industry. By 1883, Japanese Canadians began to arrive in the area. After the completion of the transcontinental railway, Chinese workers also arrived in the area.

The European settlers in Richmond began to establish aspects of life familiar to them, including their religious practices. By the early 1860s, both Methodist and Presbyterian ministers, stationed in New Westminster, considered the whole area, including Richmond, to be their parish. Methodist missionaries were instrumental in having a small church erected on the mainland side of the North Arm around 1870. This little church became the preaching centre for all denominations. By the middle of 1887 a small church was built at London's Landing, and this, like the original church on the North Arm, became a Union Church, used by all denominations. Methodist services continued in the London's Landing Church until the construction of the Richmond Methodist Mission Church, located at the intersection of Cambie Road and River Road, adjacent to the Fraser River. Built in 1891, it established a physical landmark in the new townsite; its steeple dominated the area, offering both navigational and spiritual guidance to the early Lulu Island inhabitants. The Presbyterians used the London's Landing Church until 1906 when the South Arm Presbyterian Church was built. By 1890 Presbyterians also held services in the Steveston area; these services were discontinued around 1912, and some families from Steveston attended the South Arm Church. In 1917, the Presbyterians decided that they must reopen their work in Steveston. In 1925, the two existing congregations, Presbyterian and Methodist, came together in 1925 to form the Steveston United Church.

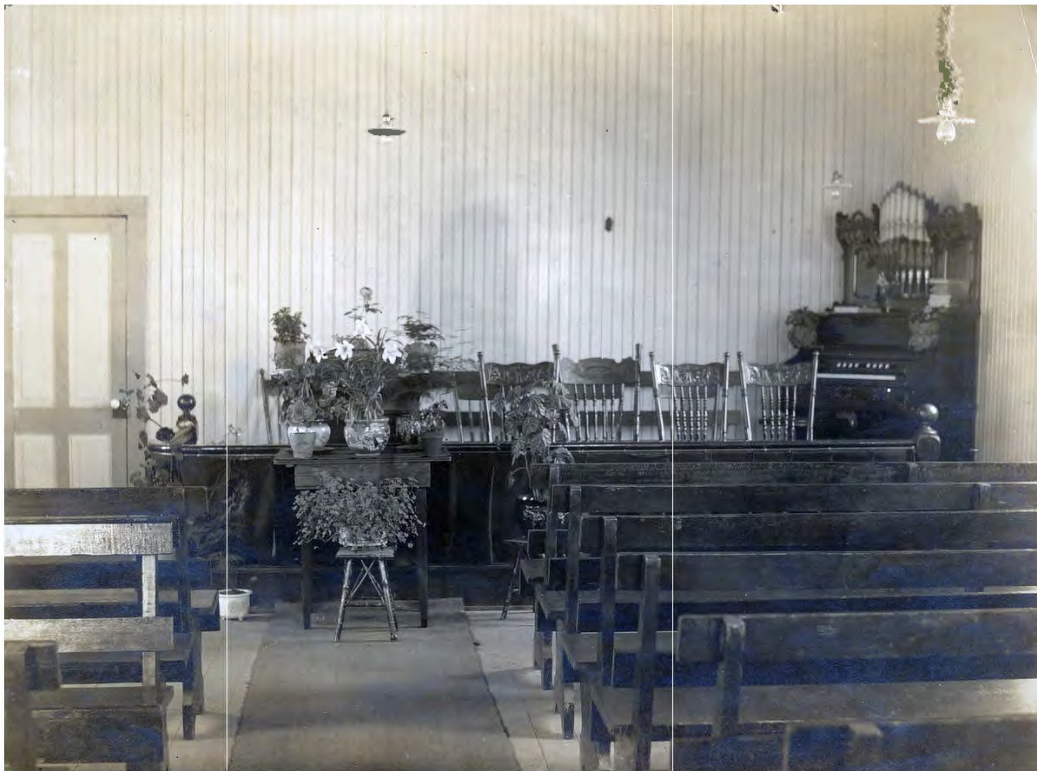
Steveston in the 1890s was a booming frontier settlement, rife with saloons and gambling dens. The Methodists were concerned that the Indigenous workers were unduly affected, and in 1893, a young lady missionary from Ladner held services in Steveston every evening for six weeks during the summer fishing season. Methodist Reverend Alfred E. Green was stationed at Richmond from 1894 to 1897; since 1877 he had been working at Indigenous missions in the Skeena and Nass Valleys. Rev. Green was instrumental in the building of the Steveston Methodist Church. Committed to the issues regarding Indigenous populations, he turned his attention to Steveston, where many were working in the fishing industry. The Missionary Society in England granted him \$300 to build an Indian mission church in Steveston, and contributions from the canneries paid off an additional \$200 debt. The church was built by volunteer labour with lumber that was shipped from New Westminster, and the first service was held on Sunday, July 15, 1894. The Methodists also established a Japanese mission in Steveston in the 1890s.

With Church Union in 1925, this became Steveston United Church. The United Church Hall was erected behind the church in 1927. In 1953, the Japanese Mission church amalgamated as part of the congregation. In 1978, a new church was built to the lot north of the old church, which was sold and used for commercial purposes.

**STEVESTON METHODIST CHURCH
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Exterior of Steveston Methodist Church, 1908. [City of Richmond Archives 1977 12 1]



Interior of Steveston Methodist Church, circa 1914. The interior was clad with tongue-and-groove siding, the floor was wooden planks, and the pews were simple wooden benches. [City of Richmond Archives 1978 8 12]

DONALD LUXTON & ASSOCIATES DECEMBER 2023

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STEVESTON METHODIST CHURCH
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Steveston Methodist Church, 1908. Timms' briefcase at bottom left.
[Philip Timms, Photographer. City of Richmond Archives 1977-0013-00016]

**STEVESTON METHODIST CHURCH
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**“Indian mission church and house at Steveston on the Fraser River during salmon canning season” circa 1912.
[United Church of Canada Archives 93_049P629N]**



Steveston Methodist Church, 1914. [City of Richmond Archives 2006 39 14]

**STEVESTON METHODIST CHURCH
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"Methodist Church in Steveston, corner of Nos 3 and 17 roads, 1923." [City of Richmond Archives 1985 39 136]



**Steveston United Church and Hall, corner of 2nd Avenue and Chatham Street, Steveston, 1930.
[City of Vancouver Archives Ch N84]**

3. STATEMENT OF SIGNIFICANCE

REVISED: DECEMBER 2023

DESCRIPTION

The Steveston Methodist Church is situated on a prominent corner lot on Chatham Street and Second Avenue in Steveston Village Heritage Conservation Area. The original 1894 church is rectangular in plan, with a front gabled roof, belfry, and enclosed front vestibule. The 1927 Church Hall is sited perpendicular to the church, with a front-gabled roofline. The remainder of the lot is a flat grassed area.

VALUES

The heritage value of the Steveston Methodist Church lies in its historical association with the spiritual life of Steveston, as a rare surviving example of an Indian mission church of the late Victorian era, and its reflection of the multicultural workforce that supported the local salmon fishing and canning industries.

The Steveston Methodist Church was built in 1894 to support mission work among the Indigenous peoples who were working seasonally in the fishing and canning industries. The Methodist Church was deeply committed to its work among First Nations peoples and other multicultural workers in the Steveston community. This modest church was built by volunteer labour with lumber shipped from New Westminster, with funding from the Missionary Society in England and from local canneries. Its vernacular architecture reflects the rustic simplicity of the institutions that serviced the populations of Steveston, particularly those working in the canning and fishing industries.

The location of this building on Chatham Street reflects the residential area that was being developed to accommodate a growing population north of the commercial core and waterfront of Steveston Village.

This historic place is also valued for its connections with the First Nations and culturally diverse populations of the Steveston community, seen in its historic associations with the Methodist Indian Mission and Steveston Methodist Church, and its later function as the first United Church in Canada to amalgamate Japanese and Caucasian congregations after WWII.

CHARACTER-DEFINING ELEMENTS

The character-defining elements of the Steveston Methodist Church include its:

- location on Chatham Street, and its relationship to the commercial core and waterfront;
- form, scale, and massing as seen in its rectangular plan and addition, front gabled rooflines, central front entry, enclosed vestibule, and belfry;
- modest vernacular ecclesiastical design, that reflects its associations with the Steveston Methodist Church, the Methodist Indian Mission, and the Steveston United Church; and
- simple wooden construction including wooden drop siding and wooden trim.

4. CONSERVATION GUIDELINES

4.1 GENERAL CONSERVATION STRATEGY

The primary intent of the current conservation work is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade the failing building envelope, through rehabilitation of the siding and windows to ensure that the envelope is sound and watertight. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be rehabilitated and/or restored. The major proposed interventions of the overall project are to:

- Preserve the historic church;
- Rehabilitate the wooden siding and windows;
- Restore the original window configuration; and
- Restore missing character-defining elements.

4.2 STANDARDS AND GUIDELINES

Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention.

Standards and Guidelines for the Conservation of Historic Places in Canada:

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Under the guidelines, the conservation work proposed for the Steveston Methodist Church include aspects of *preservation*, *rehabilitation*, and *restoration*.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

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

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

Interventions to the building should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice.

STANDARDS

1. *Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.*
2. *Conserve changes to a historic place, which over time, have become character-defining elements in their own right.*

**STEVESTON METHODIST CHURCH
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3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.*
5. *Find a use for a historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.*
7. *Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.*

Additional Standards relating to Rehabilitation

10. *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, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*
11. *Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.*

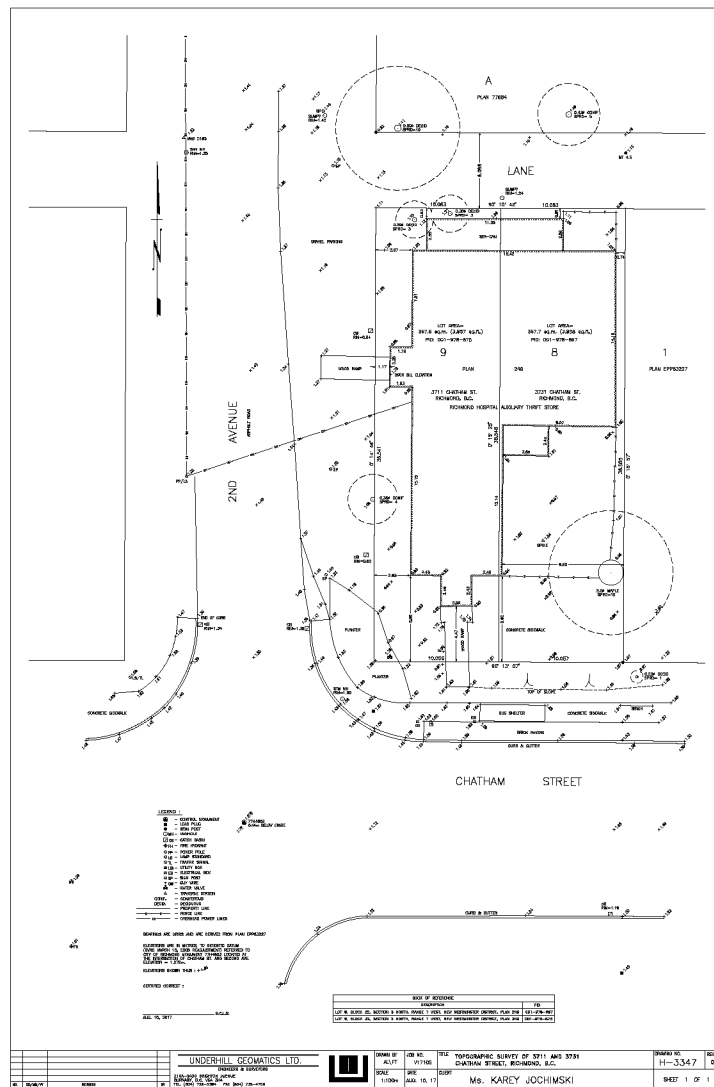
Additional Standards relating to Restoration

13. *Repair rather than replace character-defining elements from the restoration period. 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, materials and detailing of sound versions of the same elements.*
14. *Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.*

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5. CONSERVATION STRATEGIES

A condition review of the Steveston Methodist Church was carried during several site visits in 2022 and 2023. Previous work undertaken as a first stage of conservation included the installation of new pile foundations and stabilization of the structure; the Heritage Alteration Permit for this work was issued in 2018. Funding for this work was assisted by a grant from the City of Richmond through the Steveston Village Heritage Conservation Grant Program. The stucco cladding and the windows are failing, and exposed areas of the original siding display dry rot. The second stage of proposed work will involve conservation of the building envelope, through rehabilitation of the siding and windows to ensure that the envelope is sound and watertight. The following section describes the materials, their physical condition, and recommended conservation strategies that are based on the site review and archival documentary evidence that provide valuable information about the original appearance of the historic building, plus physical investigation of surviving original elements.



Site Survey, 2017.

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5.1 EXTERIOR WOOD FRAME WALLS AND SIDING



Above and below: Existing condition of exposed wooden drop siding, and dry rot condition at window corners.



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Left: profile of original 1894 Fir drop siding.

The original exterior Fir wooden cladding of both the church and hall has been covered with a later stucco, attached to chicken wire nailed to the siding. The stucco is failing, and has been partially removed, exposing areas of deterioration in the siding and framing, notably around the window openings where there has been significant water ingress. The siding is nailed directly to the original wood framing, with no sheathing or vapour barrier.

As the initial stage of work, the stucco will be removed; it has been tested for hazardous materials and does not contain asbestos. The wooden siding will need to be removed to allow the installation of a more robust wall cladding system, then re-installed as possible.

Further investigation is required to determine the extent to which the original wood siding can be salvaged. Efforts will be made to ensure all sound material that is original to the construction of the church is salvaged for reuse where possible. All wood elements that are extensively deteriorated or beyond repair will be replaced in-kind to match the original. On the 1927 addition, the exterior wood siding will be managed in the same manner.

As the siding is removed, the location of original trim will be documented to allow new matching trim to be installed.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the original wood-frame structure of the historic church.
- Remove later stucco cladding as carefully as possible to allow maximum retention and documentation of original siding. Work from the top down to allow gravity to assist in removal.
- Review exposed surfaces for evidence of trim placement, paint colours, etc.
- Salvage original wooden siding as possible for reinstallation.
- Where siding is too deteriorated to re-use, match original wood siding based on investigative findings in material, size, profile, and thickness.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be

**STEVESTON METHODIST CHURCH
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accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning should not be allowed under any circumstances.

- Where original trim is missing, new material should visually and physically match the original.
- Combed and/or textured lumber is not acceptable.

5.2 WINDOWS

The original windows in the church have previously been removed, and their configuration altered with pointed-arched tops that once accommodated stained glass windows. When the stained glass windows were relocated the new church in 1978, metal sash was installed in the replaced with arched openings. Several windows in the Church Hall have been covered over with plywood on the inside and outside.

Church Window Conservation Strategy: Restoration

- Remove existing church window sash.
- Restore the original rectangular rough window openings.
- Install new replica wooden double-hung window sash. Match to original 2/2 configuration with upper sash horns.

Church Hall Conservation Strategy: Investigation and Rehabilitation

- Remove later plywood and investigate condition of any existing window sash.
- If extant and repairable, rehabilitate and reglaze. If not, install replica windows.

SPECIFICATIONS FOR NEW WINDOWS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer to produce compliant replica windows:

- New wood windows to match the appearance and character of the original wood windows.
- New wood windows to be through mortise and tenon construction.
- Each side of the window sash will be made from one piece of wood; splices are not acceptable
- The use of finger-jointed wood is not acceptable.
- Wood to be solid kiln dried Douglas Fir.
- Frames:
 - Heads and Jambs: solid flat grain Douglas Fir.
 - Stops: solid vertical grain Douglas Fir.
 - Sills: solid vertical grain kiln dried Douglas Fir.
- Sash horns must be replicated as an integral part of the side sash. Pinned or glued-on horns are not acceptable.

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5.3 FRONT DOORS

The front doors to the enclosed vestibule are not original and should be replaced, based on the appearance of the original wood panelled doors.

Conservation Strategy: Rehabilitation

- For the new front doors, provide in a design sympathetic to the historic original appearance.
- Install appropriate period hardware as required.

5.4 EXTERIOR COLOUR

Part of the conservation process is to finish the building in historically appropriate paint colours. An exterior colour scheme will be prepared by the Heritage Consultant, based on on-site paint sampling and microscopic sample analysis. The colours will be matched to the Vancouver Heritage Foundation Sherwin Williams True Colours Palette, which identifies authentic paint colours from the 1888-1928 period. Further on-site analysis is required for final colour confirmation.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products must be verified by the Heritage Consultant.

Conservation Strategy: Restoration

- Restore with authentic historic colour scheme for exterior painted finishes.

**STEVESTON METHODIST CHURCH
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APPENDIX A: RESEARCH SUMMARY

PUBLISHED REFERENCES

- Kidd, Thomas. *History of Lulu Island and Occasional Poems*. Vancouver: Wrigley Printing Company Limited, 1927.
- Runnalls, Rev. F.J. *History of Steveston United Church*. Steveston: Steveston United Church, 1965.

DIRECTORIES:

- 1898 *Henderson's BC Gazetteer & Directory*, page 425:
STEVESTON... Has Methodist, Anglican and Roman Catholic churches and public school.

NEWSPAPER REFERENCES:

- *Vancouver Daily World*, October 19, 1893, page 1: CHURCH ANNIVERSARY. Richmond Methodist Church anniversary took place on Sunday and Monday last. Excellent sermons were preached on the former day by the Rev. W.W. Baer. On the latter evening a grand supper was laid out in the town hall by the ladies of the congregation, to which ample justice was done by crowds from the neighbourhood. After supper an adjournment was taken to the church. Rev. A.E. Green, the pastor, presided, and was supported by Rev. T.W. Hall, chairman of the district, Rev. Jas. Buchanan, Presbyterian, and Mr. Trythall, Vancouver, who delivered addresses interspersed with some first-class singing by Dr. Richardson, Mr. Spice, Gideon Hicks, Mrs. Rumble and Mrs. Walter Vermilyea, all of Vancouver. A most enjoyable evening was spent. Soon after 10 o'clock the large and happy gathering broke up after heartily singing God Save the Queen.
- *Vancouver Daily World*, Thursday, July 12, 1894, page 5: RICHMOND NOTES. The New Methodist Church is to be opened on Sunday next at Steveston. Rev. Mr. White preaching afternoon and evening. – Rev. Mr. Green is holding services amongst the Indians this season. Those fishing seem to be quite musical, as they have a good brass band at the Sea Island cannery, and they play remarkably well.



Monday, January 15, 2024

Minhee Park, RPP, MCIP
Senior Planner, Policy Planning
Planning and Development Division
City of Richmond
Email. mpark@richmond.ca

Dear Ms. Park;

3731 Chatham Street, Richmond: Steveston Village Heritage Conservation Grant Program Application

The former Steveston Methodist Church, located at 3731 Chatham Street, is identified as a candidate for this Grant Program, which provides financial assistance to heritage property owners in Steveston for eligible conservation work. The building is currently used as the Richmond Hospital Auxiliary Thrift Shop, owned and operated by the Richmond Hospital/Healthcare Auxiliary, a non-profit organization.

This letter outlines the proposed conservation work and how this project achieves program objectives. Stage One conservation work has been completed on the building, which involved stabilization of the building through the installation of micro-piles and concrete foundations. This work received a \$150,000 grant through the Steveston Village Heritage Program. As this work was structural in nature, it was an essential step in ensuring the continuing occupancy and use of the building. Although this work was critical, it was always anticipated as the Stage One in the overall conservation of this historic resource. Please note that this essential structural work did not provide enhancement of the appearance of the building.

Now that structural stability has been addressed, Stage Two of the work involves building envelope renewal. The scope of the work has been anticipated in the plans already submitted to the City of Richmond. A *Conservation Plan* for the building has been prepared (Donald Luxton & Associates, December 2023) and submitted to the City along with the HAP application. The *Conservation Plan* notes that the stucco cladding and the windows are failing. Exposed areas of the original siding display dry rot. The next stage of work will involve conservation of the building envelope, through rehabilitation of the siding and windows to ensure that the envelope is sound and watertight. All work will be undertaken according to Parks Canada *Standards and Guidelines for the Conservation of Historic Places*.

The Conservation Plan provides specific archival information and a revised Statement of Significance that will guide the envelope renewal. As outlined, the following items are subject to conservation work:

- 1. Exterior Wood Frame Walls and Siding:**
 - *Conservation Strategy: Preservation and Rehabilitation*
- 2. Windows:**
 - *Church Window Conservation Strategy: Restoration*
 - Remove existing church window sash.
 - Restore the original rectangular rough window openings.
 - Install new replica wooden double-hung window sash. Match to original 2/2 configuration with upper sash horns.
 - *Church Hall Conservation Strategy: Investigation and Rehabilitation*
- 3. Front Doors:**
 - *Conservation Strategy: Rehabilitation*
- 4. Exterior Colour:**
 - *Conservation Strategy: Restoration*

In its current condition, the building's authentic character is severely hampered by the later, non-historic stucco and by the installation of inappropriate windows. The proposed envelope work is therefore intended to fully restore the historic appearance of the church, while providing a renewed envelope that will ensure its continued viability. Please note that there is no proposed change to the square footage of the building and the work is confined to the building envelope upgrades.

The applicant therefore requests the additional maximum grant of \$100,000 per identified heritage building to achieve exceptional heritage conservation, based on its overall contribution to conserving the character of Steveston Village. With a completely rehabilitated envelope, based on authentic historic representation, this heritage resource will once again become a source of pride to the community. The church has been run-down in appearance for many years, and this transformation from its current state to its historic appearance will give it new landmark status in Steveston Village. This project will complete the work already undertaken to conserve the church and now reveal it as a proud heritage structure. When completed, the exterior appearance of the building will once again resemble its historic appearance as seen in archival images.

This additional grant will ensure that heritage conservation standards can be met and will help cover the additional costs expected in the provision of authentic heritage materials, including historic wooden drop siding painted in authentic colours and historic wooden-sash windows. It is anticipated that an application will also be made to the BC Heritage Legacy Fund Conservation Program. The remainder of the proposed budget will be provided by the Richmond Hospital/Healthcare Auxiliary. These heritage grants are essential to achieving the authenticity of the proposed conservation work.

The renewal of this historic resource, while maintaining its form and scale, will greatly enhance the heritage value of the Steveston Village Heritage Conservation Area.

Please let me know if you have any questions or wish to discuss. Please accept my sincerest thanks for your consideration.

Sincerely,

A handwritten signature in black ink that reads "don luxton" in a cursive, lowercase style. The signature is fluid and includes a long, sweeping flourish at the end.

Donald Luxton, FRAIC, CAHP
Principal, Donald Luxton & Associates Inc.

cc: Mary Derksen, Treasurer, Richmond Hospital/Healthcare Auxiliary

EXTRAORDINARY LEAGUE CONTRACTING BUDGET FOR EMERGENCY REPAIR WORK JAN 2024		Ft2 Church			3,500	
Seg Code	3731 Chatham Street 01 29 2024	BUDGET			Unit Cost Per SF	Comments
		Budget (Estimate)	Change Orders	Revised Budget		
APPENDIX: A						
DIVISION C -000 SERVICES & CONSULTANTS						
C-024	STRUCTURAL DESIGN SERVICES	3500.00	0.00	3500.00	1.00	required for missing footings / foundation support
C-029	ENVIRONMENTAL CONSULTANT	500.00	0.00	500.00	0.14	localized testing for asbestos
C-030	HERITAGE CONSULTANT	0.00	0.00	0.00	0.00	Paid by client
C-031	BUILDING ENVELOPE CONSULTANT	5000.00	0.00	5000.00	1.43	Envelope details by AIBC architect
C-037	PERMITS & REGULATORY REQUIREMENTS	0.00	0.00	0.00	0.00	Paid by client
DIVISION 1 GENERAL REQUIREMENTS						
1-205	FIELD SUPERVISION	39600.00	0.00	39600.00	11.31	6 months 4 hours a day (blended)
1-526	TEMPORARY SCAFFOLDING	10671.00	0.00	10671.00	3.05	Scaffolding by LIONS GATE - QUOTED
1-660	HOUSEKEEPING / GENERAL LABOUR	29040.00	0.00	29040.00	8.30	6 months 4 hours a day (blended)
1-670	TRASH DISPOSAL	2400.00	0.00	2400.00	0.69	Disposal of construction debris (not stucco)
DIVISION 2 SITEWORK						
2-050	DEMOLITION & SITE CLEARING	7040.00	0.00	7040.00	2.01	stucco tearoff plus disposal
DIVISION 6 - WOOD & PLASTICS						
6-010	FRAMING SUBCONTRACT	48375.00	0.00	48375.00	13.82	framing repairs / alterations including frost wall
6-999	LUMBER & MATERIALS	48500.00	0.00	48500.00	13.86	new sheathing, custom siding, trims
DIVISION 7 - THERMAL & MOISTURE PROTECTION						
7-210	INSULATION	8800.00	0.00	8800.00	2.51	allowance new frost wall plus exterior
7-310	SHINGLES & TILES	0.00	0.00	0.00	0.00	roof na
7-411	WALL SIDING	68640.00	0.00	68640.00	19.61	exterior siding restoration / window install
7-710	ROOF CURBS / ACCESSORIES & MISCELLANEOUS FLASHINGS	6950.00	0.00	6950.00	1.99	gutter allowance
DIVISION 8 - DOORS & WINDOWS						
8-840	GLAZING SYSTEMS	47021.48	0.00	47021.48	13.43	vintage wood works 8 dh windows 1 door
DIVISION 9 - FINISHES						
9-900	PAINTING & WALL COVERINGS	24850.00	0.00	24850.00	7.10	exterior paint plus interior touch ups
DIVISION 16 - ELECTRICAL SYSTEMS						
16-010	ELECTRICAL SUBCONTRACT	8750.00	0.00	8750.00	2.50	knob & tube replacement where found
CONSTRUCTION / PROJECT MANAGEMENT				359637.48		subtotal
1-204	CONSTRUCTION MANAGEMENT FEE	0.00	0.00	53945.62	15.41	15 percent management fee on all costs
Sub-Total		0.00	0.00	413583.10	118.17	
5%gst		0		20679.16	5.91	
construction total including gst		0.00	0.00	434262.26	124.07	
Total		0.00	0.00	434262.26	124.07	



File No.: HA 23-035787

To the Holder: The Richmond Hospital/Healthcare Auxiliary, Inc. No. S0018630
Property Address: 3711 and 3731 Chatham Street
Legal Description: Lot 8 & 9 Block 22 Section 3 Block 3 North Range 7 West New Westminster
District Plan 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.967)
 - Property Subject to Temporary Protection (s.965)
 - Property Subject to Heritage Revitalization Agreement (s.972)
 - Property in Heritage Conservation Area (s.971)
 - Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A", and any and all buildings, structures and other development thereon.
3. This Heritage Alteration Permit is issued to authorize the proposed heritage conservation work as shown in the attached Plan #1 to Plan #11.
4. This Heritage Alteration Permit is issued subject to the condition that the Permittee shall submit detailed information regarding the proposed exterior building colour scheme based on on-site paint sampling and microscopic sample analysis to the Director, Development for review and approval prior to painting the exterior of the building. The exterior building colours shall be historically appropriate, and matched to the True Colour Palette, prepared by Vancouver Heritage Foundation, which identifies authentic paint colours used in the region from the 1880s to the 1920s.
5. 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.
6. If the alterations authorized by this Heritage Alteration Permit are not commenced within 24 months of the date of this Permit, this Permit lapses.
7. This is not a Building Permit.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF <Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

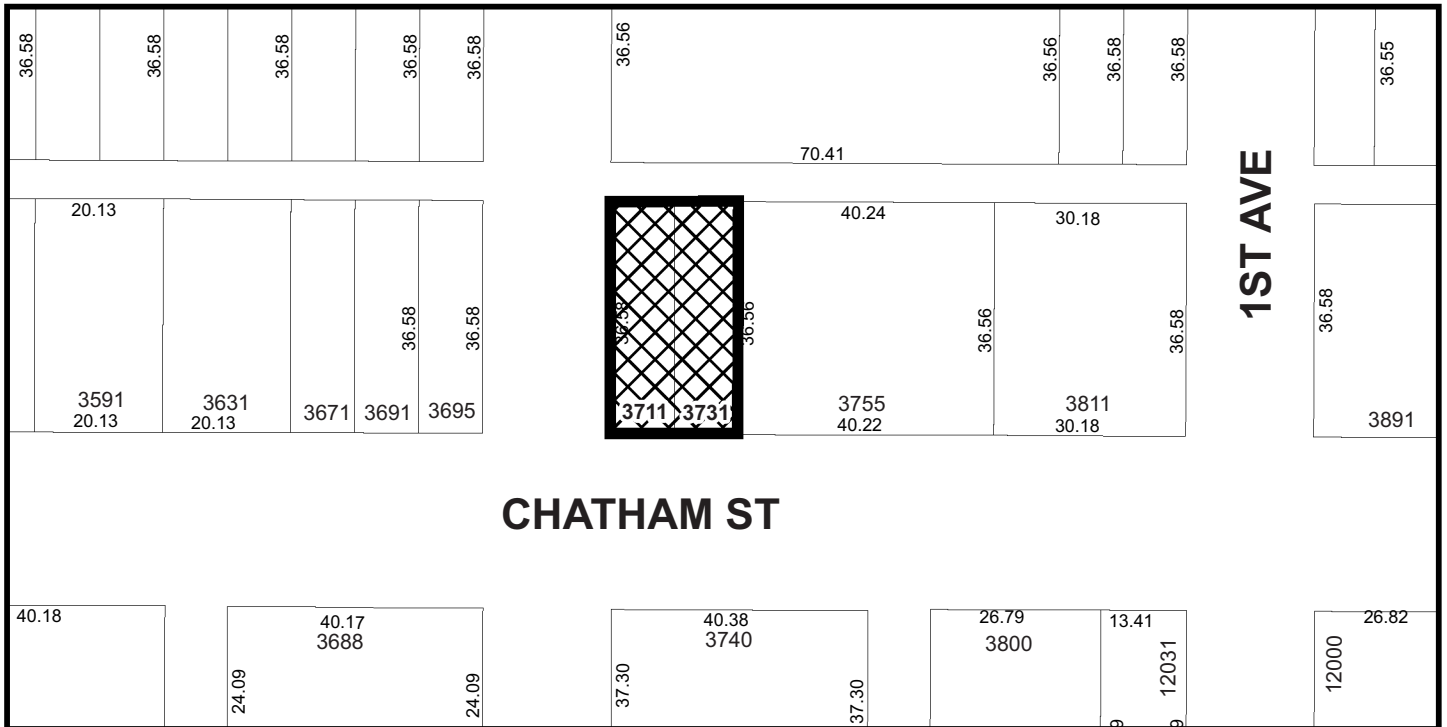
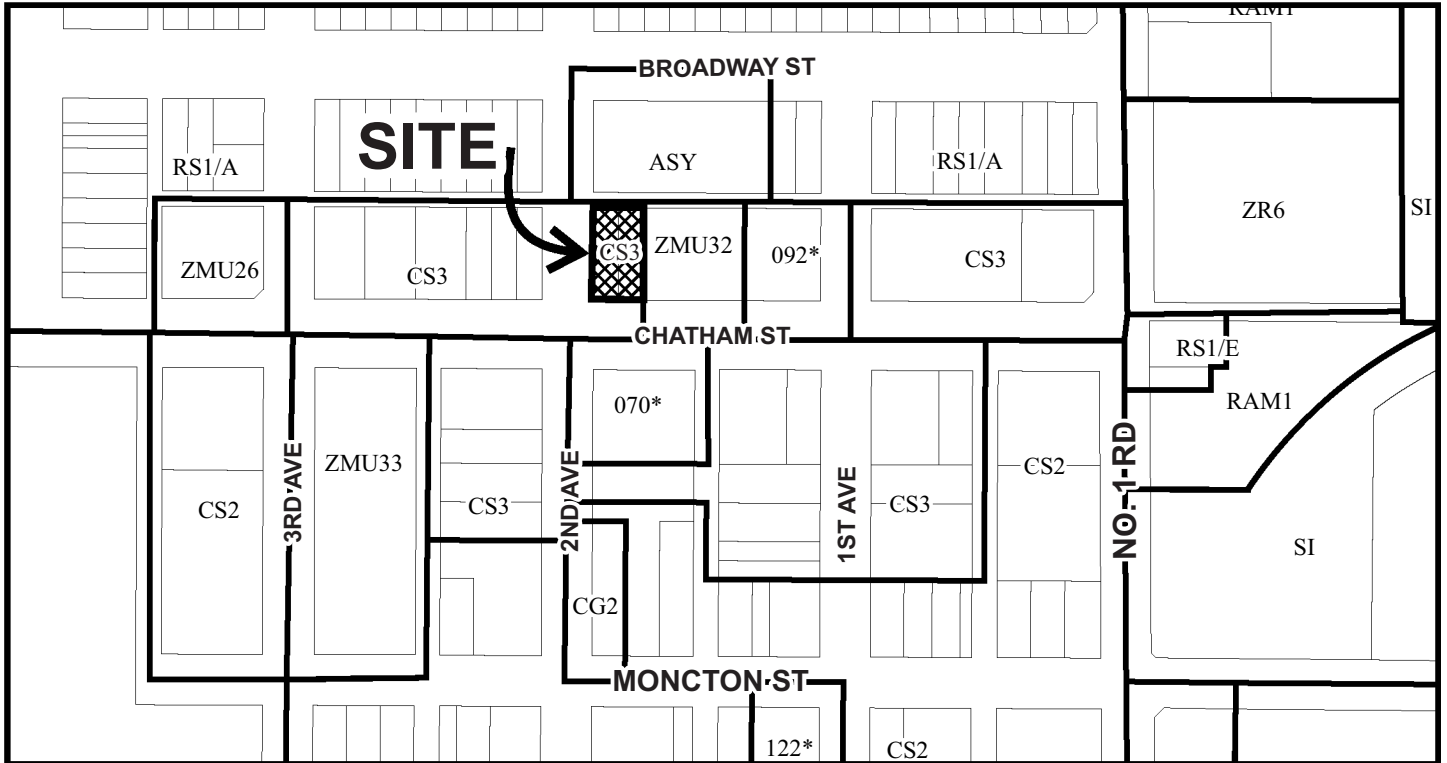
MAYOR

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.



City of Richmond



HA 23-035787 SCHEDULE "A"

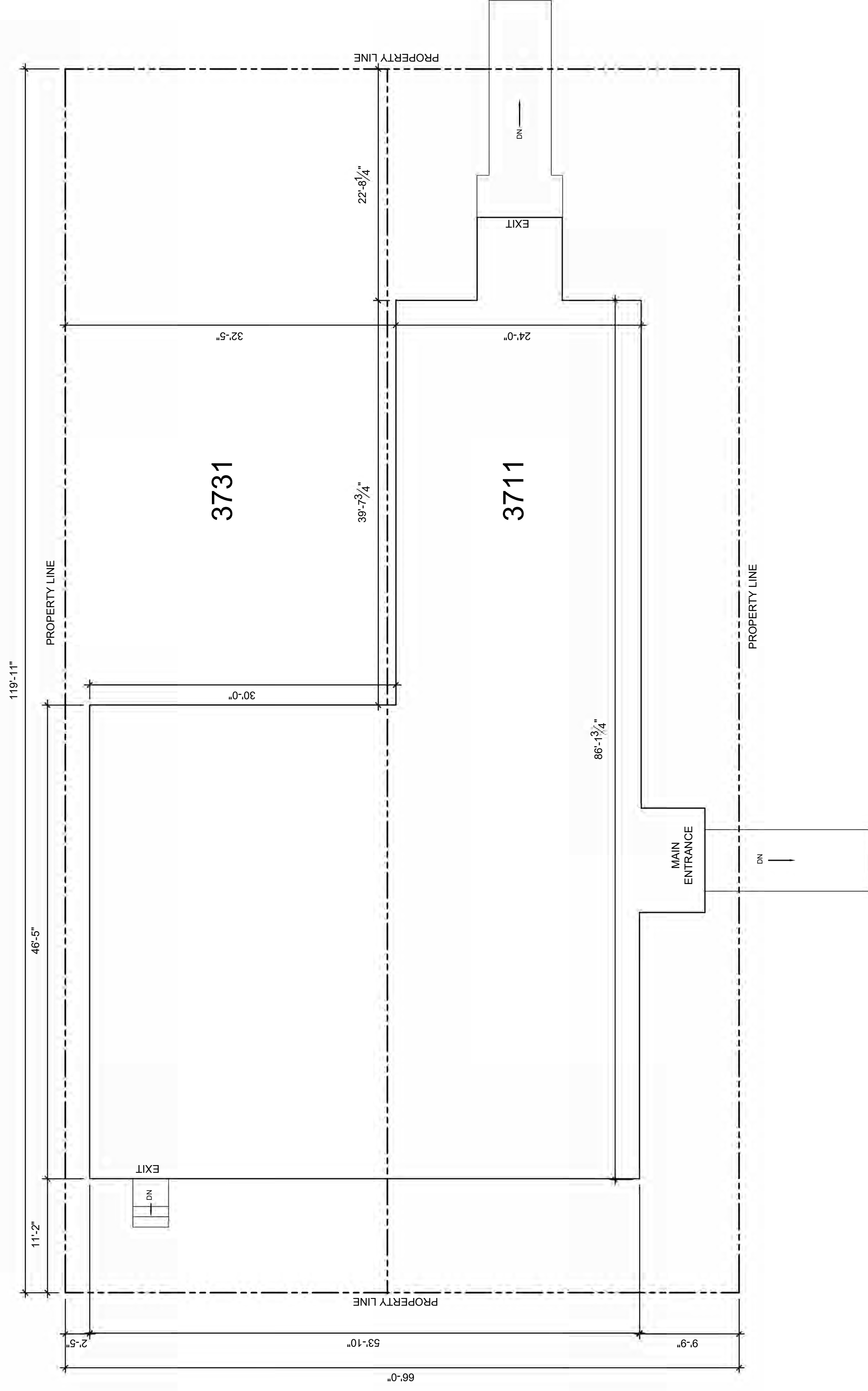
Original Date: 01/22/24

Revision Date:

Note: Dimensions are in METRES

HA 23-035787 Plan #1

- RICHMOND HOSPITAL HEALTHCARE AUXILIARY THRIFT SHOP - 3731 CHATHAM STREET RICHMOND, BC V7E 2Z3



2ND AVENUE

SITE PLAN

SCALE: 1/8" = 1'-0" (24"x36" sheet size)

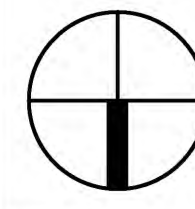
LEGAL DESCRIPTION

LOT 8 SEC 3 BLK 3N RG 7W PL NWP249 LOT 8,
BLOCK 3N, SUB BLOCK 22, PLAN NWP249,
SECTION 3, RANGE 7W, NEW WESTMINSTER
LAND DISTRICT

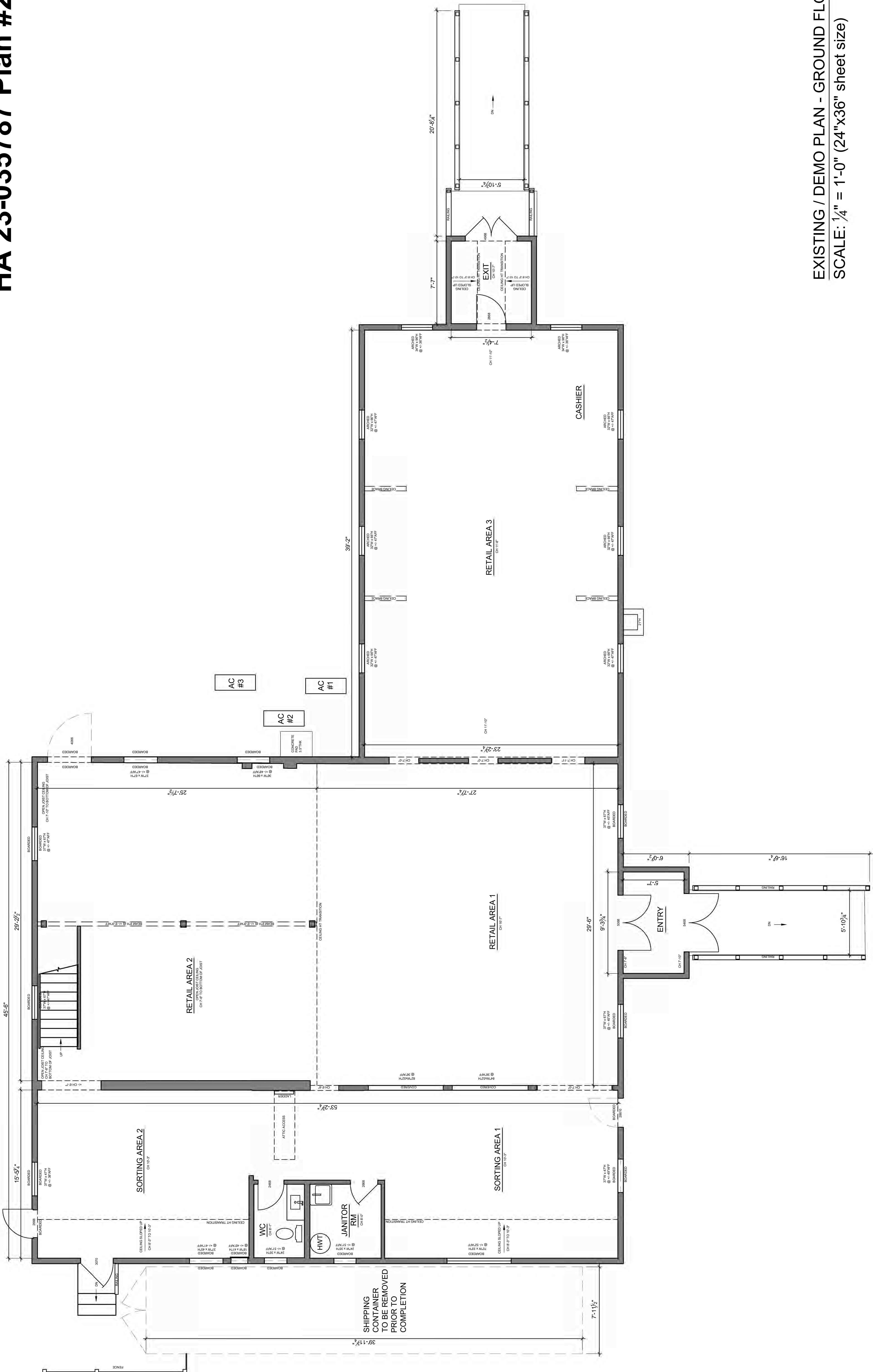
LOT 9, BLOCK 22, SECTION 3 NORTH, RANGE 7
WEST, NEW WESTMINSTER DISTRICT, PLAN249

DRAWING LIST

- | | |
|-----|---------------------------------------|
| 01 | SITE PLAN |
| 02 | GROUND FLOOR - EXISTING / DEMO PLAN |
| 03A | GROUND FLOOR - PROPOSED - SHORT TERM |
| 03B | GROUND FLOOR - PROPOSED - LONG TERM |
| 04 | MEZZANINE - EXISTING |
| 05 | NORTH ELEVATION - EXISTING & PROPOSED |
| 06 | SOUTH ELEVATION - EXISTING & PROPOSED |
| 07 | EAST ELEVATION - EXISTING & PROPOSED |
| 08 | WEST ELEVATION - EXISTING & PROPOSED |



HA 23-035787 Plan #2



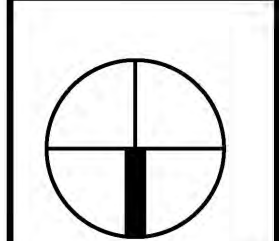
EXISTING / DEMO PLAN - GROUND FLOOR
 SCALE: 1/4" = 1'-0" (24"x36" sheet size)

DRAWING NO: **02**
 DRAWING TITLE: **EXISTING PLAN GROUND FLOOR**
 DRAWN BY: MF
 SCALE: AS NOTED
 DATE: APR. 3, 2024

NO.	DATE	DESCRIPTION
1	APR 3, 2024	ISSUED FOR BUILDING PERMIT

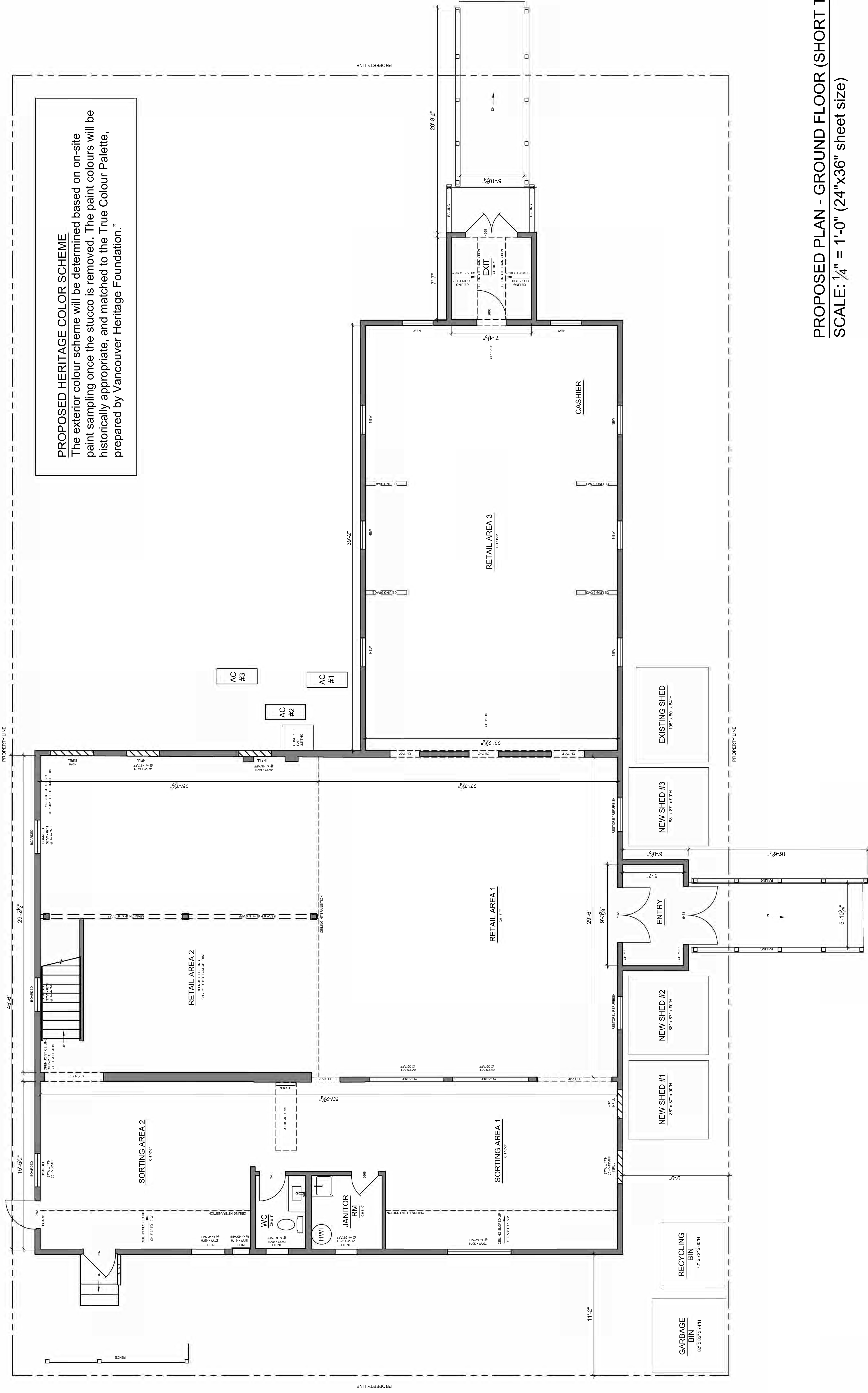
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PROJECT:
RICHMOND HOSPITAL HEALTHCARE AUXILIARY THRIFT SHOP
 3731 CHATHAM STREET, RICHMOND BC V7E 2Z3



Extraordinary League Contracting Ltd
 3598 Mainshall Street
 Vancouver, BC V5N 4S4
 Tel: 604-728-3707
 Web: www.elle.ca

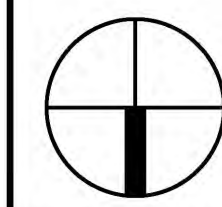




PROPOSED HERITAGE COLOR SCHEME
 The exterior colour scheme will be determined based on on-site paint sampling once the stucco is removed. The paint colours will be historically appropriate, and matched to the True Colour Palette, prepared by Vancouver Heritage Foundation."

PROPOSED PLAN - GROUND FLOOR (SHORT TERM)
 SCALE: 1/4" = 1'-0" (24"x36" sheet size)

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 3731 CHATHAM STREET, RICHMOND BC V7E 2Z3

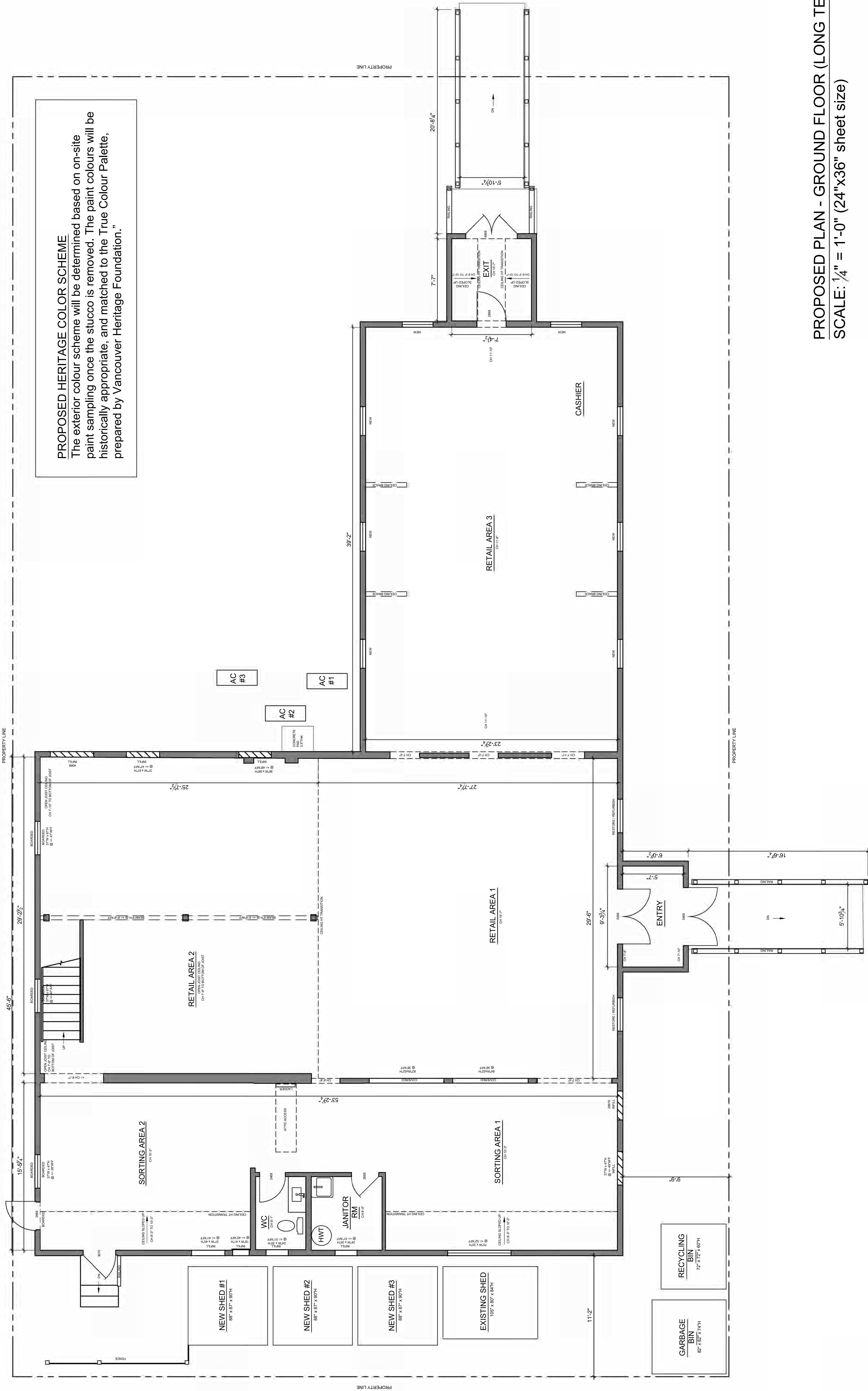
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NO.	DATE	DESCRIPTION
1	APR 3, 2024	ISSUED FOR BUILDING PERMIT

DRAWN BY: MF
 SCALE: AS NOTED
 DATE: APR. 3, 2024

DRAWING TITLE:
**PROPOSED PLAN
 GROUND FLOOR**

DRAWING NO:
03A



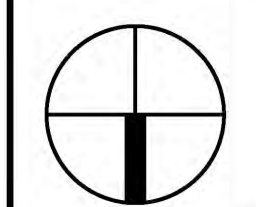
PROPOSED HERITAGE COLOR SCHEME
 The exterior colour scheme will be determined based on on-site paint sampling once the stucco is removed. The paint colours will be historically appropriate, and matched to the True Colour Palette, prepared by Vancouver Heritage Foundation."

PROPOSED PLAN - GROUND FLOOR (LONG TERM)
 SCALE: 1/4" = 1'-0" (24"x36" sheet size)

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 3731 CHATHAM STREET, RICHMOND BC V7E 2Z3

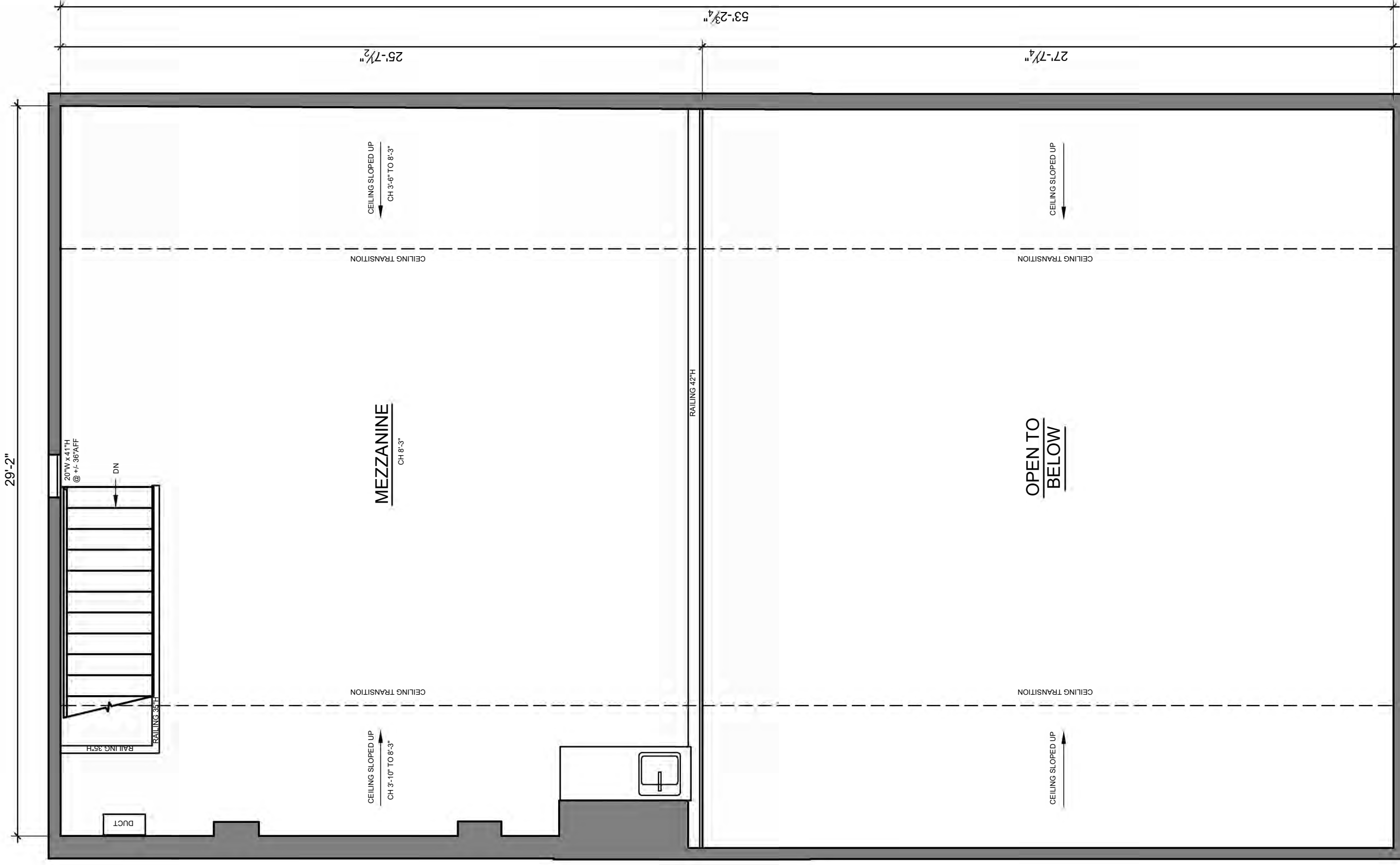


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DRAWING NO: **03B**
 DRAWING TITLE: **PROPOSED PLAN GROUND FLOOR**

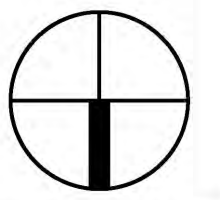
DRAWN BY: MF
 SCALE: AS NOTED
 DATE: APR. 3, 2024

HA 23 -035787 Plan #5



EXISTING PLAN - MEZZANINE (no change)
SCALE: 1/4" = 1'-0" (24"x36" sheet size)

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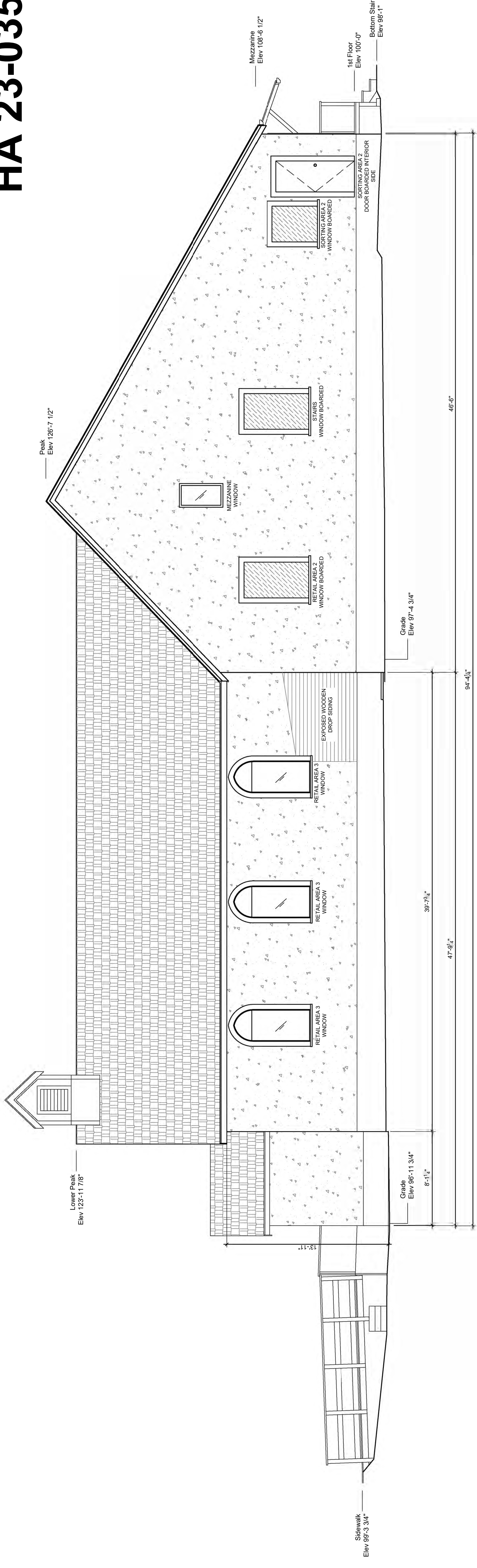
NO.	DATE	DESCRIPTION
1	APR 3, 2024	ISSUED FOR BUILDING PERMIT

DRAWN BY: MF
SCALE: AS NOTED
DATE: APR. 3, 2024

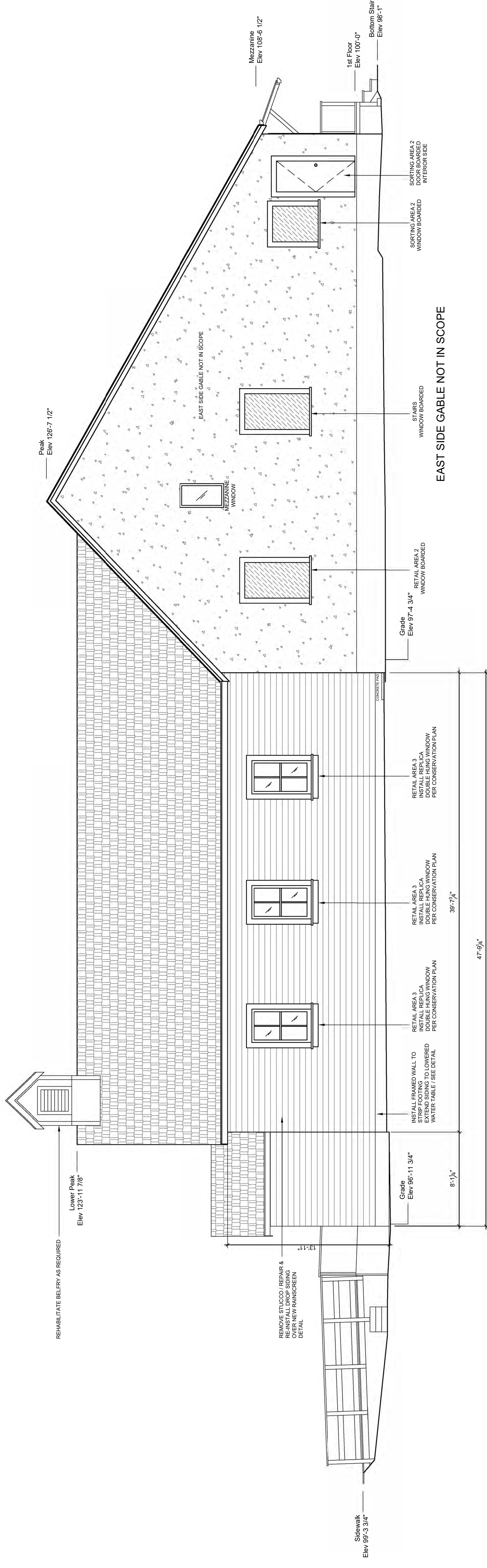
DRAWING TITLE:
EXISTING PLAN
MEZZANINE

DRAWING NO:
04

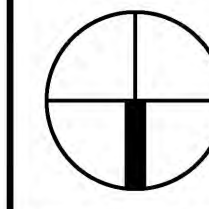
HA 23-035787 Plan #8



EAST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0" (24"x36" sheet size)



EAST ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0" (24"x36" sheet size)



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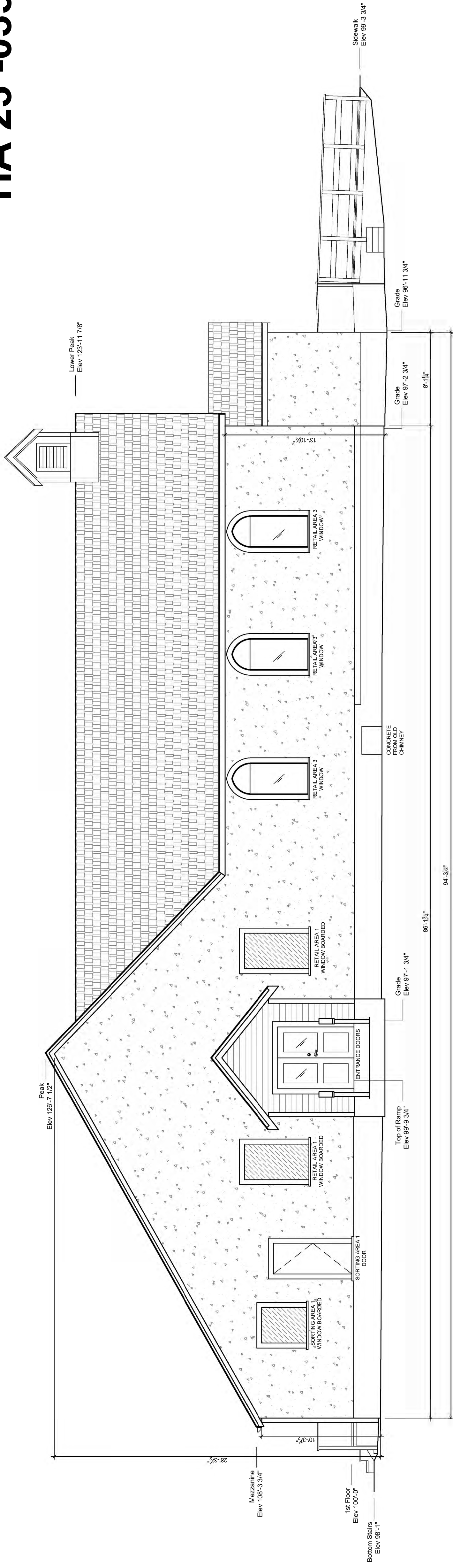
NO.	DATE	DESCRIPTION
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SCALE: AS NOTED
DATE: APR. 3, 2024

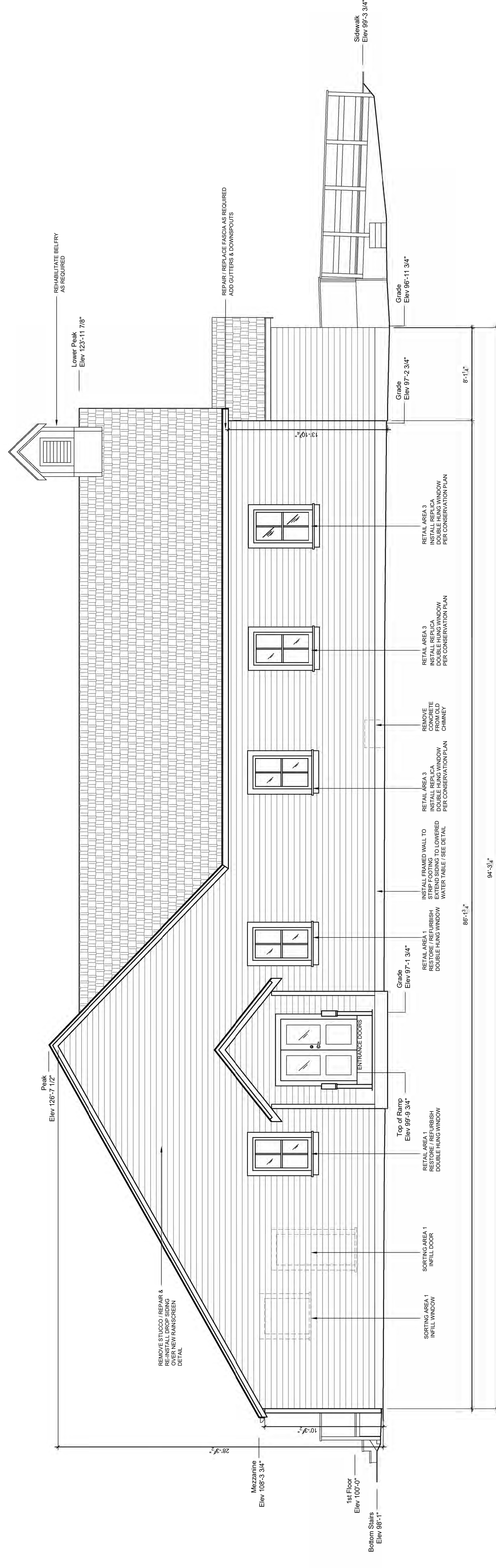
DRAWING TITLE:
 EXTERIOR
 ELEVATIONS

DRAWING NO:
 07

HA 23 -035787 Plan #9



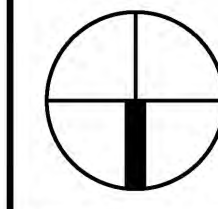
WEST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0" (24"x36" sheet size)



WEST ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0" (24"x36" sheet size)

Extraordinary League Contracting Ltd

3598 Marjshall Street
 Vancouver, BC V5N 4S4
 Tel: 604-728-3707
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PROJECT:
RICHMOND HOSPITAL HEALTHCARE AUXILIARY THRIFT SHOP
 3731 CHATHAM STREET, RICHMOND BC V7E 2Z3

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NO.	DATE	DESCRIPTION
1	APR 3, 2024	ISSUED FOR BUILDING PERMIT

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: MF
 SCALE: AS NOTED
 DATE: APR. 3, 2024

DRAWING NO:
08

HA 23 -035787 Plan #10

QUOTE	
PRELIMINARY	
FOR APPROVAL	✓
MANUFACTURE	

JOB DETAILS
 Job# **Pro2024-1590**
 Job Name **3731 Chatham Street**
 Customer **EXLE**
 Client Contact **Ryan Bahris**
 Vintage Contact **Keri Briggs**

DWG DETAILS
 Rev **A**
 Date **Feb 1, 2024**
 Drawn **Justin Murai**
 Approved
 Scale **NTS**
 Units **Inches**
 Page **1**

REVISION HISTORY

WINDOW SPECS
 Type **Double Hung**
 Species/Grade **Clear VG Douglas Fir**
 Finish -INTERIOR **Prime only/ Painted by others**
 Finish -EXTERIOR **Prime only/ Painted by others**

Stops/Putty
 Sash Thickness **1 3/4" / 44.4mm**
 Stile Width **2 5/8" / 66.67mm**
 Top Rail Width **2 5/8" / 66.67mm**
 Bottom Rail Width **4 1/4" / 107.95mm**
 Meeting Rail Width **1 1/2" / 38.1mm**
 Glazing Bar Width **1 1/4" / 31.75**

JAMB SPECS
 Type
 Species/Grade **Clear FG Douglas Fir**
 Finish -INTERIOR **Prime only/ Painted by others**
 Finish -EXTERIOR **Prime only/ Painted by others**

Jamb Width **4 9/16" / 115.88mm**
 Jamb Thickness **3/4" / 19.05mm**
 Sill Height at nose **1 1/2" / 38.1mm**
 Sill Depth **8" / 203.2mm**

GLASS: Type
3mm Solarban 60 annealed (face #2), 1/2" Black Kodispacer 4SG + Argon, 3mm clear annealed

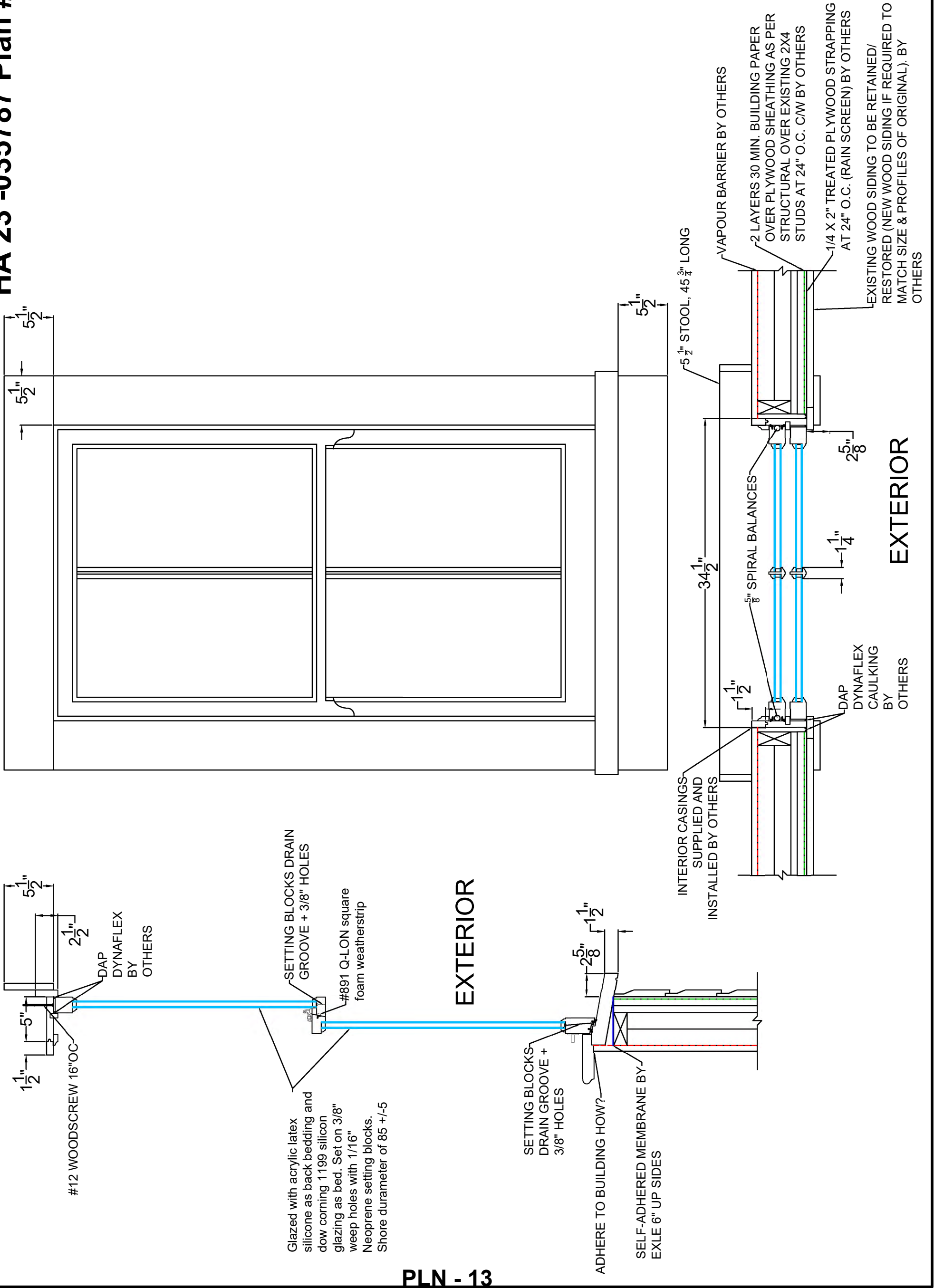
HARDWARE
 Spiral Balance - Aluminium Tube, Max 32"/35lbs FJ Series
 Sash Lock, Aged Bronze- for thermal sash sets
 Narrow catch plate, oil rubbed bronze
 4" Sash D Handle, Dark Bronze
 H3759 spiral balance carrier
 1 1/4" long screws (for thermal sash lock)

NOTES

VINTAGE WOODWORKS
 6701 Oldfield Rd,
 Sannichton, BC, Canada, V8M 2A1
 Phone 250-386-5354
 www.vintagewoodworks.ca

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APPROVED BY: _____



HA 23-035787 Plan #11

QUOTE PRELIMINARY FOR APPROVAL MANUFACTURE
JOB DETAILS Job# Pro2024-1590 Job Name 3731 Chatham Street Customer EXLE Client Contact Ryan Bahrts Vintage Contact Keri Briggs
DWG DETAILS Rev A Date Feb 1, 2024 Drawn Justin Murai Approved Scale NTS Units Inches Page 2
REVISION HISTORY
DOOR SPECS Type Double Door Species/Grade Clear VG Douglas Fir Finish -INTERIOR Prime only/ Painted by others Finish -EXTERIOR Prime only/ Painted by others Stops/Puity Stops Door Thickness 1 3/4" / 44.4mm Stile Width 4 3/4" / 120.65mm Top Rail Width 4 3/4" / 120.65mm Bottom Rail Width 7" / 177.8mm Lock Rail Width 6 1/2" / 165.1mm Muntin width N/A JAMB SPECS Type Commercial Box Jamb Species/Grade Clear FG Douglas Fir Finish -INTERIOR Prime only/ Painted by others Finish -EXTERIOR Prime only/ Painted by others Jamb Width 5" / 127mm Jamb Thickness 1 1/8" / 28.5mm
GLASS: Type 4mm Solarban 60 tempered (face #2), 1/2" Black Kodispacer 4SG + Argon, 4mm clear tempered
HARDWARE 4.5x4 ball bearing solid brass hinge (button tip) Oil Rubbed Bronze solid brass Ball tip Oil Rubbed Bronze Door Shoe, 36" Extension bolt Oil Rubbed Bronze
NOTES 6701 Oldfield Rd, Sannichon, BC, Canada, V8M 2A1 Phone 250-386-5354 www.vintagewoodworks.ca PROPRIETARY AND CONFIDENTIAL The information contained in this drawing is the sole property of Vintage Woodworks Inc. Any reproduction in part or as a whole without the written permission of Vintage Woodworks Inc. is prohibited. By signing below, I approve the design and dimension contained in this drawings as submitted to me. APPROVED BY: _____

