VINSON RESIDENCE

1425 GORDON AVENUE, WEST VANCOUVER

CONSERVATION PLAN

APRIL 2016

DONALD LUXTON AND ASSOCIATES INC

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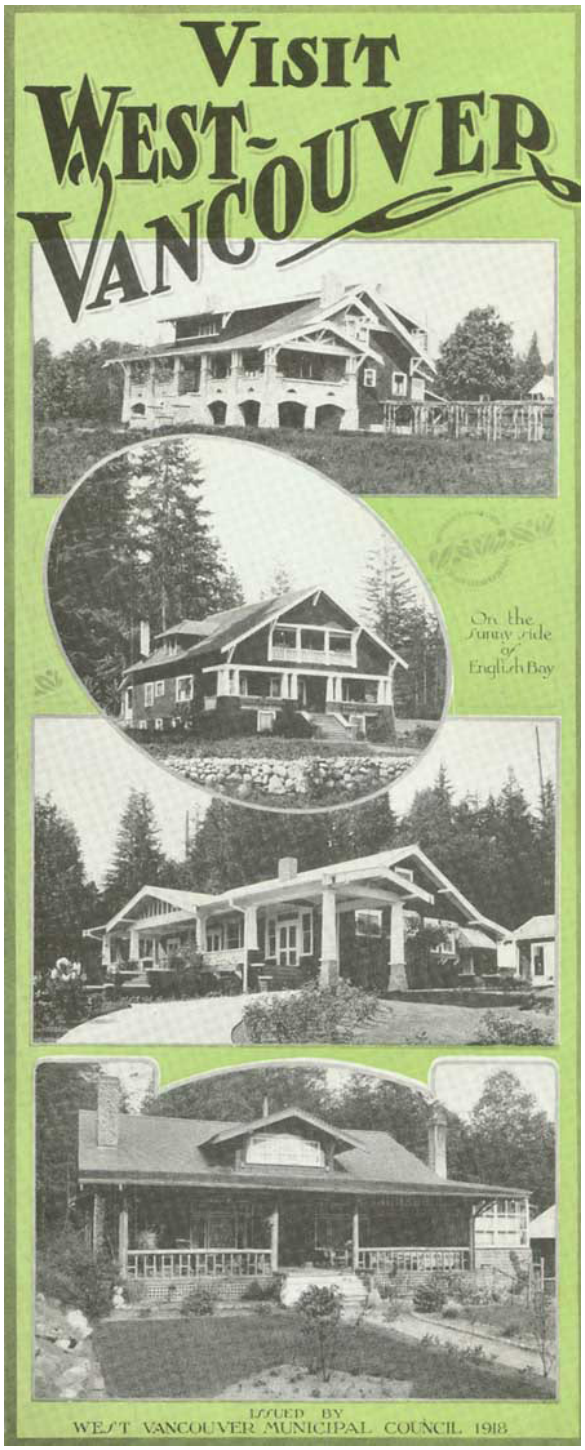
The Vinson Residence in 2015

1.0 INTRODUCTION

CURRENT ADDRESS: 1425 GORDON AVE
HISTORIC NAME: VINSON RESIDENCE
ORIGINAL RESIDENTS: VALIENT VIVIAN VINSON
ARCHITECT: UNKNOWN
CONSTRUCTION DATE: 1913
HERITAGE STATUS: LISTED ON THE WEST VANCOUVER COMMUNITY HERITAGE REGISTER

The Vinson Residence is a well-preserved early house in West Vancouver. It is now proposed to redevelop the site of the Vinson Residence, the first house in its neighbourhood, while conserving the historic structure.

2.0 HISTORIC CONTEXT



From the 1988 West Vancouver Heritage Inventory:

The striking Vinson home, which was the first to be built in this neighbourhood, originally stood on a property of more than 5.4 acres. Later subdivision in the 1920s produced a consistent streets cape of modest homes along Gordon Avenue, some of which still remain today.

Valient Vivien Vinson was a well-known professional photographer, and owner of the King Studio in Vancouver. Vinson was also elected the Reeve of West Vancouver in the years 1918 to 1920, 1922, and 1927 to 1929.

The well-preserved residence is an example of the new Craftsman influence on house design. Typical details include the decorative triangular brackets at the eaves, the tapered porch columns, and the slightly flared window surrounds.

The house was featured in a publicity poster issued by the District in 1918, as shown in this photograph. Comparison indicates that the house remains virtually intact today, a valuable link both with the early architecture and the history of West Vancouver.

Vinson House between 1920 and 1925 [009.WVA.MUL]

3.0 STATEMENT OF SIGNIFICANCE

Archival image of the Vinson Residence [source unknown]

Description of the Historic Place
The historic place is the Vinson House and its property. The house, built in 1913, is a large one-and-a-half storey, Craftsman-style bungalow on an over-sized lot on Gordon Avenue, in the Ambleside neighbourhood of West Vancouver.

Heritage Value of the Historic Place
The historic place has heritage value for its architecture, its age, the development patterns it illustrates, and the significance of its original owner.

The Vinson House is an excellent, very early, and unusually intact example of a Craftsman-style bungalow (also called a California bungalow) to be built in the area. It provides a valuable link with the early architecture and the history of West Vancouver. It illustrates many features of this style, which was so important to architectural development in the Lower Mainland. The style was just coming into its own in 1913, when the house was built.

The house also has value as a very early example of a large permanent residence in West Vancouver, built at a time when much construction was restricted to second homes and cottages. It sits on the southern edge of what was originally a 5.4-acre lot, which stretched north from Gordon Avenue to Inglewood Avenue and half a block west from 14th Street. This represents one quarter of a District Lot, which was a typical real estate purchase at the time. Unusual for West Vancouver and particularly for Ambleside, the property was not subdivided until 1940. The house now sits on one-quarter of an acre. The mixture of ages and lot sizes of the houses in this neighbourhood, which reveal early subdivision patterns, illustrates the themes of peopling West Vancouver and creating neighbourhoods.

The house also has historical value for having been built for Valient Vivian Vinson, who was born in Ohio, arrived in Vancouver from Oregon around 1907, and decided to settle in the Ambleside area of West Vancouver. The residence befitted a man of his means. Vinson was one of West Vancouver's more prominent pioneers. He played a very important role in the early development of both the municipality and the community, serving as Councillor in 1915 and holding the office of Reeve in 1918-20, 1922, and 1927-29, having been defeated at the polls only once. During his term as Reeve in 1918 West Vancouver Municipal Council published an illustrated publicity brochure entitled "Visit West Vancouver", which extolled the virtues of living here: "The garden spot of Greater Vancouver ... on the sunny side of English Bay" and encouraged people to make it their home. The Vinson House is featured prominently on the front cover of the brochure.

Much was accomplished during Vinson's terms in office, and represents the theme of governing West Vancouver. His death in 1934 at the age of 56 "threw the whole municipality this week into a state of gloom. And in view of his long and faithful public service it is only right and proper that this should be so. In his death West Vancouver has lost a very true and faithful citizen and we a loyal friend." (*West Vancouver News*, March 29, 1934)

Vinson was a well known professional photographer who owned and ran the King Studio on Hastings Street, one of the oldest established photographic studios in Vancouver. Many early West Vancouver school photos were taken by the King Studio. Vinson would have commuted to and from work on the ferry from the foot of 14th Street in Ambleside. Vinson Creek, which runs through the British Properties and Ambleside, and through what used to be the Vinson estate, was named after him.

Character-Defining Elements

The character-defining elements of the Vinson House include:

- The location on a ¼-acre lot and the relationship to the streetscape on Gordon Avenue.
- The mature gardens at front of the property.
- The mixture of post-1940 bungalows and other house-types that surround the house on all sides, and which reveal the later patterns of development.
- The exterior features of the house, typical of the Craftsman style, which include a front-gable roof with hipped dormers on the side slopes; the symmetrical massing, with paired and triple square tapered porch pillars; the original entry doors; the flared window surrounds; the triangular eave brackets, and the second-floor porch.
- The wood-frame construction, typical of the Craftsman style, clad in original cedar shingles.
- Interior features typical of a Craftsman-style house, including the original fir and plywood doors (reportedly an example of one of the earliest uses of plywood); original staircase and built-in cabinets in the dining room and master bedroom; original corner brick fireplace in the living room; original pocket doors between hall and dining room; and the beamed ceilings and wooden detailing on the walls of the living room, dining room and master bedroom.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The 1913 Vinson Residence is an important historic resource in West Vancouver. Interventions to the Vinson Residence should be based on the Standards outlined in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), which are conservation principles of best practice. Under the Guidelines, the work proposed for the Vinson Residence includes 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.*

STANDARDS

Standards relating to all Conservation Projects

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.
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.

4.2 CONSERVATION REFERENCES

The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010. http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services Preservation Briefs:

Preservation Brief 9: *The Repair of Historic Wooden Windows.*
http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

Preservation Brief 10: *Exterior Paint Problems on Historic Woodwork.*
http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

Preservation Brief 41: *The Seismic Retrofit of Historic Buildings.*
http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm

Preservation Brief 45: *Preserving Historic Wooden Porches.*
http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm

Preservation Brief 47: *Maintaining the Exterior of Small and Medium Size Historic Buildings.*
http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the Vinson Residence on the site while dividing the historic house into two units and building two infill units on the large property.

Proposed Redevelopment Scheme
The major proposed interventions of the overall project are to:

- Relocate the house further away from the lane to accomodate additional parking and a rear patio.
- Convert the Vinson Residence into two units; one in the basement and one on the floors above grade.
- Build an infill house on the southeast corner of the lot.
- Build a coach house along the lane.

Proposed Infill Guidelines
Due to the proposed infill buildings on the site, all new visible construction will be considered a current-day intervention on the site. The *Standards and Guidelines* list recommendations for new construction related to historic places, which applies to new construction in the near vicinity of a historic structure. The proposed design scheme should follow Standards 11 and 12:

- 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.
- 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.

4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as "meeting the needs of the present without compromising the ability of future generations to meet their own needs" (Common Future. The Bruntland Commission). The four-pillar model of sustainability by the City of Norwood Payneham and St. Peters identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

Four Pillars of Sustainability [CityPlan 2030 - City of Norwood Payneham & St. Peters]

4.5 HERITAGE EQUIVALENCIES & EXEMPTIONS

The Vinson Residence is listed on the West Vancouver Community Heritage Register, and is eligible for heritage variances, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the District can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors. These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken:

- Ensure all smoke detectors are in working order.
- Board up windows and secure doors if the building is vacant for an extended period.
- Protect the envelope from moisture penetration.
- Ensure ventilation of the building.
- Remove trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

5.0 EXTERIOR CONSERVATION RECOMMENDATIONS

Primary facade, Vinson Residence

A condition review of the exterior and interior of the Vinson Residence was carried out during a site visit in September 2015. In addition to the visual review of the exterior of the home, paint samples were taken from original exterior building materials and examined. The recommendations for the preservation and restoration of the 1913 façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building. The following chapter describes the materials, physical condition and recommended conservation strategy for the Vinson Residence based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 SITE

Overall Conservation Strategy: Rehabilitation

Item	Image	Conservation Recommendations
Location on site The Vinson Residence is deeply recessed on its mid-block site, which was originally a 5.4 acre lot.	—	**Rehabilitation** • Relocating the house further from the lane will increase the visibility of the heritage house, while preserving the intent of the Vinson Residence's deeper setback from the street than the neighbouring houses.
Later stone wall with wood top rail, garage There is a later stone wall with an upper wood top rail near the front of the property. The wall, and existing garage at the rear of the site have no heritage value and may be demolished.		**Rehabilitation** • The existing stone wall with wood railing is not original and may be preserved or removed. • The later stone wall with wood railing may be replaced with a new fence, or other landscaping feature that is distinguishable from, but compatible to the historic character of the site. • The garage may be demolished.

The following **Relocation Guidelines** should be implemented for the Vinson Residence:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure to facilitate the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by a professional heritage consultant. The building should be structurally braced as required before relocation.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve the original fabric of the exterior elevations as much as possible and remove the later addition prior to relocation.
- Appropriate foundation materials can be used at the new site, which can include reinforced concrete basement walls and slab.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.

5.2 FORM, SCALE AND MASSING

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
Original form, scale and massing The original form, scale and massing of the Vinson Residence has not been altered significantly.		**Preservation** • Preserve the overall form, scale and massing of the Vinson Residence.
Original sleeping porch with later glazing At some point in time the original sleeping porch was enclosed with later windows.		**Restoration** • Remove the later glazing enclosing the sleeping porch in order to restore the original appearance. • Restore the original sleeping porch columns and balustrade. • Upgrades to the sleeping porch balustrade should be investigated. If allowable, non-climbable flower boxes should be added to the balustrade to bring it to code or as part of an exemption. If not possible, utilize code-compliant metal picket railings mounted on the inside of the original balustrade. The metal picket railings should be painted Gloss Black (Benjamin Moore VC-35).

5.3 FOUNDATION

Overall Conservation Strategy: Rehabilitation

Item	Image	Conservation Recommendations
Foundation walls The existing foundation was not reviewed during the visual review.	—	**Rehabilitation** • The proposed residential use of the house requires the construction of a new reinforced concrete foundation.
Utility connections	—	**Rehabilitation** • Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure. Any new panels on the building should either be detached from the structure, or placed on the cladding in a reversible manner.
Landscaping around new foundation	—	**Rehabilitation** • To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

5.4 EXTERIOR WALLS

Overall Conservation Strategy: Rehabilitation

Item	Image	Conservation Recommendations
Exterior wood frame walls The exterior walls of the Vinson Residence are built in traditional wood-frame construction with dimensional lumber. Wood-frame construction is an affordable technique, which, in the past, utilized old growth lumber. The framing type could not be determined.	—	**Preservation & Rehabilitation** • Preserve the original wood-frame structure of the 1921 building. • Design structural and seismic upgrades from the inside, where possible, without impacting interior character-defining elements that are to be protected. • Utilize Alternate Compliance Methods outlined in the VBBL for fire and spatial separations including installation of sprinklers where required.
Original wood cladding The original cedar shingle cladding is still extant, and generally in good condition.		**Preservation & Rehabilitation** • Preserve and repair the original cedar shingle cladding on the front facade in-situ. • Preserve and repair original cedar shingle cladding on the west and rear elevations in-situ, if possible. • Due to fire separation issues, the original cedar shingles on the east elevation must be replaced with non-combustible cladding. This will involve implementing a rainscreen and new shingle-style cladding to match the original shingles closely. • If not possible to retain the original cedar shingle cladding on the west and rear elevation, the strategy for the east elevation should be used on the west and rear elevation.

5.5 PORCH AND PORCH STAIRS

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
Original porch columns The front porch features eight square, tapered wood columns with simple capitals, in paired and triple groupings.		**Preservation** • Preserve the original square tapered wood porch columns of the Vinson Residence in situ, if possible. • If the porch is dissassembled during relocation then the columns should be placed back in their original locations after relocation.
Balustrade and handrails The original porch balustrade has been removed, but was still on site at the time of the visual review. The stairs feature low side walls with no handrail.		**Rehabilitation** • The original porch balustrade has been removed in places, and should be reinstated using the original materials. • Upgrades to the porch balustrade and porch stair handrails should be investigated. If allowable, non-climbable flower boxes should be added to the balustrades to bring them to code or as part of an exemption. If not possible, utilize code-compliant metal picket railings mounted on the inside of the original balustrades and/or stair wall. The metal picket railings should be painted Gloss Black (Benjamin Moore VC-35).
Porch decking and soffit The original tongue-and-groove porch decking and soffit are still extant. The decking runs perpendicular to the front facade, and the soffit runs parallel.		**Preservation** • The original tongue-and-groove porch decking and soffit should be preserved. • If the porch is dissassembled during the relocation of the house, the tongue-and-groove porch decking and soffit should be reinstated. The porch decking should run perpendicular to the front facade, and the porch soffit should be parallel to the front facade.

5.6 WINDOWS AND WINDOW TRIM

Overall Conservation Strategy: Rehabilitation

Item	Image	Conservation Recommendations
Original windows Original window assemblies include: bipartite casements divided by thin wood muntins into four lites of true-divided glass; bipartite casements with clear fields of glass; double-hung 1-over-1; and fixed.		**Preservation** • An initial visual review suggests the original windows to be in good or repairable condition. • Preserve and repair the remaining original windows of the Vinson Residence using the guidelines on the following page. • Original sleeping porch casement windows may be relocated on the sleeping porch wall.
Later windows Most windows of the Vinson Residence have been replaced over time. Later windows may be replaced with new double-glazed wood windows.		**Rehabilitation** • Later windows should be replaced with new wood windows that are appropriate to the historic character of the house. • Replicated windows may be double-glazed, if desired. • All new windows on the historic house to have clear glass. • New window openings may be installed on the sleeping porch. The new window should be wood, and appropriate. • Heritage Consultant can review window shop drawings and mock-ups for new windows. Ensure window manufacturer is aware of recommended sash paint colour prior to final order.
All windows		• All windows to be painted in appropriate colours based on the colour schedule devised by the heritage consultant. • All windows on the historic house to have clear glass.

Original dining room window

The following guidelines should be implemented for **original windows** on the Vinson Residence:

- Inspect each window to determine extent of recommended repair or replacement.
- Retain the original frames, sills, trim, and glazing, where possible.
- Overhaul, tighten/reinforce joints of original windows. Repair frame, trim and hardware. Each original window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass of original windows. Where broken glass exists in historic wood windows, it should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window restoration should be undertaken by a contractor skilled in heritage restoration.

5.7 DOORS AND DOOR TRIM

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
Original front door assembly The original front door assembly features a door with four windows, decorative sill, mail slot, and twin sidelites with two windows each and decorative sills. This assembly is surrounded by original trim.		**Preservation** • Preserve the original front door assembly. • The front door and sidelites may be stripped of the existing paint and repainted or stained and varnished. The colour must be appropriate to the historic character of the house, and approved by the Heritage Consultant.
Rear Dutch door The existing rear door is a wood dutch door with a docorative sill on the top portion.		**Preservation or Replacement** • The existing rear Dutch door may be replaced, if desired. • Any new door should be wood, and appropriate to the historic character of the house.
Sleeping porch door The existing sleeping porch wood door features a large field of glass.		**Rehabilitation** • The existing door will be removed, and replaced by two single doors opening onto the sleeping porch from two of the bedrooms. • New doors should be wood, and appropriate to the historic character of the house.

5.8 ROOF AND GUTTERS

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
Existing roof The roof was recently replaced and appears to be in good condition after a brief visual review from the ground.		**Preservation** • The existing roof should be preserved, if possible.
Original elements The roof features original wood brackets, bargeboards, raftertails and tongue-and-groove soffit.		**Preservation** • Preserve the original wood brackets, bargeboards, raftertails and tongue-and-groove soffits, if possible.
Gutters and downspouts	—	**Rehabilitation** • The existing gutters and downspouts may be replaced, if desired. • The colour of the gutters and downspouts should be based on the colour schedule devised by the Heritage Consultant.

5.9 CHIMNEY

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
Original internal chimney The Vinson Residence features an original internal chimney with a later cap.		**Preservation** • Preserve the original internal chimney. If the fireplace is converted to gas or electric, the appropriate venting should be done through the existing chimney shaft, if possible.

Vinson House between 1920 and 1925 [009.WVA.MUL]

5.10 COLOUR SCHEDULE

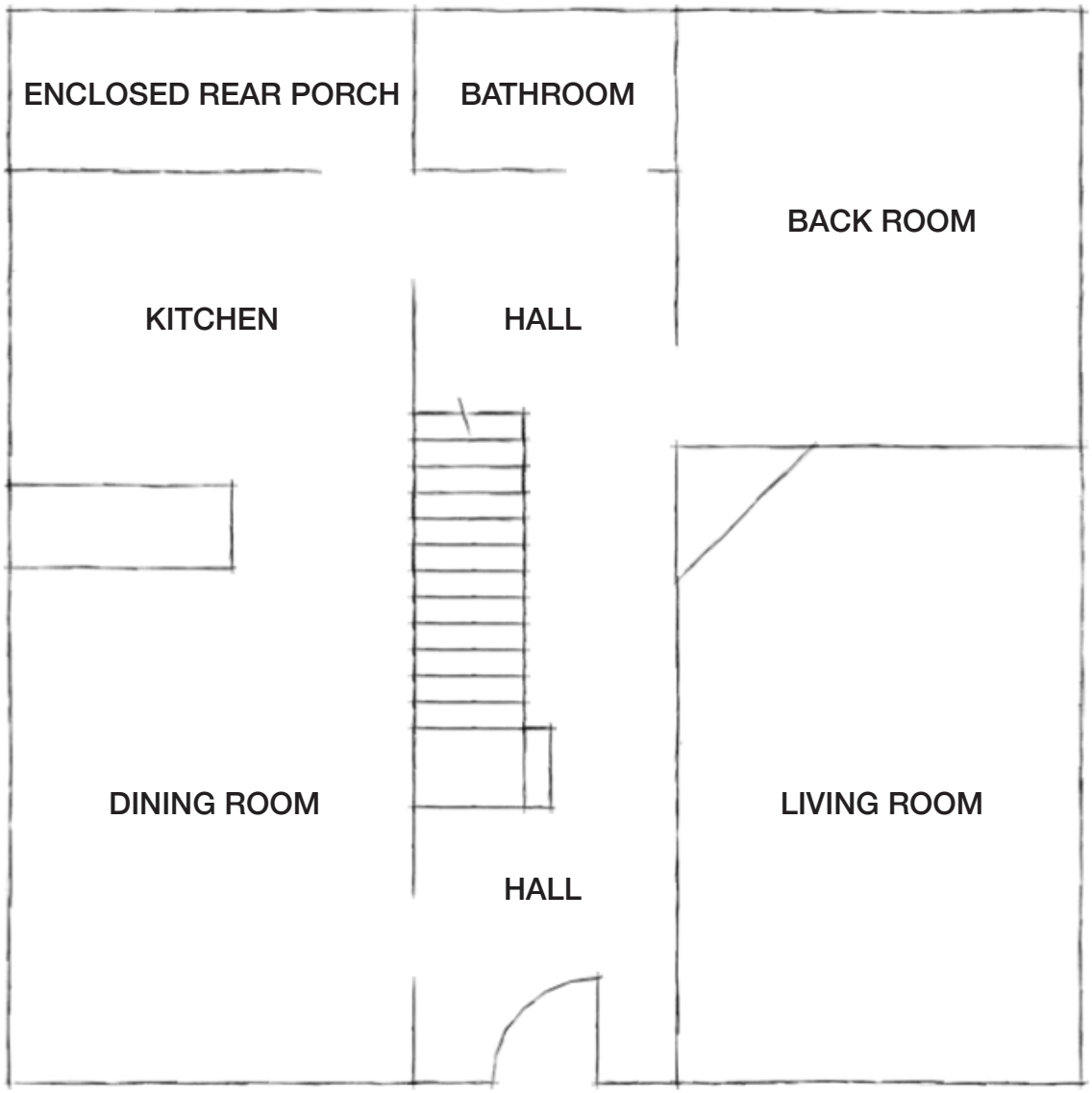
Overall Conservation Strategy: Restoration

Item	Conservation Recommendations
Original colours An important part of the conservation of the Vinson Residence is to finish the building in historically accurate paint colours. Testing and sampling of accessible original materials were carried out and paint samples assessed through microscopic analysis in order to reveal the original colour scheme of the house. The colour scheme is taken from Benjamin Moore's *Historical True Colours for Western Canada*, which is based on documented historic paint colours from this time period. See following colour table.	**Restoration** • Restore the original finish, hue and placement of colour. Complete all basic repairs and replacements and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are dry. Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay. • Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted. • Any substitutions or matching of custom colours shall be reviewed by the Heritage Consultant. Test samples should be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

5.10.1 PRELIMINARY COLOUR TABLE *Paint colours from Benjamin Moore's *Historical Vancouver True Colours*

Element	Original Colour*	Proposed Colour*	Sample	Finish
Shingle Cladding	Craftsman Brown (VC-32)	Hastings Red (VC-30)		Matte
Trim, Blaustrades, Soffits, Window Frame	Oxford Ivory (VC-1)	Oxford Ivory (VC-1)		Semi-Gloss
Window Sash	Gloss Black (VC-35)	Gloss Black (VC-35)		Gloss
Front Door Assembly	Stained and Varnished	TBD	—	—
Porch Decking	Edwardian Porch Grey (VC-26)	Edwardian Porch Grey (VC-26)		Gloss
Roof	Cedar Shingles	Retain Existing	—	—

6.0 INTERIOR CONSERVATION RECOMMENDATIONS



Floor 1 As-Found Key Plan
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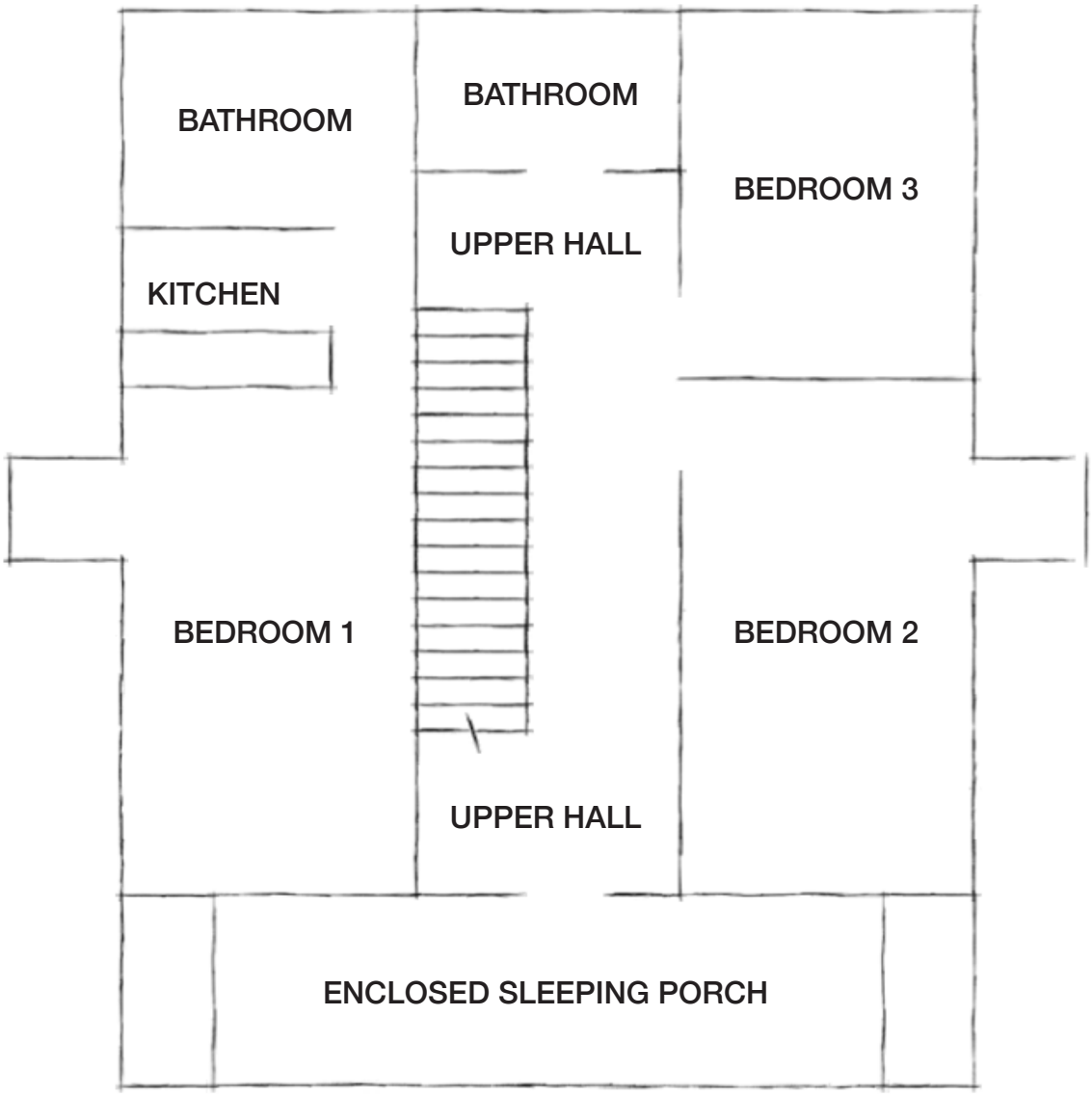

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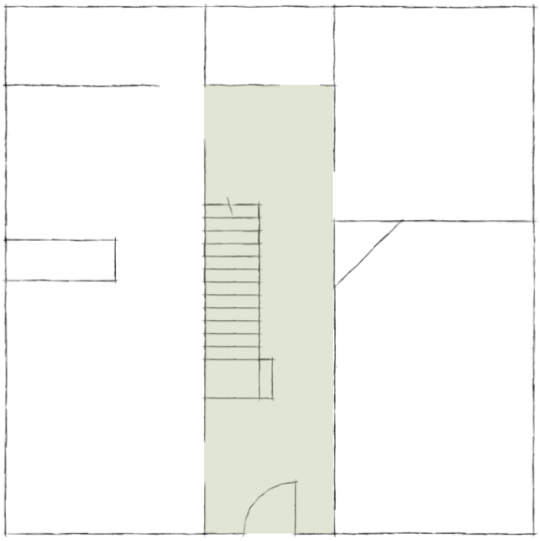
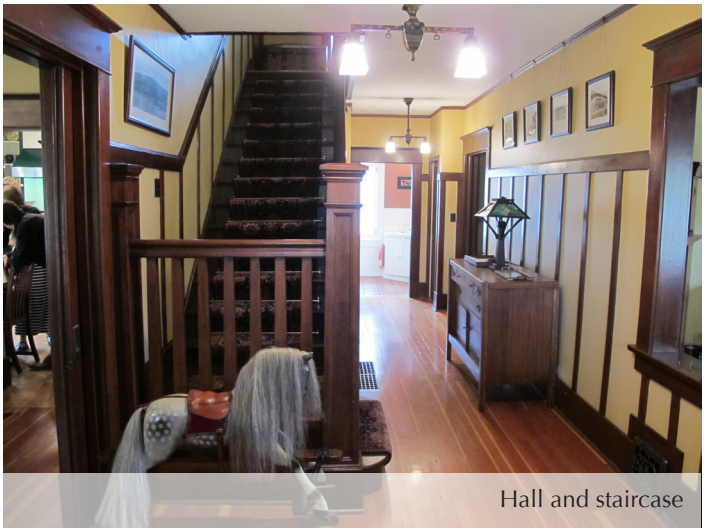
Floor 2 As-Found Key Plan
not to scale

6.1 HALL

Overall Conservation Strategy: Preservation

Description	Conservation Recommendations
The intact original features of the hall include: hardwood floors; plaster; wood doors and trim; decorative wood moulding and paneling; and the original staircase and balustrade. Other than the floors, which are worn, the original wood elements are in good condition.	**Preservation** • The worn hardwood floors may be replaced with new hardwood floors. • Preserve the original staircasr and balustrade in situ, if possible. • Preserve the remaining intact original features of the hall, as possible.



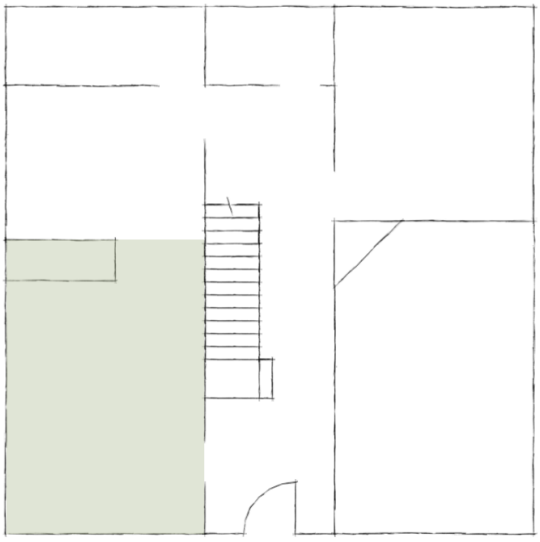


Hall and staircase

6.2 DINING ROOM

Overall Conservation Strategy: Preservation

Description	Conservation Recommendations
The intact original features of the dining room include: hardwood floors; plaster; decorative wood mouldings; wood window trim; wood swing door and pocket doors; wood ceiling beams; and built-in cabinetry.	**Preservation** • The worn hardwood floors may be replaced with new hardwood floors. • Preserve the wood pocket doors, wood ceiling beams and built-in cabinetry in-situ, if possible. • Preserve the remaining intact original features of the hall, as possible.

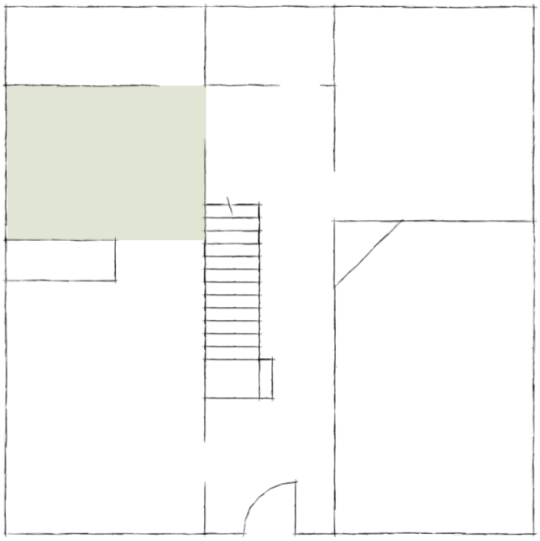


Dining room

6.3 KITCHEN

Overall Conservation Strategy: Rehabilitation

Description	Conservation Recommendations
The kitchen is not original, and it is not known if the hardwood floors are original. There is a Dutch door leading to the rear porch. The existing kitchen does not contribute to the heritage character of the interior, and may be replaced.	**Rehabilitation** • The kitchen may be rehabilitated as necessary.

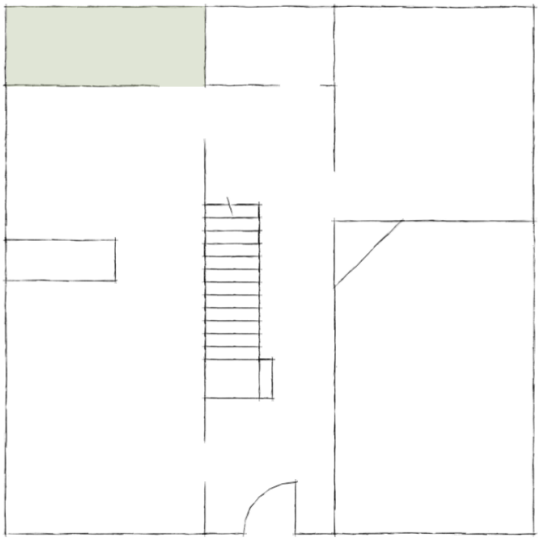


Later kitchen

6.4 ENCLOSED REAR PORCH

Overall Conservation Strategy: Rehabilitation

Description	Conservation Recommendations
At some point in time the rear porch was enclosed.	**Rehabilitation** • The rear enclosed porch may be rehabilitated as necessary.

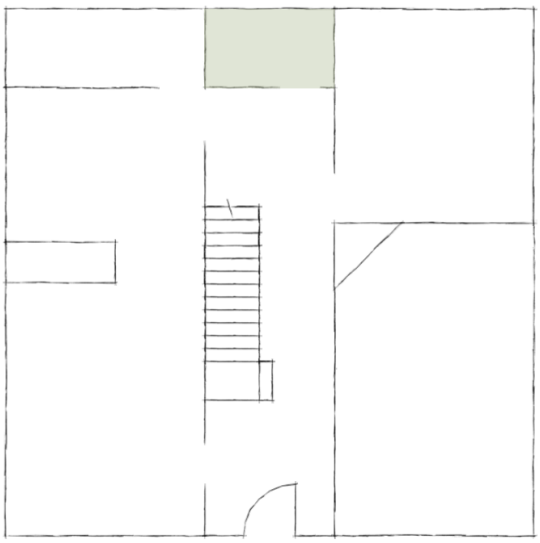


Enclosed rear porch

6.5 BATHROOM

Overall Conservation Strategy: Rehabilitation

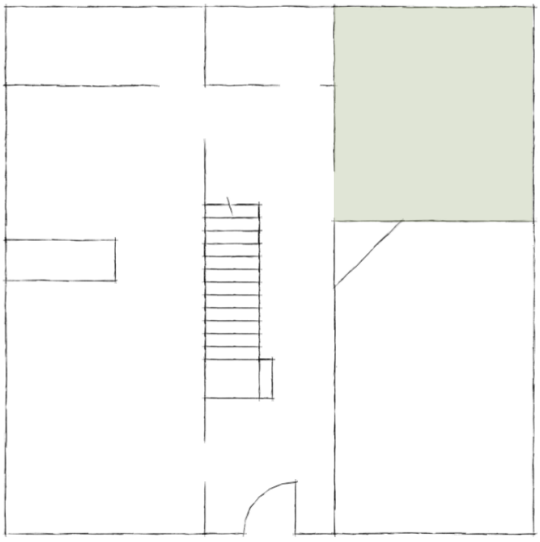
Description	Conservation Recommendations
The existing bathroom does not contribute to the heritage character of the interior, and may be replaced.	**Rehabilitation** • The existing bathroom may be rehabilitated as necessary.



6.6 BACK ROOM

Overall Conservation Strategy: Preservation

Description	Conservation Recommendations
The intact original features of the back room include: hardwood floors; plaster; wood mouldings; and wood window trim.	**Preservation** • The worn hardwood floors may be replaced with new hardwood floors. • Preserve the remaining intact original features of the hall, as possible.

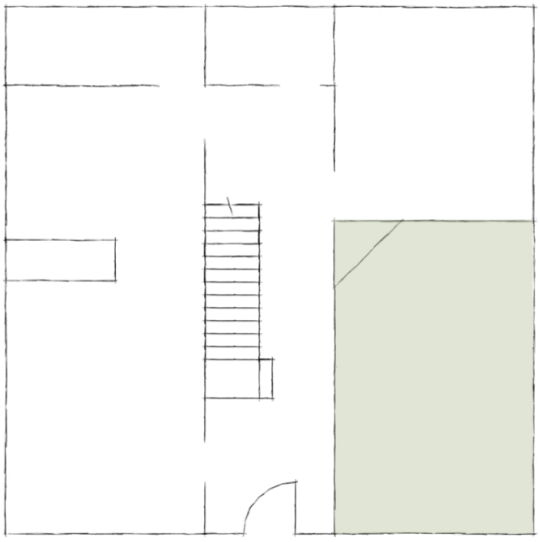


Back room

6.7 LIVING ROOM

Overall Conservation Strategy: Preservation

Description	Conservation Recommendations
The intact original features of the living room include: hardwood floors; plaster; decorative wood mouldings; wood window trim; an open entry with square tapered columns and wood beam; wood and brick corner fireplace with wood mantle and inset paneling; and a coffered ceiling with wood beams.	**Preservation** • The worn hardwood floors may be replaced with new hardwood floors. • Preserve the open entry with square tapered columns and wood beam, wood and brick corner fireplace with wood mantle and inset paneling, and coffered ceiling in-situ, if possible. • Preserve the remaining intact original features of the hall, as possible.

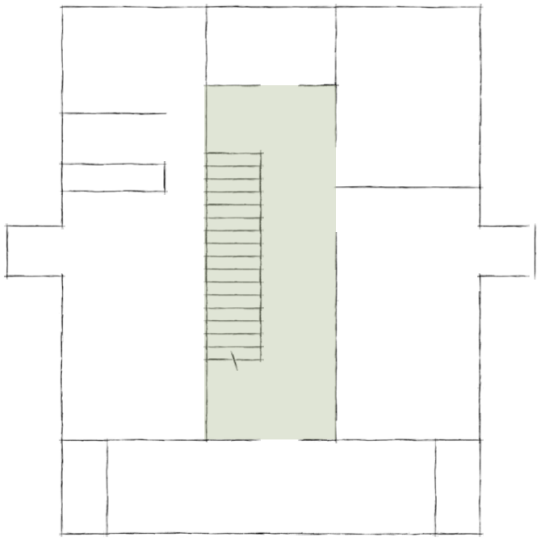


Living room

6.8 UPPER FLOOR

Overall Conservation Strategy: Rehabilitation

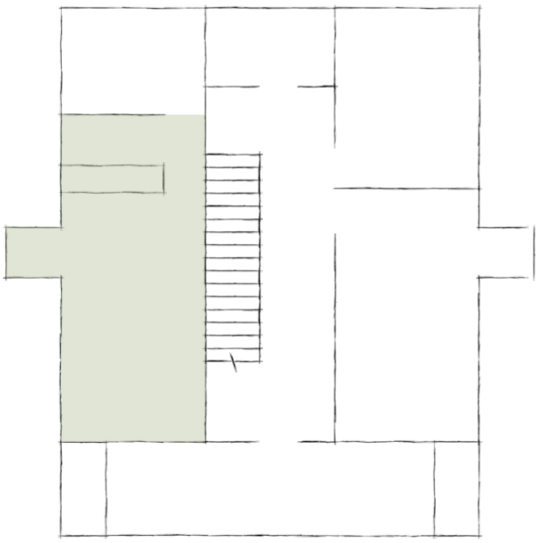
Description	Conservation Recommendations
As part of the rehabilitation of the house, it is proposed to make changes to the layout of the upper floor.	**Rehabilitation** • To maintain visual continuity from the lower floor, the balustrade around the staircase opening should be preserved, if possible. • Rehabilitate the upper floor as necessary.



Upper hall

PHOTO CATALOGUE: UPPER FLOOR

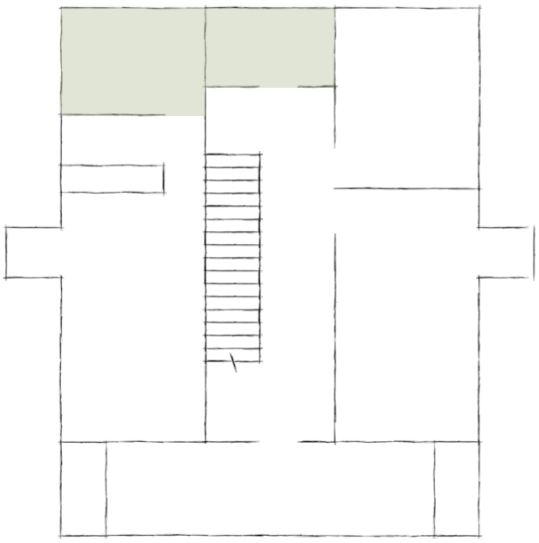
Bedroom 1



Bedroom 1

Bedroom 1

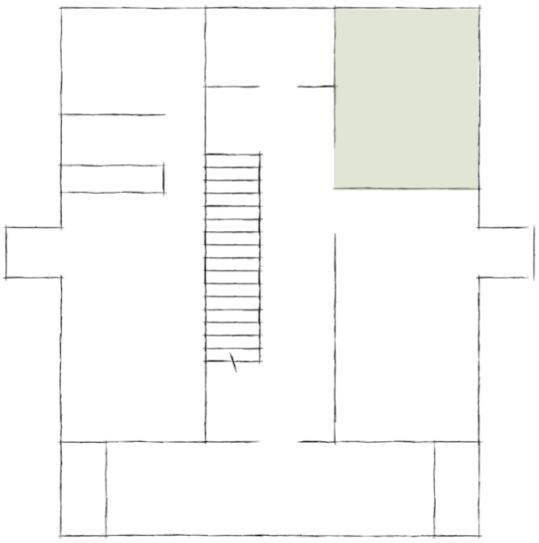
Bathrooms



Bathroom

Bathroom

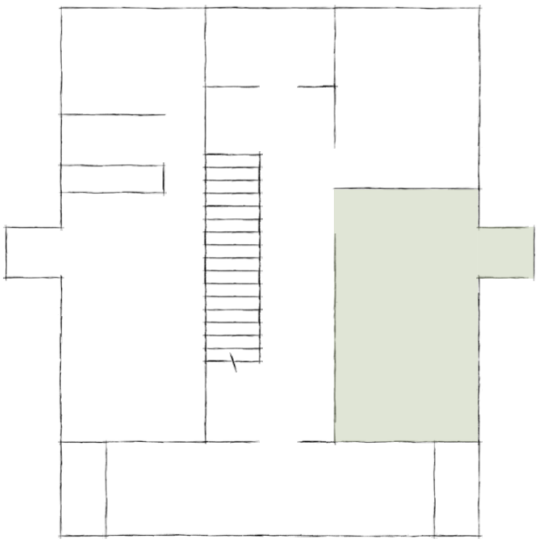
Bedroom 3



Bedroom 3

Bedroom 3

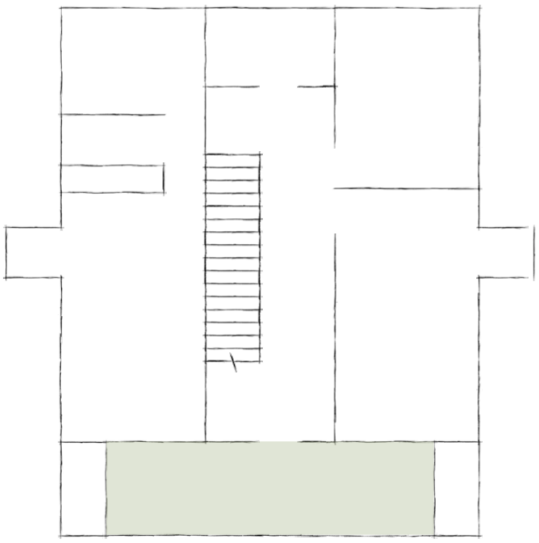
Bedroom 2



Bedroom 2

Bedroom 2

Enclosed Sleeping Porch



Enclosed sleeping porch

Archival image of the Vinson Residence [source unknown]

7.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure that the integrity of the historic fabric is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

7.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

7.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other, more intensive activities will require the issuance of a Heritage Alteration Permit.

7.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

7.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

7.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

7.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

LOG BOOK
The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall

maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

7.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

7.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the project, such as water/moisture penetration, material deterioration and structural deterioration.

EXTERIOR INSPECTION

Site Inspection:
Is the lot well drained? Is there pooling of water?
Does water drain away from foundation?

Foundation:
Moisture: Is rising damp present?
Is there back splashing from ground to structure?
Is any moisture problem general or local?
Is uneven foundation settlement evident?
Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up?

Wood Elements:
Are there moisture problems present?
Is there insect or fungal attack present? Where and probable source?
Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
Is any wood warped, cupped or twisted?
Is any wood split? Are there loose knots?
Are nails pulling loose or rusted?
Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials:
Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
Paint cleanliness, especially at air vents?

Porches:
Are steps safe? Handrails secure?
Attachment – are porches, steps, etc. securely connected to the building?

Windows:
Is there glass cracked or missing?
Is there condensation or water damage to the paint?
Are the sashes easy to operate? If hinged, do they swing freely?
Is the frame free from distortion?
Do sills show weathering or deterioration?

Doors:
Do the doors create a good seal when closed?
Are the hinges sprung? In need of lubrication?
Do locks and latches work freely?
Are door frames wicking up water? Where? Why?
Are door frames caulked at the cladding? Is the caulking in good condition?
What is the condition of the sill?

Gutters and Downspouts:
Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
Are downspouts complete without any missing sections? Are they properly connected?
Is the water being effectively carried away from the downspout by a drainage system?
Do downspouts drain completely away?

Roof:
Are there water blockage points?
Is the leading edge of the roof wet?
Is there evidence of biological attack? (Fungus, moss, birds, insects)
Are the nails sound? Are there loose or missing shingles?
Are joints and seams sound?
If there is a lightening protection system are the cables properly connected and grounded?
Does the soffit show any signs of water damage?
Insect or bird infestation?
Is there organic debris build-up on the roof?
Are there blisters or slits in the membrane?
Are the drain pipes plugged or standing proud?
Are flashings well positioned and sealed?
Is water ponding present?

INTERIOR INSPECTION

Basement (Storage Level):
Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
Are walls even or buckling or cracked? Is the floor cracked or heaved?

7.7.2 INSPECTION CYCLE:

Daily
- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually
- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)
- Inspect foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for material failures, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle
- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle
- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle
- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)
- Replacement of deteriorated building materials as required.