



RUSH HOUSE

1195 12TH STREET, WEST VANCOUVER, BC

CONSERVATION PLAN

APRIL 2017

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AND ASSOCIATES INC 

TABLE OF CONTENTS

1. INTRODUCTION.....	1
2. HISTORIC CONTEXT.....	2
3. STATEMENT OF SIGNIFICANCE.....	7
4. CONSERVATION GUIDELINES	
4.1 Standards & Guidelines.....	8
4.2 Conservation References.....	9
4.3 General Conservation Strategy.....	10
4.4 Sustainability Strategy.....	11
4.5 Alternate Compliance.....	12
4.5 Site Protection & Stabilization.....	13
5. CONSERVATION RECOMMENDATIONS	
5.1 Site.....	14
5.2 Overall Form, Scale, & Massing.....	15
5.3 Foundation.....	16
5.4 Exterior Wood-Frame Walls.....	17
5.5 Roof.....	17
5.5.1 Chimney.....	18
5.6 Front Verandah.....	19
5.7 Fenestration.....	21
5.7.1 Windows & Trims.....	21
5.7.2 Doors & Trims.....	22
5.8 Exterior Colour Schedule.....	23
6. MAINTENANCE PLAN	
6.1 Maintenance Guidelines.....	24
6.2 Permitting.....	24
6.3 Routine, Cyclical & Non-Destructive Cleaning.....	24
6.4 Repairs & Replacement of Deteriorated Materials.....	25
6.5 Inspections.....	25
6.6 Information File.....	25
6.7 Exterior Maintenance.....	26
APPENDIX A: RESEARCH SUMMARY.....	29





1.0 INTRODUCTION



HISTORIC NAME: Rush House
CIVIC ADDRESS: 1195 12th Street, West Vancouver, BC
ORIGINAL OWNERS: Frederick and Janet Rush
DATE OF CONSTRUCTION: 1923

The Rush House is among the oldest structures in Ambleside neighbourhood of West Vancouver. Located on an extensively landscaped setting at 1195 12th Street, the one and one-half storey Craftsman-style house features a gabled roofline, wrap-around verandah, and original cedar shingle cladding. An overall rehabilitation scheme has been prepared by Formwerks Architectural Incorporated.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.

2.0 HISTORIC CONTEXT

The Rush House is located in the historic Ambleside neighbourhood of West Vancouver. Due to its position along the Burrard Inlet, this area facilitated the first European settlement in the 1870s and since then, Ambleside has transitioned from a small, fledging seasonal community to an active, mixed-use neighbourhood.

The Ambleside area was first officially settled by Europeans in 1873 when “Navy” Jack Thomas built a house that is located on Argyle Avenue near the foot of 18th Street. The Navy Jack Thomas House remains the oldest continually occupied house in the Lower Mainland. Welsh-born Navy Jack Thomas was the first Caucasian resident of West Vancouver and the construction of his home signalled the waves of settlement that would later arrive in Ambleside and West Vancouver.

Following this initial development, the area was slow to advance due to a lack of transportation options. Beyond the canoe, which itself was a treacherous option, there was no easy way to reach the shores of Ambleside. Beginning in the 1880s, a “Tent City” sprang up each May through September that was composed of camping Lower Mainland residents who were hoping to escape “The Big Smoke” of logging activities to the east and south. This seasonal community of campers was the primary residential development through the first decade of the 1900s, as access to the area continued to be restricted.

The establishment of ferry service from Ambleside to Vancouver in 1909 was a watershed event for the community and the future of West Vancouver. The community was finally accessible from the remainder of the Lower Mainland, and soon after



Rush House under construction, 1923. (3267.WVA.PHO)



Fred Fraser, Jim Fraser and Ian Macdonald on haystack at Rush House property, 1937. (3269.WVA.PHO)



Major Frederick Rush, circa World War I or earlier. (courtesy of Ian Macdonald)

the first ferry began plying the waters of the Burrard Inlet, the permanent residential development of Ambleside began. Only three years later, in 1912, the community of West Vancouver was incorporated. By 1915, West Vancouver was home to the first public bus service in Western Canada. This operation, which began as a service to help passengers travel to and from the ferry terminal was the predecessor to West Vancouver’s “Blue Bus.”

Development in the area was spurred by the booming economy of the Lower Mainland in the early 1910s. A subsequent economic decline, followed by World War I, slowed construction in the area, but by the 1920s, settlement and development began again in earnest. This interwar period saw the construction of the Rush House in 1923. War veteran, Frederick C. Rush and his wife, Janet, purchased the property, which constituted a 0.73 hectare farm. Frederick, originally from England, and Janet, originally from Scotland, arrived in British Columbia in 1920, upon Frederick’s retirement. Following construction of their home in 1923, the property was later subdivided into the surrounding residential lots as the neighbourhood grew. During the busy interwar period, community leaders were also actively promoting the Ambleside area for industrial development, due to its proximity to Burrard Inlet and direct access to major waterways. This plan ultimately failed, culminating in the 1926 Town Planning Act, which precluded industry in West Vancouver, allowing the municipality to focus on residential development. This defining piece of legislation paved the way for West Vancouver to remain a bedroom community as it grew through the twentieth century.

Access to West Vancouver continued to be improved through the 1920s with the construction of the Second Narrows Bridge in 1925. Access was further improved in 1938, when the Lions Gate Bridge opened, spanning the First Narrows crossing and located significantly closer to West Vancouver and the growing Ambleside neighbourhood.

HISTORIC CONTEXT

The exclusive, single-family atmosphere of the Ambleside area, which had persisted since the 1920s, was finally challenged in 1959 when the municipal zoning by-law was changed to permit the development of multi-family residential buildings. The implications of this change quickly manifested themselves in the form of high-density apartment towers; the first of which was constructed in West Vancouver by 1961. Through the 1960s and 1970s, numerous high-rise residential buildings sprung up

in Ambleside. Many of these towers remain standing and unaltered today. Today, Ambleside is home to a diverse mix of buildings that represent the evolution of the neighbourhood, from houses constructed in the early 1900s to high-style examples of West Coast Modern architecture. The Rush House remains an early and excellent example of the type of housing constructed during the flourishing, albeit brief, period of development resurgence in West Vancouver in the 1920s.



Rush House, circa 1920s. (3270.WVA.PHO)



Rush and Macdonald families at the house, Christmas 1925. (courtesy of Ian Macdonald)



Rush House, 1923. (1368.WVA.RAH)

HISTORIC CONTEXT



Rush House, between 1923 and 1933. (3264.WVA.PHO)



Rush House and surrounding hay field, between 1923 and 1929. (13265.WVA.PHO)

3.0 STATEMENT OF SIGNIFICANCE

RUSH HOUSE 1195 12TH STREET, WEST VANCOUVER

Description of the Historic Place

Located at 1195 12th Street in the Ambleside neighbourhood of West Vancouver, the Rush House is a one and one-half storey Craftsman style house. Among the oldest buildings in Ambleside, the house is characterized by its gabled roofline, wrap-around verandah, cedar shingle cladding and its extensively landscaped setting.

Heritage Value of the Historic Place

The Rush House is valued for its association with the early development of West Vancouver's historic Ambleside neighbourhood; for its representation of the early residential properties of West Vancouver, first owned by the Rush family; and for its Craftsman style architecture.

The Rush House, constructed in 1923, reflects the early development of Ambleside, and represents one of the older, permanent European settlements in the area. The establishment of ferry service from Ambleside to Vancouver in 1909 initially opened West Vancouver to development, as it was finally accessible from the remainder of the Lower Mainland. Construction in Ambleside was first prompted by the booming regional economy of the early 1910s. A subsequent economic decline, followed by World War I, slowed construction in the area, but by the 1920s, development activity, including the Rush property, had once again reactivated. The original agricultural usage of the property illustrates the once bucolic surroundings of Ambleside.

The Rush House is valued for its early expression of residential property in West Vancouver. First owned by the Rush family, composed of patriarch Frederick C. Rush, a World War I veteran and his wife, Janet, the property was originally part of a 0.73 hectare farm, reminiscent of early settler ambitions to tame the forested land. Frederick was born in England and Janet was born in Scotland; they arrived in British Columbia in 1920, upon Frederick's retirement. The

property was later subdivided into the surrounding residential lots as the neighbourhood grew. Despite the surrounding growth of Ambleside, the Rush House property maintains its early twentieth-century residential character. The enduring, lush landscape of the house, including many original plantings and reflecting a traditional 'English' treatment, enhances its heritage value and is a vivid reminder of the early residential landscapes of West Vancouver.

The Rush House is an excellent example of the Craftsman style of architecture. Derived from the British Arts and Crafts movement, the Craftsman style promoted the honest use of natural and locally sourced materials and first became popular in British Columbia during the early 1910s. The enduring preference for the Craftsman style through the interwar era of the 1920s represents a nostalgic penchant for earlier, pre-war times. Featuring hallmarks of the style, including triangular brackets, an open verandah and cedar shingle cladding, the Rush House maintains its original integrity.

Character-Defining Elements

Elements that define the heritage character of the Rush House are its:

- location along 12th Street in the Ambleside neighbourhood of West Vancouver;
- situation on a corner site, set back from both street frontages;
- residential form, scale and massing as expressed by its one and one-half storey height with wrap-around verandah, gabled roofline and multiple bays;
- wood-frame construction with twin-coursed cedar shingle cladding;
- craftsman style features, including triangular eave brackets, flared window surrounds, and battered porch piers and open wooden balustrade along the verandah;
- original wooden-sash windows, with multi-pane casement and multi-pane double-hung assemblies;
- two internal brick chimneys; and
- associated landscape features, including original plantings.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Rush House is a significant historical resource in the District of West Vancouver. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Rush House includes aspects of preservation, restoration, and rehabilitation.

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 Rush House should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

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 proposed work entails the Preservation, Restoration, and Rehabilitation of the exterior of the Rush House. 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 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

Preservation Brief 19: The Repair and Replacement of Historic Wood Shingle Roofs.
<http://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.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 existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for residential uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme

A redevelopment scheme for this property is currently being prepared by Formwerks Architectural Incorporated, which includes the relocation of the Rush House within the property site, and the construction of two detached, infill dwellings with a garden suite below. All new visible construction and proposed addition to the historic asset should be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places.

The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.

- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

Relocation of Historic Building

The relocation of an historic building on an existing lot is the least intrusive relocation approach with regards to loss of historic context and invasive work to the structure.

The following *Relocation Guidelines* should be implemented for the relocation of the Rush House:

- 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 proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the heritage house; for example, the concrete corner addition.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.



- Preserve historic fabric of the exterior elevations including the wood-frame structure with stucco siding, wood sash windows and roof structure as much as possible. Preserve brick chimney in situ, and relocate with the main structure if possible. Alternatively reconstruct chimney with salvaged bricks to match historic appearance, if unable to relocate with the historic building due to structural reasons.
- Appropriate foundation materials shall be used at the new site, which can include reinforced concrete foundations and floor slab. The final relative location to grade should match the original as closely as possible, taking into account applicable codes.
- 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.

4.4 SUSTAINABILITY STRATEGY

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.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge*

and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.

Building Resilience can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.

4.5 ALTERNATE COMPLIANCE

As a listed building on the Municipal Heritage Register, the Rush House may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, 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 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 City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 HOMEOWNER PROTECTION ACT

The Homeowner Protection Act was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended on protecting homeowners by ensuring home warranty insurance was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home. As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage projects, and consequently resulted in the loss of significant heritage fabric through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects. An example being the requirement to remove original wooden siding that has successfully protected the building for 100 years, and replace it with a rainscreen assembly that is only warrantied for five years. Not only was valuable heritage fabric lost, but new materials will likely not last nearly as long as the original.

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised:

1. an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage



2. value from the requirement for a warranty, and clarification of the definition of ‘substantial reconstruction.’ The latter clarification explains that 75% of a home must be reconstructed for it to be considered a ‘new home’ under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

The Rush House falls into the second category, as the proposed project involves retaining a high degree of the original structure and less than 75% of the house will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and will be exempt from the requirement of a warranty. This amendment will enable a higher degree of retention and preservation of original fenestration, siding and woodwork.

4.5.3 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 & Guidelines for the Conservation of Historic Places in Canada* for further detail about “Energy Efficiency Considerations.”

4.6 SITE PROTECTION & STABILIZATION

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 include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The historic house should be protected from movement and other damage at all times during demolition, excavation and construction work.



5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Rush House was carried out during a site visit in February 2017. In addition to the visual review of the exterior of the building, paint samples were taken from exterior building materials and examined. The recommendations for the preservation and rehabilitation of the historic 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 Rush House based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Rush House is located at 1195 12th Street, in Ambleside neighbourhood of West Vancouver. The property site is on a corner location, with the house set back from Jefferson Street to the north, 12th Street to the east, and the laneway to the south. The house remains in its original location, and the property site is characterized by its extensive landscaped setting that features a variety of mature vegetation.

As part of the proposed rehabilitation scheme, the house will be moved towards the corner of Jefferson Avenue & 12th Street to accommodate the construction of two detached, infill dwellings at the rear of the house to the west. All heritage resources within the site should be protected from damage or destruction at all times. Reference **Section 4.6: Site Protection** for further information.



Aerial view showing location of Rush House at 1195 12th Street.



Conservation Strategy: Rehabilitation

- Relocate the historic house within the property lines.
- Retain the main frontage on 12th Street.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Design new infill structures that are “physically and visually compatible with, subordinate to, and distinguishable from the historic place” as recommended in **Standard 11**.
- Preserve significant landscape features as possible. Relocate significant specimen rhododendron.

5.2 OVERALL FORM, SCALE & MASSING

The Rush House features a Craftsman-style residential form, scale and massing, as characterized by its one and one-half storey height, a wrap-around verandah, and gabled roof structure with multiple bays.

As part of the proposed rehabilitation scheme, the overall form, scale and massing of the historic house will be preserved.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the building.
- The historic street façades along Jefferson Avenue & 12th Street should be retained.



Historic front facade of the Rush House along 12th Street.

5.3 FOUNDATIONS

The existing foundation walls beneath the cedar-shingle siding of the Rush House were inaccessible during the site visit. As part of the proposed rehabilitation scheme, the heritage asset will include new foundation walls upon its relocation within the property lines, and new cedar-shingle siding will be reinstated to match original. Careful attention should be executed to ensure the exterior wood-frame walls above grade are not damaged during rehabilitation work.

Conservation Strategy: Rehabilitation

- As new foundations are proposed, concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer. Once condition is assessed, conservation recommendations can be finalized.
- 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.



side elevation of the Rush House, at corner of 12th Street and Jefferson Avenue.

5.4 EXTERIOR WOOD-FRAME WALLS

The Rush House features a typical wood-frame construction in Craftsman style detailing, including its cedar-shingle siding in painted finish in all elevations, and surviving, original wood features; all of these features are important character-defining elements that should be preserved, and repaired as required.

The twin-course cedar-shingle siding continues beyond the water table and above the foundation walls, including the battered porch piers at the corner ends of the wrap-around verandah.

The historic house also features original wood trims such as triangular eave brackets, and flared window surrounds that contributes to the historic character of the heritage asset.

In general, the exterior wood-frame walls appear to be in good condition, with signs of minor deterioration in the form of discolouration and staining, broken or missing pieces, and holes from redundant fasteners. The exterior walls also show biological growth in localized areas, which indicate moisture retention, and potential water ingress particularly in areas where sun exposure is limited. Further investigation is required to determine its integrity.

Conservation Strategy: Preservation

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations, if possible, and clean surface for repainting.
- Replace damaged siding to match existing in material, size, profile and thickness.
- Any existing trim should be preserved, and new material that is visually physically compatible with the original should be reinstated when original fabric is missing. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious

boards are not acceptable.

- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Utilize Alternate Compliance Methods outlined in the BCBC for fire and spatial separations including installation of sprinklers where possible.
- 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 accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

5.5 ROOF

The Rush House features an original compound gabled roof structure, with shed dormer at the rear portion to the south, and two, original, interior brick chimneys along the roof ridge. The roof structure features later asphalt shingles that do not contribute to the historic character of the house.

The roof was not accessible during the review, but appears to be in good condition based on visual inspection from the ground level. The roof shows minor evidences of deterioration in localized areas in the form of discolouration and some biological growth. Further investigation is required to determine its structural integrity.

The surviving, original wood-frame roof structure is a character-defining element of the historic house that should be preserved, and repaired as necessary. New, replacement shingles may be used for roofing to match original in appearance, and should be reviewed by the Heritage Consultant prior to installation.



Conservation Recommendation: Rehabilitation

- Preserve the roof structure in its current configuration.
- If required, roofing membrane and cladding system may be rehabilitated. Cedar shingles are the preferred material, but asphalt shingles or Aged Cedar Enviroshingles™ are also acceptable.
- Retain the original bargeboards and fascia boards, as well as the soffit any exposed roof elements.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts are recommended. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.



5.5.1 CHIMNEYS

The Rush House features two, original, interior brick chimneys that appear to be in fair condition based on visual review from the ground level. The brick masonry units of both chimneys above the roofline show varying degrees of deterioration, as evident by discolouration, bird deposit staining, biological growth, and deteriorated or missing mortar joints. The surviving, original brick masonry chimneys are character-defining elements of the heritage asset, and should be preserved, and repaired as necessary.

Conservation Recommendation: Preservation

- Preserve the chimneys in their original configuration, if possible.
- Chimneys may require structural stabilization.
- Investigate condition of brickwork. If required, brickwork may be repointed and cleaned using a natural bristle brush and mild rinse detergent.



Interior brick chimneys of the Rush House.



5.6 FRONT VERANDAH

The Rush House features a wrap-around verandah facing the laneway to the south and 12th Street to the east. The verandah is characterized by battered corner piers, open wood balustrades, and tongue-and-groove soffits.

A later porch deck extension to the south has been added, with one portion of the original balustrades removed to provide unobstructed access from the wrap-around verandah.

Heritage homes were typified by a low balustrade of approximately 24" in height. To ensure the heritage character of the house is preserved, the restored

balustrade design should reflect the original configuration. In order to restore the original balustrade height, alternate compliance measures should be explored, such as the use of metal pipe rail and glass panels to make up the remaining height to meet code requirements.

Conservation Strategy: Rehabilitation

- Original lower height of the balustrade should be restored, with alternate compliance methods utilized to achieve the required 42" height.
- Top of restored wood balustrade should be 24".
- New possible alternative materials may be glass panels, metal pipe rails or a combination of both.



Wrap-around verandah of the Rush House, facing 12th Street.

CONSERVATION RECOMMENDATIONS



Photos showing existing condition of wrap-around verandah. Note the later porch-deck extension to the verandah (top, left)





5.7 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building’s appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. – Standards and Guidelines for the Conservation of Historic Places in Canada.

5.7.1 WINDOWS & TRIMS

The Rush House features surviving, original wood windows, including a number of multi-pane casement and multi-pane double-hung assemblies with true-divided lights. Based on initial visual review of the original wood window assemblies, the window sashes appear to be operable and in good, repairable condition.



Photos showing original windows of the Rush House.

CONSERVATION RECOMMENDATIONS

All surviving original wood window assemblies should be preserved, and repaired in place as possible, while any unsympathetic replacement window assemblies should be removed as necessary, and restored with historically accurate window assemblies.

Conservation Strategy: Preservation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass 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 repairs should be undertaken by a contractor skilled in heritage restoration.
- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.7.2 DOORS & TRIMS

The Rush House features original door openings, and surviving, original wood door assemblies that are finished with paint in unsympathetic colour, and also includes wood surround trim. The original doors and trims are important character-defining elements of the heritage asset. In general, the existing doors appear to be in good condition, with minor evidences of deterioration.

All surviving original doors should be preserved and repaired, as required, while all unsympathetic replacement doors should be removed and restored with historically accurate wood doors.

Conservation Strategy: Preservation or Rehabilitation

- Retain the door openings in their original locations, and preserve and repair all original door.
- New doors should be visually compatible with the historic character of the building.



Main entrance door of the Rush House.

5.8 EXTERIOR COLOUR SCHEDULE




Part of the Restoration process is to finish the building in historically appropriate paint colours. A final restoration colour scheme will be developed in conjunction with the project architect.

The building displays areas where there was original applied paint. The final colour scheme will be based on a colour palette that will be determined by sampling. Onsite testing will be carried out once access is available, and paint samples assessed by microscopic analysis in order to reveal the original colour scheme of the structure.

Conservation Strategy: Restoration

- Reinstatement of an appropriate historic colour scheme for exterior painted finishes.

PRELIMINARY COLOUR TABLE: RUSH HOUSE, 1195 12TH STREET, WEST VANCOUVER

Element	Colour*	Code	Sample	Finish
Shingle siding	Strathcona Mahogany	VC-34		Low-Lustre
Window & Door trims, soffits, and balustrades	Oxford Ivory	VC-01		Semi-Gloss
Window sash	Gloss Black	VC-35		High Gloss

*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

6.0 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 Rush House. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report 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 the integrity of the Rush House 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.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & 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.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & 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 be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these 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.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & 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 and most gentle 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.

6.5 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. Major issues of concern should be extracted from the report by the property manager.

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.

6.6 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.

6.6.1 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 reminder 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**.

6.7 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.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Rush House, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- Is the lot well drained? Is there pooling of water?
- Does water drain away from foundation?

Foundation

- Paint peeling? Cracking?
- Is bedding mortar sound?
- Moisture: Is rising damp present?
- Is there back splashing from ground to structure?
- Is any moisture problem general or local?
- Is damp proof course present?
- Are there shrinkage or movement cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?
- Are foundation crawl space vents clear and working?



- Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- Deflection of lintels?

Wood Elements

- Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- Is wood in direct contact with the ground?
- Is there insect attack present? Where and probable source?
- Is there 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, alligating, peeling. Cause?
- Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- Paint cleanliness, especially at air vents?

Verandahs/Porches:

- Are steps safe? Handrails secure?
- Do any support columns show rot at their bases?
- Attachment – are porches, steps, etc. securely connected to the building?

Windows

- Is there glass cracked or missing?
- If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?

- If the glass is secured by beading, are the beads in good condition?
- 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?
- Are drip mouldings/flushing above the windows properly shedding water?
- Is the caulking between the frame and the cladding in good condition?

Doors

- Do the doors create a good seal when closed?
- Are the hinges sprung? In need of lubrication?
- Do locks and latches work freely?
- If glazed, is the glass in good condition? Does the putty need repair?
- 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 wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- Are the nails sound? Are there loose or missing shingles?
- Are flashings well seated?

- 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 rubbish buildup on the roof?

INTERIOR INSPECTION

Basement

- Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- 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?
- Are there signs of insect or rodent infestation?

Concealed spaces

- Is light visible through walls, to the outsider or to another space?
- Are the ventilators for windowless spaces clear and functional?
- Do pipes or exhausts that pass through concealed spaces leak?
- Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.7.2 MAINTENANCE PROGRAMME

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 concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and 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)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.



APPENDIX A: RESEARCH SUMMARY

CURRENT CIVIC ADDRESS: 1195 12th Street, Vancouver

CURRENT LEGAL ADDRESS: Lot: 4 ex.W 50', Block: A, Plan: 7234, District Lot: 1065

ORIGINAL OWNER: Frederick and Janet Rush

CONSTRUCTION DATE: 1923

REFERENCES:

WEST VANCOUVER ASSESSMENT RECORDS:

- Ward: 3 - 1924: 1.8 acres; Land: \$1,700; Improvements: \$4,500; Owner: Frederick C. Rush

BRITISH COLUMBIA VITAL EVENTS:

- Frederick Charles Rush; Event Type: Death; Registration Number: 1954-09-001838; Event Date: January 31, 1954; Event Place: Vancouver; Age at Death: 76.
- Janet Anderson Rush; Event Type: Death; Registration Number: 1975-09-001499; Event Date: January 11, 1975; Event Place: West Vancouver; Age at Death: 96.

PERSONNEL RECORDS OF THE FIRST WORLD WAR [Library & Archives Canada]:

Attestation Records: Rush, Frederick Charles

- Rank: MAJ
- Date of Birth: 04/11/1879
- Reference: RG 150, Accession 1992-93/166, Box 8546 - 55
- Item Number: 617543
- Record Group: Canadian Expeditionary Force (CEF)

Rush, Frederick Charles

- Regimental Number: 15804-F-18
- Reference: RG9-II-F-10, Finding Aid 9-56, Volume 33
- Item Number: 640795
- Record Group: Imperial Gratuities

