

8a.



District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 5026, 2019

Effective Date:

Heritage Revitalization Agreement Bylaw No. 5026, 2019

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District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 5026, 2019

A bylaw to enter into a Heritage Revitalization Agreement (3321 Radcliffe Avenue).

WHEREAS the property at 3321 Radcliffe Avenue known as the Hewitt House is nominated to be recorded in the District's Community Heritage Register and has heritage value; and

WHEREAS the District of West Vancouver and the Owner of the property at 3321 Radcliffe Avenue wish to enter into a Heritage Revitalization Agreement in respect of the property to ensure conservation of the property; and

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Heritage Revitalization Agreement Bylaw No. 5026, 2019".

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Heritage Revitalization Agreement

- 3.1 The Mayor and Corporate Officer are authorized to sign and seal on behalf of the District the Heritage Revitalization Agreement substantially in the form attached to this bylaw as Schedule A.

Schedules

Schedule A – Heritage Revitalization Agreement for 3321 Radcliffe Avenue
(Hewitt House)

READ A FIRST TIME on June 24, 2019

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

Schedule A

HERITAGE REVITALIZATION AGREEMENT FOR 3321 RADCLIFFE AVENUE (HEWITT HOUSE)

THIS AGREEMENT dated as of the ____ day of _____, 2019

BETWEEN:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER, a
municipal corporation having offices at 750 – 17th Street, West Vancouver,
British Columbia, V7V 3T3

(the “District”)

AND:

GRAHAM PHILLIP LADE AND KATE MARIE LADE 3321 Radcliffe
Avenue, West Vancouver, British Columbia, V7G 1G7

(the “Owner”)

WHEREAS:

- A. The District may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property identified as having heritage value, pursuant to section 610 of the *Local Government Act*; and
- B. The Owner owns certain real property on the southern portion of which is situated a building of heritage value known as the Hewitt House, nominated to be listed on West Vancouver’s Community Heritage Register, which property and building are located at 3321 Radcliffe Avenue, West Vancouver, British Columbia, and legally described as LOT 21 BLOCK 2 DISTRICT LOT 557 PLAN 4979 (the “Heritage Lands”); and
- C. The Owner has presented to the District a proposal for the use, development and conservation of the Heritage Lands that would change the density of use of the Heritage Lands, and has voluntarily and without any requirement by the District, entered into this Agreement pursuant to section 610 of the *Local Government Act*; and
- D. The Heritage Lands are subject to section 52 of the *Transportation Act* and the Minister responsible for the administration of the *Transportation Act* has approved the bylaw authorizing this Agreement; and

- E. The District must hold a Public Hearing before entering into, or amending, a Heritage Revitalization Agreement if the Agreement or amendment would permit a change to the use or density of use of the Heritage Lands that is not otherwise authorized by the applicable zoning, and the District has held a Public Hearing on this Agreement; and
- F. The Council of the District has, concurrently with the adoption of the bylaw authorizing the execution of this Agreement, adopted a bylaw pursuant to section 610 of the *Local Government Act* designating the Hewitt House as protected heritage property (the "Heritage Designation Bylaw"); and
- G. The Council of the District has authorized this agreement that enables the Owner to make an application to subdivide the Heritage Lands into two developable lots, being Lot 1 for the retention of the Hewitt House and Lot 2 for the development of an additional residential dwelling (the "Lade/Bilson Residence"), in accordance with the proposed plan of subdivision attached to this Agreement as **Schedule A** (the "Subdivision");

NOW THEREFORE in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.0 Conservation of the Heritage Lands

- 1.1 The Owner agrees to conserve, protect and maintain the Heritage Lands in accordance with this Agreement, including the Conservation Plan in **Schedule B** to this Agreement, and in accordance with Heritage Maintenance Bylaw No. 4187, 1999 as amended or replaced from time to time, and in the event of any inconsistency this Agreement shall prevail.
- 1.2 Without limiting the generality of section 1.1, the Owner agrees not to do any of the following to the character-defining elements set out within the Conservation Plan without the prior written approval of the District in the form of a Heritage Alteration Permit:
 - (a) make any structural alterations that impact the exterior form and character of the Hewitt House;
 - (b) alter or replace the original entrance on the east elevation, enclosed by a sunroom, except with materials of like composition and colour and sourced locally where possible;
 - (c) alter or replace the projecting square bay with picture window on south elevation, except with materials of like composition and colour and sourced locally where possible;
 - (d) alter or replace the cedar shake clad side-gabled roof, tongue-and-groove soffit, decorative beam tails on gabled ends, and fenestration on all elevations, except with materials of like composition and colour and sourced locally where possible;

- (e) alter or replace the shed dormers on north and south sides of the Hewitt House, except with materials of like composition and colour and sourced locally where possible;
 - (f) replace any window, especially the divided-light, double-hung wood-sash windows in double and triple assemblies and wood door and window trim with back-band moulding, or door of the Hewitt House except with a window or door replicating the original, provided that new windows or door may differ from original windows to improve their thermal performance, and sourced locally where possible;
 - (g) alter or replace the cedar shingles on upper 1-1/2 storeys with wood clapboard at basement level, except with materials of like composition and colour and sourced locally where possible;
 - (h) alter or replace the red-brick chimney, except with materials of like composition and colour and sourced locally where possible; and
 - (i) alter or remove landscape features along the Radcliffe Avenue frontage, or within the Radcliffe Avenue boulevard, and any landscape features identified in **Schedule C**.
- 1.3 The Owner agrees to register an easement over the western portion of Lot 2 (Servient Tenement), generally shown in **Schedule A**, to provide unfettered pedestrian access over the easement area for the benefit of Lot 1 (Dominant Tenement) and that a final copy of the easement is provided to the District prior to issuance of a building permit to facilitate construction of the Lade/Bilson Residence.
- 1.4 The Owner agrees to provide a final landscape plan and cost estimate the District, acceptable to the Director of Planning and Development Services, prior to issuance of a building permit to facilitate construction of the Lade/Bilson Residence.
- 1.5 The Owner acknowledges that the District may refuse to issue a Heritage Alteration Permit required by section 1.2 if, in its sole discretion, the District considers that the alteration that permit would authorize is inconsistent with this Agreement or the Heritage Designation Bylaw, and without limiting the generality of the foregoing the District may refuse to authorize the alteration of any of the character-defining elements set out within the Conservation Plan.

- 1.6 If the Owner fails within the time specified in the notice to conserve, protect or maintain the Heritage Lands in accordance with this Agreement after having been given notice in writing to do so, which notice must specify the work that the Owner is required to undertake, the Owner agrees that the District may enter on the Heritage Lands to carry out the work, and may recover the cost of doing so from the Owner in the same manner and with the same remedies as taxes in arrears.
- 1.7 In the event of any dispute between the Owner and the District as to the necessity for any work required by the District pursuant to section 1.6, the parties agree that the dispute will be resolved by a member of the Architectural Institute of British Columbia with training and experience in heritage conservation who has been chosen by the parties or, failing agreement between the parties, by the Architectural Institute of British Columbia, and that the fees of the architect shall be borne by the Owner if the dispute is resolved in the District's favour and by the District if the dispute is resolved in the Owner's favour.
- 1.8 The Heritage Lands may be developed, notwithstanding the provisions of the RS4 Single Family Dwelling Zone 4 within the District of West Vancouver's Zoning Bylaw No. 4662, 2010, as amended or replaced from time to time, and in accordance with the further provisions of this Agreement:
 - (a) the Hewitt House shall remain on Lot 1 and is permitted a secondary suite; and
 - (b) a new single family dwelling (the "Lade/Bilson Residence") may be built on Lot 2 in accordance with the architectural and landscape plans attached as **Schedule C** to this Agreement and is prohibited from inclusion of a secondary suite.
- 1.9 The parties agree that the Owner may apply for and the District may in its sole discretion issue building permits that include minor variances from **Schedule C** provided that any variances do not alter the character-defining elements or interfere with the overall appearance of the Hewitt House as described in **Schedule B** or increase the total floor area or height of the Lade/Bilson Residence attached as **Schedule C**.
- 1.10 The Owner agrees that the District may withhold building permit, or occupancy permit or final building permit approval as the case may be, in respect of the Hewitt House if the alteration of the Hewitt House is not in accordance with **Schedule B**, notwithstanding that the construction may be in compliance with the British Columbia Building Code, the Zoning Bylaw and any applicable permit.

- 1.11 The parties agree that, except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the District and all laws of any authority having jurisdiction shall continue to apply to the Heritage Lands, the Hewitt House and the Lade/Bilson Residence.
- 1.12 The Owner agrees that the Zoning Bylaw variances provided under this Agreement fully compensate the Owner for any reduction in the market value of the Heritage Lands that may result from the adoption of the Heritage Revitalization Agreement Bylaw, and waives absolutely all claims for compensation that the Owner is otherwise entitled to make under section 613 of the *Local Government Act* in respect of the adoption of the Heritage Revitalization Agreement Bylaw.

2.0 Zoning Bylaw Variances

- 2.1 The following variances to Zoning Bylaw No. 4662, 2010 are granted through this Agreement to enable the subdivision of the Heritage Lands and construction of the Lade/Bilson Residence in accordance with Appendices A and C respectively, and for those purposes only:
 - (a) Lot 1 (Hewitt House):
 - a. Section 204.03 Site Area is reduced from 836 square metres to 410 square metres;
 - b. Section 204.04 Site Width is reduced from 22.9 metres to 15.25 metres;
 - c. Section 204.06 Floor Area Ratio is increased from a maximum of 0.5 of the site area to a maximum of 0.67 of site area;
 - d. Section 204.07 Front Yard is reduced from 9.1 metres to 4.57 metres;
 - e. Section 204.09(2)(a)(i) Side Yard is reduced from 1.5 metres to 0.96 metres;
 - f. Section 204.09(2)(b)(i) Combined Side Yard is reduced from 4.57 metres to 2.42 metres; and
 - g. Section 204.13 Off-Street Parking is reduced from at least one parking space to 0.

- (b) Lot 2 (Lade/Bilson Residence):
- a. Section 204.03 Site Area is reduced from 836 square metres to 201 square metres;
 - b. Section 204.04 Site Width is reduced from 22.9 metres to 15.25 metres;
 - c. Section 204.05(3) Site Coverage is increased from a maximum of 40% of site area to 46%;
 - d. Section 204.06(3) Floor Area Ratio is increased from a maximum of 0.5 of site area to a maximum of 0.73 of site area;
 - e. Section 210.07 Front Yard is reduced from 9.1 metres to 0.15 metres;
 - f. Section 210.08 Rear Yard is reduced from 9.1 metres to 1.58 metres; and
 - g. Section 204.13 Off-Street Parking is reduced from at least one parking space to 0.

3.0 Damage or Destruction

- 3.1 In the event that the Hewitt House is damaged by fire, earthquake, or any other cause, such that in the written opinion of a member of the Architectural Institute of British Columbia with training and experience in heritage conservation engaged and instructed by the District it is not possible or appropriate from a heritage conservation perspective to repair it, the Owner must construct on Lot 1 at the Owner's cost a replica of the Hewitt House in accordance with the original plans and specifications for the building and subject only to such variations from the original plans and specifications as are required to comply with the current British Columbia Building Code. Thereafter the provisions of this Agreement pertaining to the conservation, protection and maintenance of the Hewitt House, including this provision, shall apply to the replica of the Hewitt House.
- 3.2 In the event that the Hewitt House is damaged, the Owner must repair the Hewitt House, within one year of the date of damage, after having obtained a Heritage Alteration Permit and a building permit, and must carry out all repairs in accordance with **Schedule B**. Section 1.6 shall apply in the event of any failure of the Owner to repair the Hewitt House in accordance with this section.

4.0 Amendment

- 4.1 The parties acknowledge and agree that this agreement may only be amended by bylaw with the consent of the Owner, provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use of the Heritage Lands.

5.0 Representations

- 5.1 It is mutually understood and agreed upon between the parties that the District has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

6.0 Statutory Functions

- 6.1 Except as varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District or its approving officer in the exercise of their statutory functions and responsibilities and their rights and powers under any enactments, bylaws, order or regulations, including but not limited to the *Local Government Act* and the *Land Title Act*, all of which, except as expressly varied or supplemented herein, are applicable to the Heritage Lands, the Hewitt House and the Lade/Bilson Residence.
- 6.2 The Owner acknowledges that the subdivision of the Heritage Lands is subject to the jurisdiction of the District's approving officer, that the construction of or alteration of a building on any portion of the Heritage Lands requires a Heritage Alteration Permit and a building permit, and that the District may impose off-site works and services requirements and development cost charges in respect of the subdivision and development of the Heritage Lands.

7.0 Enurement

- 7.1 This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
- 7.2 The District shall file a notice within the Land Titles Office, as provided for in section 610 of the *Local Government Act*, and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by this Agreement.

Other Documents

- 7.3 The Owner agrees at the request of the District, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the District to give full effect to the intent of this Agreement.

8.0 Notices

- 8.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall be delivered by registered mail as follows:

(a) To the District:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
750 – 17TH STREET
WEST VANCOUVER, BC V7V 3T3

(b) To the Owner:

GRAHAM PHILLIP LADE AND KATE MARIE LADE
3321 RADCLIFFE AVENUE
WEST VANCOUVER, BC V7G 1G7

9.0 No Partnership or Agency

- 9.1 The parties agree that nothing contained in this Agreement creates a relationship between the parties of partnership, joint venture or agency.

SCHEDULES:

- A. **Subdivision** of LOT 21 BLOCK 2 DISTRICT LOT 557 PLAN 4979 (3321 Radcliffe Avenue)
- B. **Conservation Plan** for the Hewitt House prepared by Elana Zysblat, CAHP of Ance Building Services, and dated November 2018
- C. **Architectural Drawings** for proposed Lade/Bilson Residence by PLACE architect ltd. dated May 7, 2019

GRAHAM PHILLIP LADE

By his authorized signatory

KATE MARIE LADE

By her authorized signatory

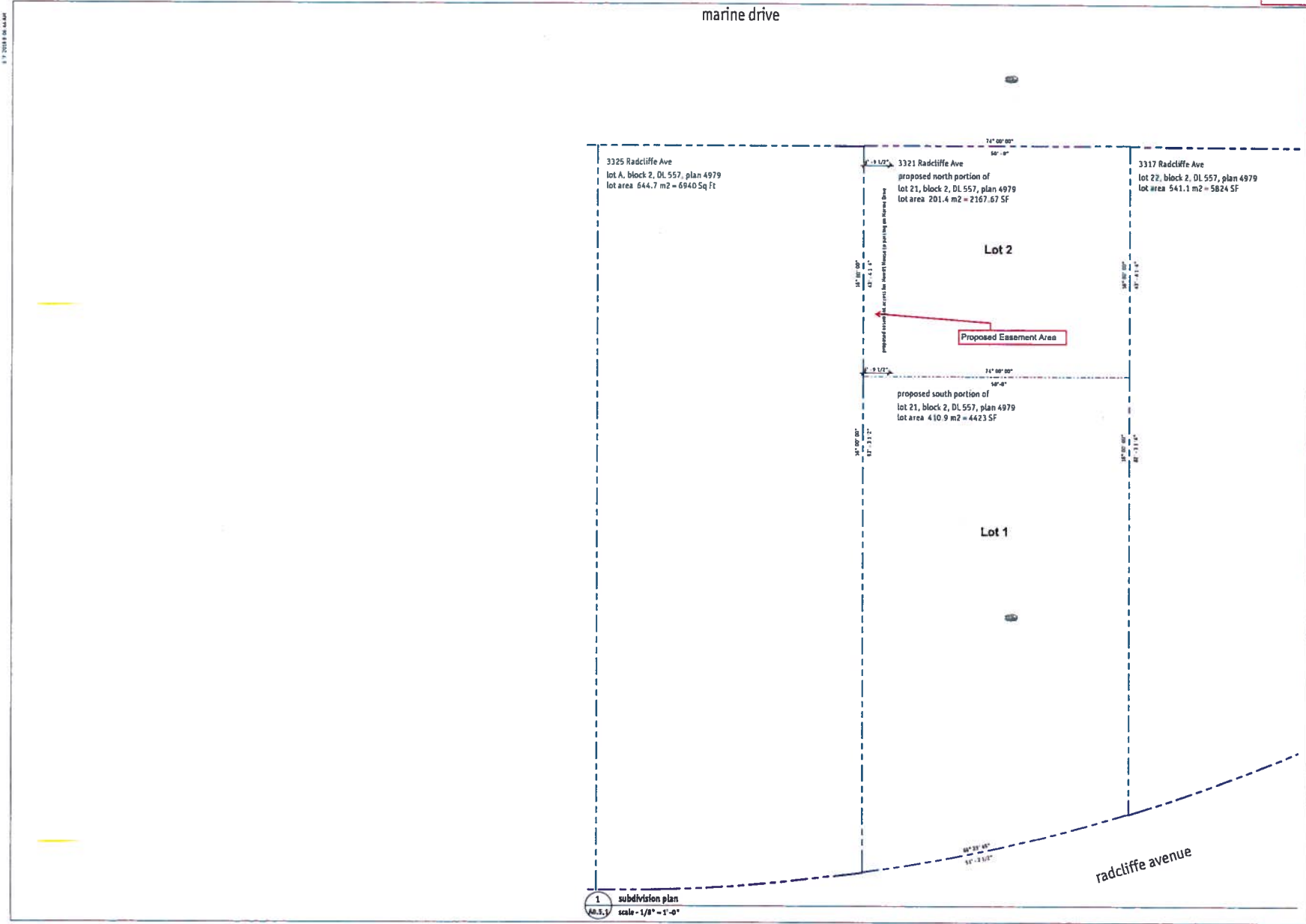
CORPORATION OF THE DISTRICT OF WEST VANCOUVER

By its authorized signatories

Mayor

Corporate Officer

Schedule A



LADE/ BILSON RESIDENCE
 3321 Radcliffe Avenue
 West Vancouver, BC V7V 1G7

project number: 1778

no.	date	memo
01	23 NOV 2018	for DP / HBA
02	11 DEC 2018	subdivision application
03	14 JAN 2019	DP / HBA revision
04	23 APR 2019	DP / HBA revision
05	07 MAY 2019	DP / HBA revision

subdivision plan

header | information certificate A23C
 PLACE architect ltd.
 6257 46 street, suite 102
 west Vancouver, BC V7V 1A2
 778 886 6339
 www.placearchitect.com

1 subdivision plan
 A0.5.1 scale - 1/8" = 1'-0"

A0.5.1
 07 MAY 2019

Heritage Conservation Plan

3321 Radcliffe Avenue, West Vancouver BC :: Hewitt House - 1924



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: November 2018

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Statement of Significance



3321 Radcliffe Avenue in 1988. source: West Vancouver Archives 2585-03.1.0012

Description of the Historic Place

The Hewitt House is a one-and-a-half storey (plus basement) Craftsman Cottage located on Radcliffe Avenue near its intersection with Marine Drive in West Vancouver's West Bay neighbourhood.

Heritage Values of the Historic Place

Built in 1924 by George H. Hewitt, the Hewitt House holds significance for being the first full-size, permanent residence in the West Bay area of West Vancouver. At the time of its construction, access to or from Vancouver was solely by ferry at Ambleside, and the only other buildings in West Bay were a few scattered summer cottages and a small general store known as the Black Cat.

The subject property has value for its association with businessman George H. Hewitt of the George H. Hewitt Company. Having originally founded the company in San Francisco in 1885, George Hewitt moved his family to Vancouver in 1898, and re-established his business in Yaletown. Hewitt enjoyed success in Vancouver until his death in 1936, and gained a certain level of prominence in the West Bay area as both a businessman and its first permanent resident. Their early settlement in the West Bay also qualifies the Hewitts as true pioneers of West Vancouver. The George H. Hewitt Co., a rubber stamp manufacturer, is still in operation today in East Vancouver, and remains a family-owned business.

The Hewitt House is significant for being an excellent example of a 1920s Craftsman Cottage. Its side-gabled roof, shed dormers, and divided-light windows all illustrate the Craftsman design tradition. Its informal character expressed through the lack of columns, the extensive use of shingles and fenestration, and the traditional cottage side-gabled roof form are a fitting response to the rural, recreational context of West Bay when the building was constructed. The building gains further value for the integrity of its surviving original design.

The Hewitt House is valued for its continuous use as a family home, having housed just three families during the 94 years of its existence. After residing in the subject house for 22 years, the Hewitt family sold it to Mrs. Emily Beyon Holman, widow of the late Calgary architect Reginald Thomas Holman, in 1947. Mrs. Holman lived there until 1962, at times sharing the house with her son, Keith and his wife, Barbara. In 1962, the property was purchased by Roy and Catherine Rahme where they raised their three children and remained for 55 years. In 2017, the home was purchased by new owners with a love of old houses and experience in building restoration. The new owners have chosen the Hewitt House as a place to raise their young family.

Character-Defining Elements

- Location on Radcliffe Avenue near West Bay Beach in West Vancouver with views of the water
- Residential form and scale as expressed in its one-and-a-half storey, side-gabled massing
- Original entrance on the east elevation, enclosed by an early sunroom
- Projecting square bay with picture window on facade elevation
- Cedar shake clad side-gabled roof
- Shed dormers on north and south sides
- Tongue-and-groove soffit
- Decorative beam tails on gabled ends
- Fenestration is a dominant feature on all elevations
- Divided-light, double-hung wood-sash windows in double and triple assemblies
- Cedar shingles on upper 1-1/2 storeys with wood clapboard at basement level
- Wood door and window trim with back-band moulding
- Internal red-brick chimney

Current Photographs



South elevation facing Radcliffe Ave., showing square bay in living room



Rear (north) elevation



The sunroom just inside main entrance, formerly the entrance porch. Located at the southeast corner of the house.



A partial view of eastern elevation with front entrance door with sidelights. The entrance door leads into the sunroom.



Two bird-eye views of the subject house in its context. 3321 Radcliffe Avenue is circled in red.

top: view from south

bottom: view from north

source: Kate Lade





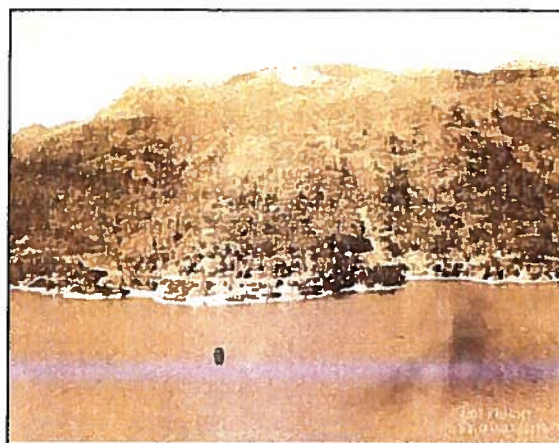
interior view of living room with original panelling, fireplace and curved door leading to the upstairs.



interior view of dining room

Historic Background

The West Bay area of West Vancouver was a wooded, summer resort in the first decades of the 20th century housing only a few cottages, and drawing campers and day-trippers who came to enjoy its sandy beach. The creation of the Pacific Great Eastern Railway (PGER) in 1914, and the opening of Marine Drive in 1915 began to improve accessibility from North Vancouver, however, access to West Bay from across the Burrard Inlet remained possible only by ferry until the Second Narrows bridge was completed in 1925. At this point the North Shore could be accessed by car or a rail line run by the PGER. The completion of the Lions Gate Bridge in 1938 improved accessibility further, eventually leading to the ferry's closure in 1947.



Aerial View of West Bay April, 1929; the Hewitt House is hidden amongst the trees.
Source: West Vancouver Archives;
3516.WVA.PHO

A grocery known as the Black Cat was West Bay's first commercial building, built in 1922, and it served as a hub of the neighbourhood as the community began to grow. The subject house was built shortly after in 1924, and was the first permanent residence in the area until the 1930s when development surged. A Town Planning Act passed by the West Vancouver municipality in 1926 banned heavy industry from locating in the region and mandated larger plots, which allowed the city to market itself as a quaint, mountain town.

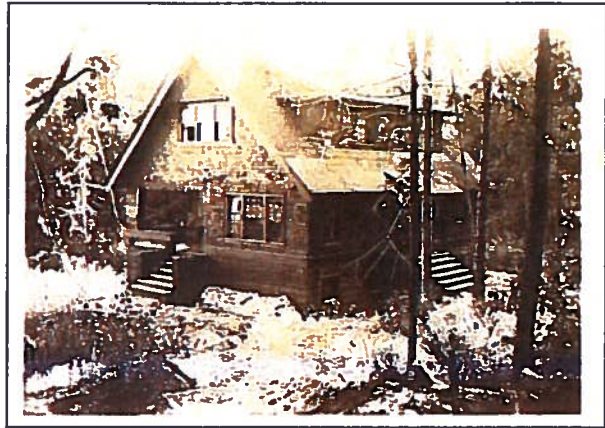
This attracted foreign investors like the Guinness family who purchased large tracts of land in 1932 and developed Capilano Estates - locally known as the British Properties. New communities like this one set a development trend in West Vancouver, which was mirrored in West Bay. By the mid-1940s, all of the lots along Radcliffe Avenue had been filled, and West Bay became one of a number of small, self-contained communities strung along the shoreline of West Vancouver. In 1938, Canada Post released a 50 cent stamp featuring an image of the West Bay beach looking across the inlet towards Vancouver.



1938 Postage Stamp featuring a view of West Bay.
Source: www.canadianpostagestamps.ca

3321 Radcliffe Avenue - History

George and Lucinda Hewitt - of the George H. Hewitt Rubber Co. moved to Vancouver from San Francisco around the turn of the 20th century, establishing their business in Yaletown, and raised a family in the city. With their children all grown, the Hewitts left the city for somewhere quieter and settled in the West Bay area, where they built the subject house in 1924. George Hewitt purchased lots 21 and 22 near the intersection of Marine Drive and Radcliffe Avenue, and sited the house straddling the two properties. He maintained his business in Vancouver, and must have commuted by ferry in the early



Hewitt House ca. 1920s

Source: West Vancouver Archives; 3284.WVA.PHO

years. Commutes such as this were not unusual, as the ferry ran every hour from West Vancouver and operated from 6:30 am until midnight. The trip across the inlet took approximately 30 minutes. The Black Cat grocery and a few scattered summer cottages were all that existed in the area when the Hewitts moved in. At times during the 1930s, the Hewitt's home was again full with George and Lucinda's children and grandchildren while they rented out their own Vancouver residences to get through the lean years of the Depression. The Hewitts were also known to provide food to those in need who showed up at their back door. George passed away in 1936, but Lucinda remained in the house another ten years, sometimes renting a room to lodgers. George and Lucinda's daughter Dorothy, and her husband Cedric Cherry built their own house just down the street at 3337 Radcliffe in 1941.

By 1947, widow Emily Beyon Holman bought the house and lived there with her son Keith and his family for a time, and later on with tenants. Mrs. Holman was the retired widow of the Calgary architect Reginald Thomas Holman who passed away in 1919. She remained in the subject house until 1962, when she sold the property to Roy and Catherine Rahme.

Roy and Catherine lived in the house for the next 55 years - making them the property's longest residents and owners - and raised their own three children there. In 2002, no longer needing the space, Roy and Catherine chose to sell one of the two lots their home originally straddled, and moved the house onto its current foundation on lot 21. The Rahmes took this opportunity to create new cement foundations and add a sprinkler system whilst retaining the original internal features of the house such as the internal living room panelling, original porch and rooms layout.

Since its construction, the Hewitt House has gone through a number of address changes as the neighbourhood developed. Originally listed simply as being on 'Radcliffe,' or 'Marine near

33rd,' the subject house was then listed at 3334 Marine Drive from 1930-39. It then became 3314 Marine Drive from 1940-48, and finally 3321 Radcliffe Avenue from 1949 until the present.

In 2017, the home was purchased by new owners with a love of old houses and experience in restoring various others in the Lower Mainland. The new owners have chosen the Hewitt House as a place to raise their young family.



Roy Rahme during the move of the subject house, 2002.

Source: *North Shore News* April 3, 2002

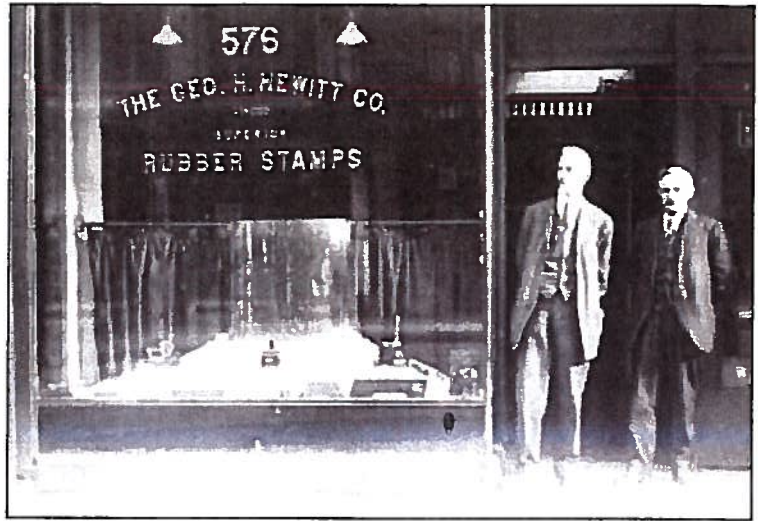
Archival Photographs



West Bay - West Vancouver 1934
Source: City of Vancouver Archives;
1477-84



Hewitt House ca. 1988
Source: West Vancouver Archives;
2585-03.1.0012.DWV



George Hewitt standing outside of his business at 576 Richards Street, ca. 1898



George and Lucinda Hewitt with their Granddaughter, Dorothy ca. 1930s
Source: West Vancouver Archives; 007.7-1.B61



George H.
Hewitt ca. 1935
Source: City of
Vancouver
Archives;
371-66

Research Findings

Date of Construction: 1924

Original Owner: George H. Hewitt

Architect: unknown

Builder: unknown

Residents:

1924-46: George H & Lucinda A Hewitt (George H. Hewitt Rubber Company)

- Lucinda alone after George's death in 1936

1947-61: Mrs. Emily Beyon Holman (widow)

1962-2017: Roy W & Catherine J Rahme (mechanical engineer)

- Catherine alone after Roy's death in 2008

Address Changes

1924-30: 'Radcliffe Ave.' or 'Marine Drive near 33rd'

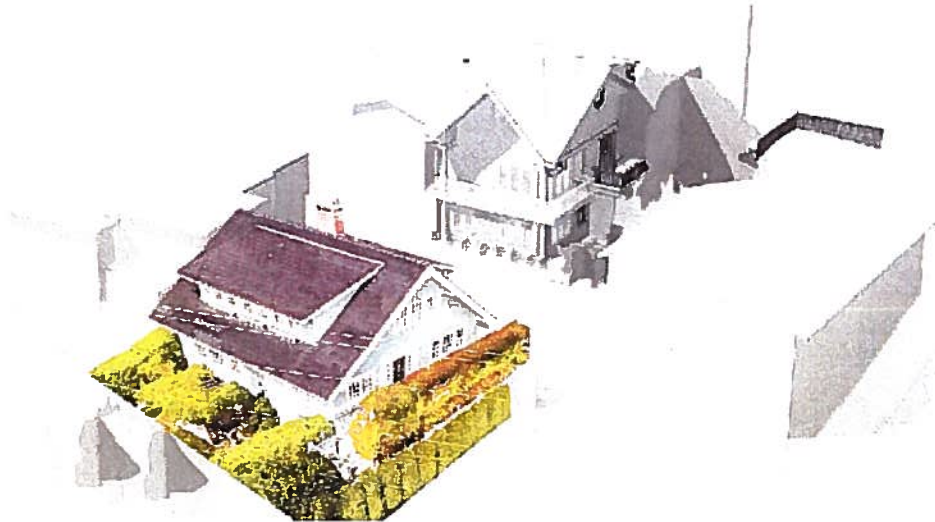
1931-39: 3334 Marine Drive

1940-48: 3314 Marine Drive

1949-present: 3321 Radcliffe Avenue

Conservation Objectives

The Hewitt House will continue on its current site on Radcliffe Avenue, and with its detached residential use. To further improve the sustainability of this property and help finance the conservation and maintenance of the historic building, a two storey infill house will be introduced at the rear of the property. The proposed infill house design is a cottage, compatible in form, design and scale with the Hewitt House - but is distinguished as a contemporary structure through subtle architectural detailing and finishes. The proposed development will transform the existing large lot's capacity to house three-families comfortably each with separate entrances, private outdoor areas and with an off-street parking space. The proposed development does not affect the Heritage Values nor the Character Defining Elements of the historic place.



Rendering source: Place Architect Ltd. with colour photo inserted by the author.

The above rendering depicts the existing historic building at 3321 Radcliffe (in colour) and the proposed infill house to the rear (in greyscale) with volume representations of the houses on either side of the property. The proposed infill building is compatible with the historic house and subject streetscape in height, massing and form. Its gable roof and traditional cladding treatments (stone base, horizontal siding and upper-storey shingles) fit in harmoniously with the neighbourhood's historic character - but it is distinguishable as a contemporary building through its metal windows with modern opening sizes and muntin compositions. Additionally, its siting at the rear of the property is not readily visible from Radcliffe Avenue, so it does not disrupt or impact the original streetscape character.

Preservation is the overall conservation objective for the historic house.

Rehabilitation is the conservation objective for the property.

The below conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

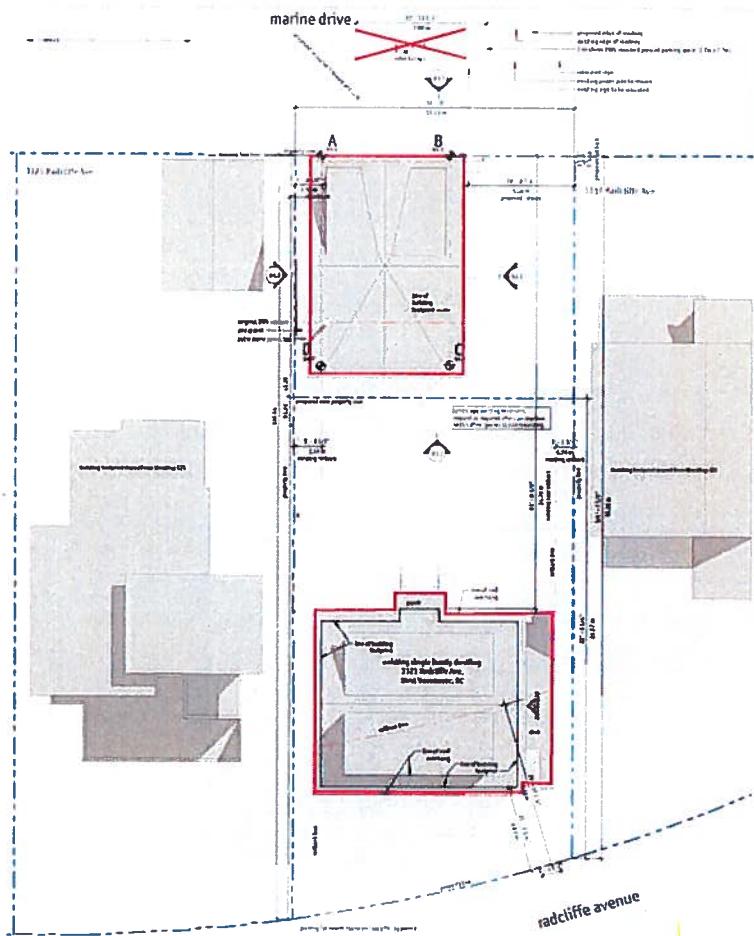
Preservation: *The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.*

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 an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Site Plan

The proposed infill house (top) and historic Hewitt House (bottom) are outlined in red, which shows the existing neighbouring houses and garage as well. The proposed off-street, lane accessed parking spot is marked with an X behind the infill house.



Site plan source: Place Architect Ltd. with outlines inserted by the author.

Condition Assessment

Overall, the condition of the Hewitt House is excellent.

The building was relocated to its current siting and professionally restored in 2002, so the exterior elements - painting, roof and gutters are all only 15-16 years old at this time. A new, seismic concrete foundation was poured at the time of the relocation - this too is in excellent condition.

The one element that appears to not have been fully addressed in 2002 is window repair and maintenance. **The original divided-light, double-hung wood-sash windows all need to be assessed for operability (proper opening), putty and glass condition.** A few broken glass panes were noted in February 2018. The condition of the frames and sashes appears good.

Recommended Conservation Procedures

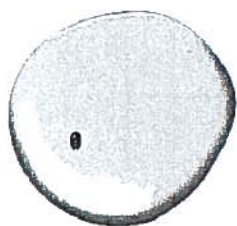
Paint finishes - Preservation and Restoration. Preserve the existing paint job on exterior wood elements, trim work and cladding. The current colour scheme pre-dates the research on local historic colour schemes (Historical True Colours for Western Canada) and the availability of the corresponding paint formulas by Benjamin Moore. It features a medium-toned colour - as a body colour - whereas the original colour scheme, as seen in archival images and found in spot-scraping the building, appear to initially have been 'unfinished' cedar and later - a deep, dark green.



Hewitt House ca. 1920s. Source: West Vancouver Archives; 3284.WVA.PHO

When repainting, the exact current Nantucket-inspired colour scheme can be matched and reapplied (teal body with cream trim and window sashes) or one of the following two early colour schemes can be used:

Original body colour:



Body (siding and shingles) - Sandy Hook Gray HC-108 (Benjamin Moore) - a colour that closely resembles aged cedar.

Early body colour:



Body (siding and shingles) - Salamander 2050-10 (Benjamin Moore) - a colour that was found as the first painted layer on the house.

It appears that the trim and window sash colour have consistently been one colour, and this is in line with 1920s and 30s Craftsman Cottage colour schemes. There is evidence however, that both dark and cream window colour were used on this element. **Trim should be painted in a semigloss finish, and window sash and doors in a high gloss finish.**



Trim (trim boards, soffits, porch ceilings, brackets, windows and doors)
Oxford Ivory VC-1 (Benjamin Moore True Colours)

Dark options for window and trim colour are Salamander 2050-10 (see above) and Gloss Black VC-35 (Benjamin Moore True Colours)

Foundation, structure and exterior wood elements (siding, shingles, trim, soffits and porch elements), roof and gutters - *Preserve* all the above by following a regular maintenance program, see Maintenance Plan on page 21.

Windows - Assess all wood windows, prioritizing the south facing (facade) windows which are most exposed to weather. Work with an experienced historic window professional to repair windows that are identified as inoperable or in need of repair. Intervene only where necessary and retain original material and parts where possible. Once all windows are maintained and operable, follow a regular window maintenance program.

Future Changes

Changes to the building configuration, especially additions, should be carefully considered for minimal affect on the **Heritage Values** as embodied in the **Character-Defining Elements (CDE)** listed in the **Statement of Significance**. All future **exterior alteration or changes** that are not addressed in this report, must be approved through a **Heritage Alteration permit**.

Proposed Alterations

The proposed alterations to the property as part of its Heritage Revitalization Agreement will improve the sustainability of the property without negatively impacting its Heritage Value or Character Defining Elements and are aligned with the Standards and Guidelines for Conservation in Canada. Infill housing is a historic form of development which has precedence all over the Lower Mainland since the late 1880s. There are records of residential properties that were initially developed with two houses on one property, as well as properties that were densified with the introduction of an infill house years or decades after the lot was first developed. The proposed alterations to this property are in keeping with this historic and precedented approach and represents a sensitive and subtle form of densification which retains the single-family scale of the West Bay neighbourhood. This historic form of densification continues to be an excellent method of providing greatly needed housing in already established neighbourhoods while integrating well into the existing infrastructure and character of the area.

Maintenance Plan

Following completion of the window repair and maintenance, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition). The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance program using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate repair or replacement in-kind of portions of highly exposed elements every 10-15 years.
- Inspect paint finishes every 3-5 years and expect full repainting every 7-10 years. Look for:
 - o bubbling, cracks, "alligating" or crazing, wrinkles, flaking, peeling or powdering;
 - o excessive fading of colours, especially dark tones;
- Repainting shall be in colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

Review metal flashings to ensure water runoff properly directed to the exterior and that flashing joints are intact.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.

- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:
 - o loose, split or missing shingles, especially at edges, ridges and hips;
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
 - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

BC Archives:

- genealogy indexes

City of Vancouver Archives:

- George H. Hewitt Co. Ltd. file; AM0054.013.02117 (microfiche)
- Greater Vancouver Directories
- Archival images (cited in document)

City of West Vancouver 'WestMap':

- <https://maps.westvancouver.ca/westmap2017/map.htm>

District of West Vancouver Heritage Inventory, 1987.

Library Archives Canada:

- Censuses 1901, 1911, 1916, and 1921

Newspapers:

- *North Shore News*, April 3, 2002.

Vancouver Public Library Special Collections:

- Historical Photographs online database

West Vancouver Archives:

- Archival images (cited in document)
- District of West Vancouver Fonds reference code: 2585-03-01.91
- West Vancouver Archives Collection ref. code: 007.7-1.B61

West Vancouver Library online digital collection:

- "Memories of my boyhood days in West Vancouver, March 1986."

Websites:

- <https://westvancouver.ca/arts-culture/heritage/west-vancouver-yesterday-and-today>
- www.canadianpostagestamps.ca
- <https://geohewitt.com/about-us/>

Roy Rahme obituary June 28, 2008:

- Originally published in the Vancouver Sun June 28, 2008

Site visit and interview with current homeowner Kate Lade - February, 20, 2018

Real Estate and Archival photographs - provided by Kate Lade

Schedule C



LADE/ BILSON RESIDENCE
 3321 Radcliffe Avenue
 West Vancouver, BC V7V 1G7

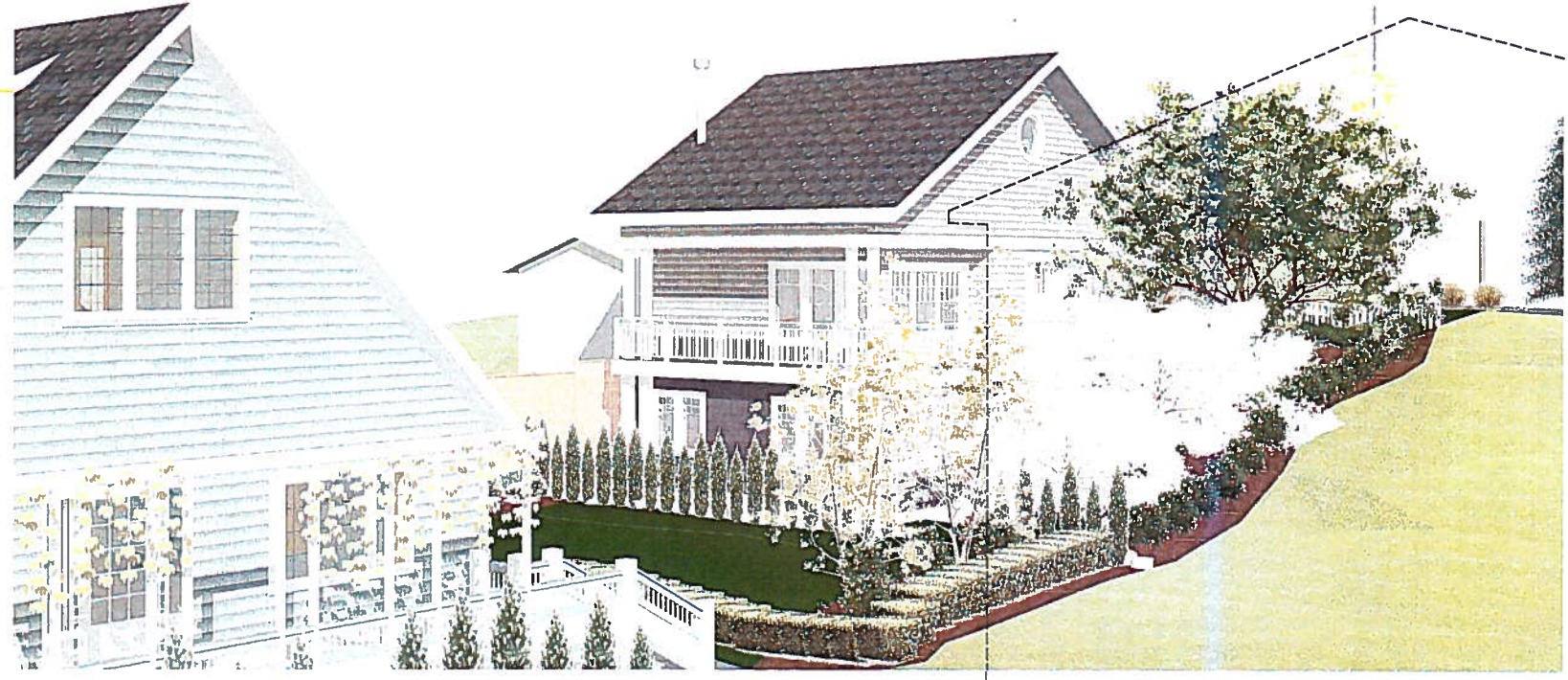
project number: 1778

no.	date	notes
01	23 NOV 2018	For DP/ HRA
02	15 DEC 2018	submissions application
03	16 JAN 2019	DP/ HRA revisions
04	12 APR 2019	DP/ HRA revisions
05	07 MAY 2019	DP/ HRA revisions

project information

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 west vancouver, bc v7v 1g7
 778 536 6769
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A0.0
 07 MAY 2019



3321 RADCLIFFE AVENUE, WEST VANCOUVER, BC
 development permit/ HRA application



zoning bylaws:
 British Columbia Building Code 2018
 District of West Vancouver Act being by-law

project address:
 3321 Radcliffe Avenue
 West Vancouver, BC

legal description:
 Lot 21, Block 2, S.R. 557, plan 4179

P.Z.B.:
 011-365-779

zoning:
 R5a

building classification:
 Single Family Home

description of work:
 Heritage Development Application to subdivide property, creating a new lot at 3325 Marine Drive and construct a new house on that new lot.

CLIENTS:
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 klademo@ladelade.com
 604-413-3129

ARCHITECTS:
 Heather J. Johnston, architect A2BC
 PLACE architect ltd
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 heather@johnstonarchitects.com
 778 536 6769

- A0.0 project information
- A0.1 perspective views
- A0.2 perspective views
- A0.3 context perspectives
- A0.4 context photos
- A0.4.1 context photos
- A0.5 site survey - reference only
- A0.5.1 subdivision plan
- A0.6 site plan, zoning summary
- A2.1 proposed level 1 and 2 plans
- A2.2 proposed level 3 and roof plans
- A3.1 elevations
- A3.2 elevations
- A4.1 site sections
- A4.2 sections
- A4.3 sections
- AB.1 additional perspective views

1 project information
 A0.0

2 location/context plan
 AB.0

3 project contacts
 A0.0

4 drawing index
 A0.0

17778-1-1



1 perspective view from Marine Drive

cottage

2 perspective view from West on Radcliffe

cottage

hewitt house



LADE/ BILSON RESIDENCE
3324 Radcliffe Avenue
West Vancouver, BC V7V 1G7

project number: 1778

no	date	issue
01	23 NOV 2018	for DP/ HSA
02	11 DEC 2018	submission application
03	16 JAN 2019	DP/ HSA revisions
04	23 APR 2019	DP/ HSA revisions
05	07 MAY 2019	DP/ HSA revisions

perspective views

heather j johnston architect ABC
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A0.2

07 MAY 2019

REVISED 08.11.13



2 perspective view from West on Marine Drive

cottage

A0.3



1 perspective view from East on Marine Drive

neighbour

cottage

A0.3



LADE/ BILSON RESIDENCE
 3321 Radcliffe Avenue
 West Vancouver, BC V7V 1G7

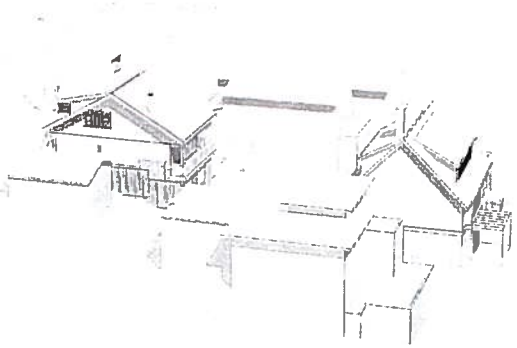
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no.	date	issue
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02	11 DEC 2010	submission application
03	16 JAN 2011	DP / HBA revisions
04	23 APR 2011	DP / HBA revisions
05	07 MAY 2011	DP / HBA revisions

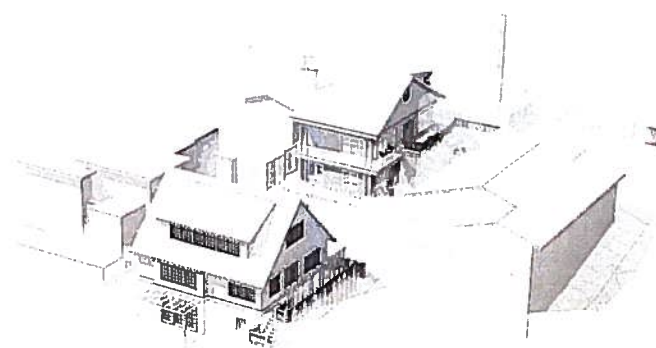
perspective views

architects | urbanists architects AIBC
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 4215 St. James Street
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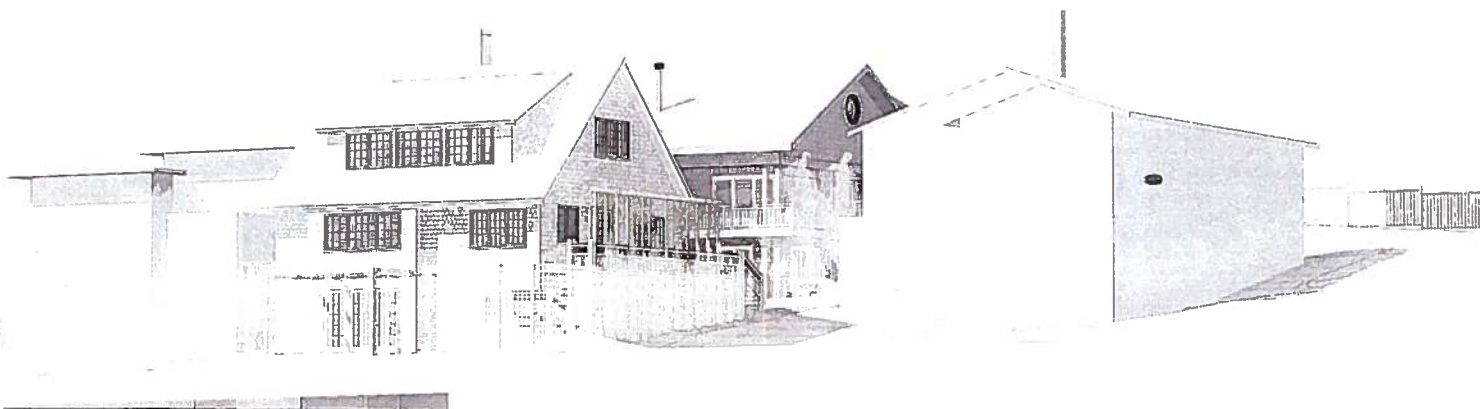
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 07 MAY 2019



1 context - aerial looking east
A0.4



2 context - aerial looking west
A0.4



3 context - perspective from radcliffe looking north
A0.4



LADE/ BILSON RESIDENCE
3321 Radcliffe Avenue
West Vancouver, BC V7V 1G7

project number: 1778

no.	date	issue
01	23 NOV 2018	for DP/ HBA
02	11 DEC 2018	submission
03	18 JAN 2019	DP / HBA revision
04	23 APR 2019	DP/ HBA revision
05	07 MAY 2019	DP/ HBA revision

context perspectives

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07 MAY 2019

PLACER ARCHITECTS



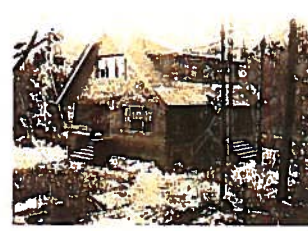
bird's eye view looking south over front of house



bird's eye view of Howett House looking northwest



aerial photo showing site and context



historical photo of Howett House



looking west from site



looking northwest at proposed building site



looking east from site



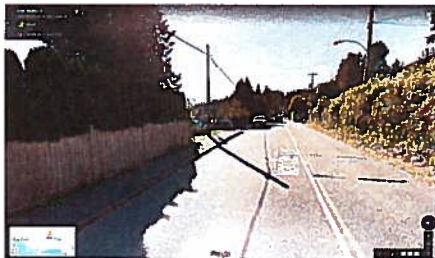
looking west along Radcliffe Ave



looking west along Radcliffe Ave in front of Howett House



looking east along Radcliffe Ave



looking west along Marston Drive



looking at the Bush Marston Drive



looking east along Radcliffe Ave



LADEY BILSON RESIDENCE
 3321 Radcliffe Avenue
 West Vancouver, BC V7V 1G7

project number: 1778

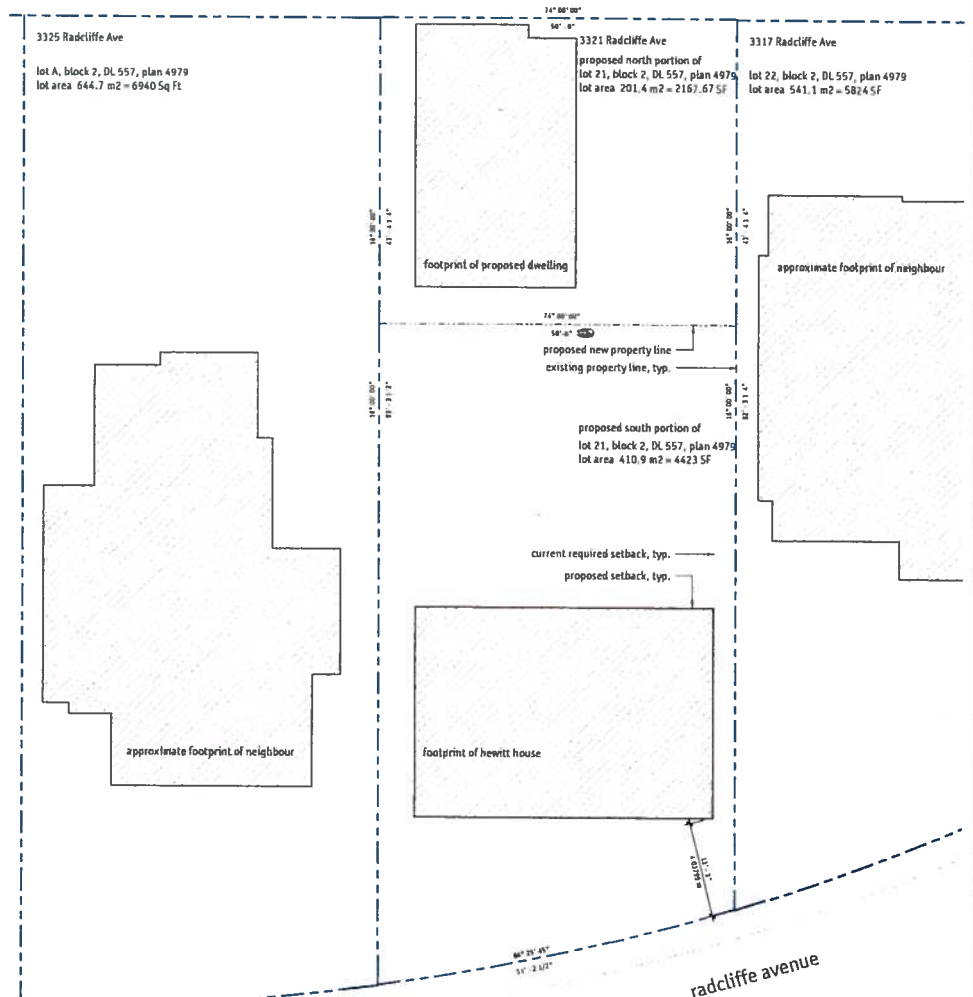
no	date	issue
01	23 NOV 2018	Iss DP / HBA
02	15 DEC 2018	Submission application
03	18 JAN 2019	DP / HBA revisions
04	23 APR 2019	DP / HBA revisions
05	07 MAY 2019	DP / HBA revisions

context photos

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 07 MAY 2019

marine drive



LADY / BILSON RESIDENCE
 3321 Radcliffe Avenue
 West Vancouver, BC V7V 1G7

project number: 1778

no.	date	issue
01	23 NOV 2018	for Df/ HBA
02	11 DEC 2018	subdivision application
03	18 JAN 2019	Df/ HBA revision
04	23 APR 2019	Df/ HBA revision
05	07 MAY 2019	Df/ HBA revision

building location plan

header | permission architect A2BC
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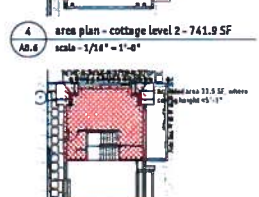
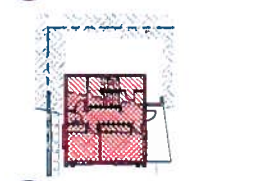
A0.5.2
 07 MAY 2019

1 building location plan
 A0.5.2 scale - 1/8" = 1'-0"

zoning notes
note: District of West Vancouver Zoning Bylaw 4462, 2010
 District of West Vancouver F2B Secondary
 Dimensions and lot area from DVS G2 (DvsMap)
 District of West Vancouver
jurisdiction: V-1
legal description: LOT 21 BLOCK 2 DISTRICT OF WEST VANCOUVER
 S11-054-79

- notes and comments:**
- 100% of a basement is exempt where grade is within 0.3m (1'-0") of the main floor level, and basement area that is partially below grade is partially exempt. The potential basement area noted above is a practical estimate given the square footage of the potential floors above, which are counted as F.A.
 2. All, both corners, corners and set backs may project into setback zone by 0.3m, or up to 1.2m where the distance from the projection to the property line is greater than 1.2m.
 3. Uncovered front steps can project into the front yard by up to 1.2m. Landscaping and details that are part of the building and over 0.3m above ground cannot project into yard areas.

2 zoning notes
 AD.6



6 zoning summary
 AD.6

building height calculations - cottage - proposed

point	roof height	fin height
A	61.5	65.4
B	63.7	65.1
C	64.9	64.6
D	63.9	64.7
total	113.9	113.9
average natural grade 58.9%		

natural grade calculations

line	height at start	height at end	average height	length	weighted average
A-B	63.3	63.7	63.5	22.50	1428.8
B-C	63.7	64.9	64.3	34.46	2063.4
C-D	64.9	63.9	64.4	22.50	1074.0
D-A	63.9	63.3	63.6	34.46	2019.3
total				113.9	4715.4
average natural grade 58.9%					

finished grade calculations

line	height at start	height at end	average height	length	weighted average
A-B	65.4	65.5	65.5	22.50	1472.6
B-C	65.5	64.7	65.1	34.46	2096.9
C-D	64.7	64.6	64.7	22.50	1279.6
D-A	64.6	65.4	65.0	34.46	2089.5
total				113.9	4847.7
average finished grade 60.0%					

limits of average natural or average finished grade 58.9%

maximum allowable height 75'

maximum allowable roof height datum elevation 83.95'

proposed roof height datum elevation 81.53'

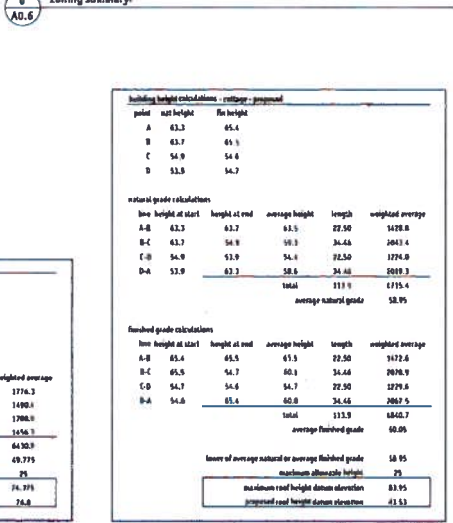
7 height calculations - hewitt
 AD.6
 scale - 1" = 10'-0"

	proposed by zoning	existing	proposed north	proposed south
lot dimensions	width 22.7m wide depth 27.7m	14.2m x 42.3m 20' x 139'	15.24m x 1.7m 50' x 4.9'	11.27m x 29.3m 37' x 97'
lot area	628.24 m ² 1460.43 SF	592.04 m ² 1360.83 SF	24.20 m ² 262.87 SF	419.04 m ² 462.08 SF
site coverage	100%	100%	43.4%	27.00%
Roof area - upper	741.9 m ² 795.52 SF	724.6 m ² 776.5 SF	170.4 m ² 182.9 SF	73.2 m ² 78.5 SF
Roof area - main	420.5 m ² 449.52 SF	420.5 m ² 449.52 SF	170.4 m ² 182.9 SF	73.2 m ² 78.5 SF
Roof area - lower	100.0 m ² 107.64 SF	100.0 m ² 107.64 SF	170.4 m ² 182.9 SF	73.2 m ² 78.5 SF
Roof area - total	1262.4 m ² 1367.68 SF	1245.1 m ² 1338.6 SF	441.2 m ² 474.1 SF	152.6 m ² 164.5 SF
F.A.	1262.4 m ² 1367.68 SF	1245.1 m ² 1338.6 SF	441.2 m ² 474.1 SF	152.6 m ² 164.5 SF

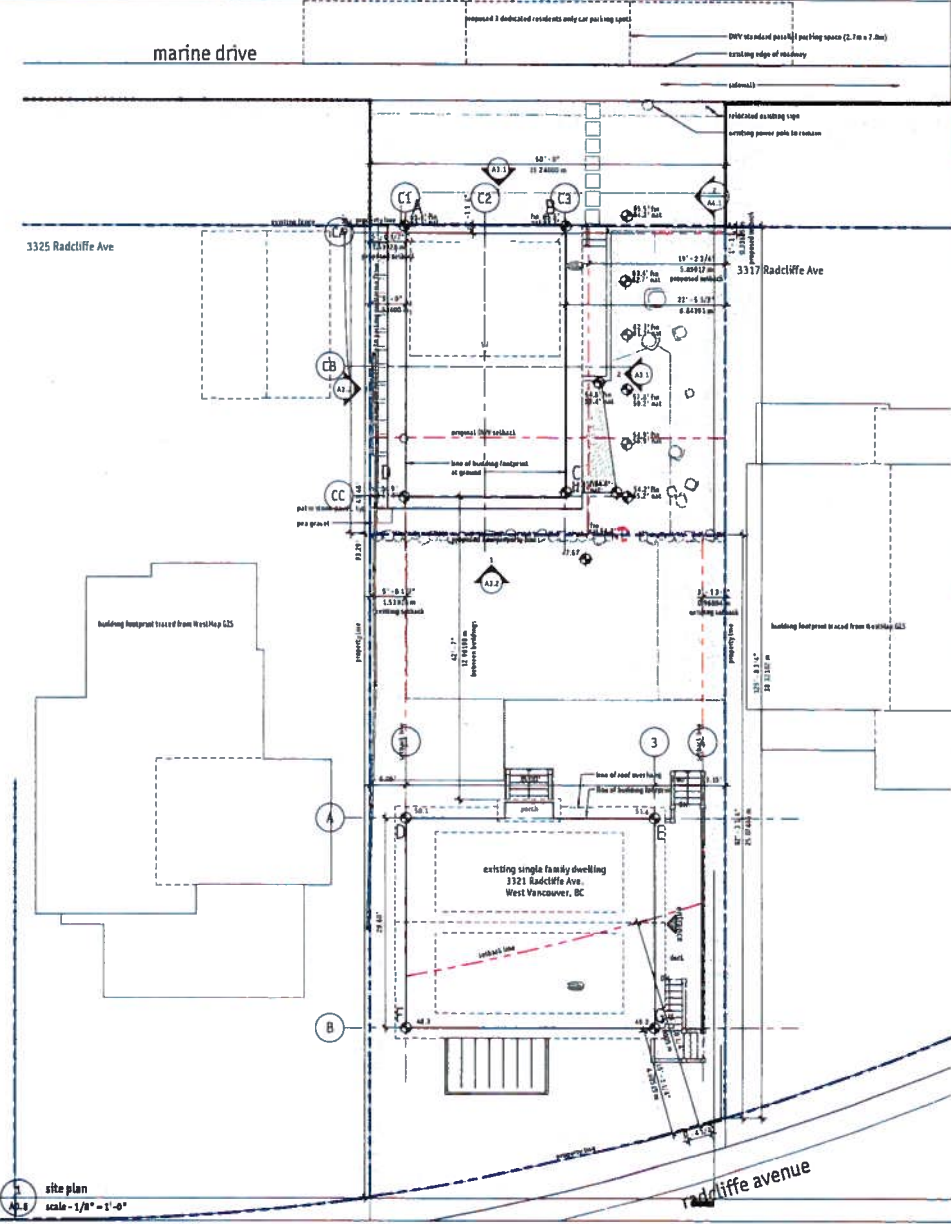
storey	if a basement	if a basement	if a basement	if a basement
setback - base	5.1m	4.31m	4.31m	4.31m
setback - 1st	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 2nd	5.1m	4.31m	4.31m	4.31m
setback - 3rd	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 4th	5.1m	4.31m	4.31m	4.31m
setback - 5th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 6th	5.1m	4.31m	4.31m	4.31m
setback - 7th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 8th	5.1m	4.31m	4.31m	4.31m
setback - 9th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 10th	5.1m	4.31m	4.31m	4.31m
setback - 11th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 12th	5.1m	4.31m	4.31m	4.31m
setback - 13th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 14th	5.1m	4.31m	4.31m	4.31m
setback - 15th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 16th	5.1m	4.31m	4.31m	4.31m
setback - 17th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 18th	5.1m	4.31m	4.31m	4.31m
setback - 19th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 20th	5.1m	4.31m	4.31m	4.31m
setback - 21st	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 22nd	5.1m	4.31m	4.31m	4.31m
setback - 23rd	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 24th	5.1m	4.31m	4.31m	4.31m
setback - 25th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 26th	5.1m	4.31m	4.31m	4.31m
setback - 27th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 28th	5.1m	4.31m	4.31m	4.31m
setback - 29th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 30th	5.1m	4.31m	4.31m	4.31m
setback - 31st	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 32nd	5.1m	4.31m	4.31m	4.31m
setback - 33rd	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 34th	5.1m	4.31m	4.31m	4.31m
setback - 35th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 36th	5.1m	4.31m	4.31m	4.31m
setback - 37th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 38th	5.1m	4.31m	4.31m	4.31m
setback - 39th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 40th	5.1m	4.31m	4.31m	4.31m
setback - 41st	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 42nd	5.1m	4.31m	4.31m	4.31m
setback - 43rd	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 44th	5.1m	4.31m	4.31m	4.31m
setback - 45th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 46th	5.1m	4.31m	4.31m	4.31m
setback - 47th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 48th	5.1m	4.31m	4.31m	4.31m
setback - 49th	2' 0"	1' 11 1/2"	1' 11 1/2"	1' 11 1/2"
setback - 50th	5.1m	4.31m	4.31m	4.31m

notes

- * measured as shown for investigation
- ** includes 0.6 m² / 71.5 SF average garage area
- *** includes 0.6 m² / 64.6 SF average garage area
- **** base the lower of natural or average finished grade
- (A) does not include any partially exempt basement area that may be calculated
- (B) includes potentially exempt basement area
- (C) includes 0.6 m² - 71.5 SF average garage area
- (D) includes 0.6 m² - 64.6 SF average garage area
- (E) parking spaces total to be provided on future floor



9 site plan
 AD.6
 scale - 1/8" = 1'-0"



LADE / BILSON RESIDENCE
 3321 Radcliffe Avenue
 West Vancouver, BC V7V 1G7

project number: 1778

no.	date	issue
01	23 MAY 2018	for DP - H&A
02	11 DEC 2018	submissions Application
03	18 MAR 2019	DP / H&A revisions
04	23 APR 2019	DP / H&A revisions
05	07 MAY 2019	DP / H&A revisions

site plan, zoning summary

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LADE/ BILSON RESIDENCE
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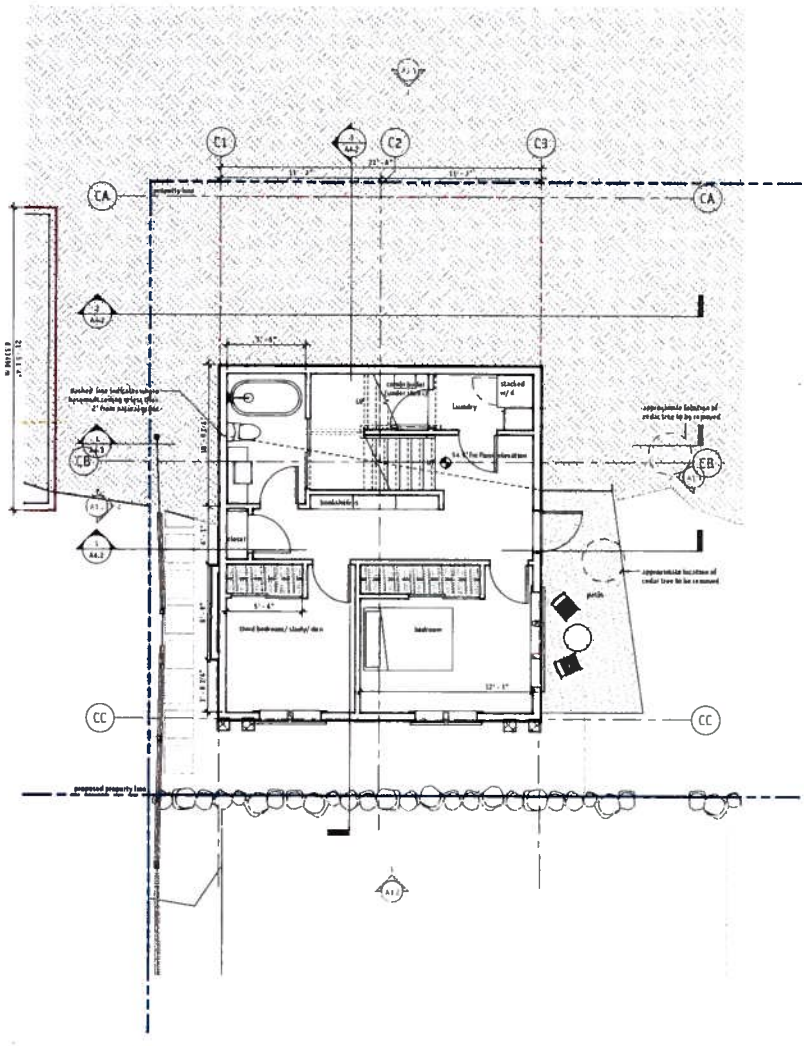
project number: 1778

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05	03 MAY 2019	DP / H&A revisions

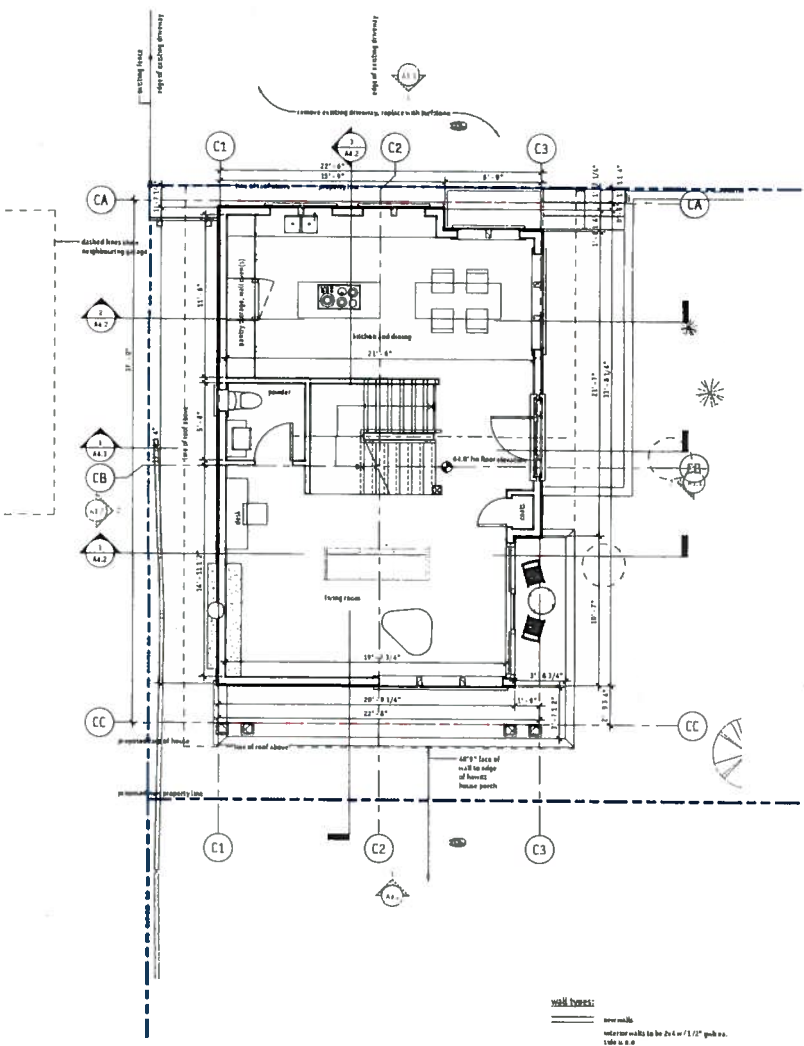
proposed level
 1 and 2 plans

architect: j phillips architect ARCH
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A2.1
 07 MAY 2019



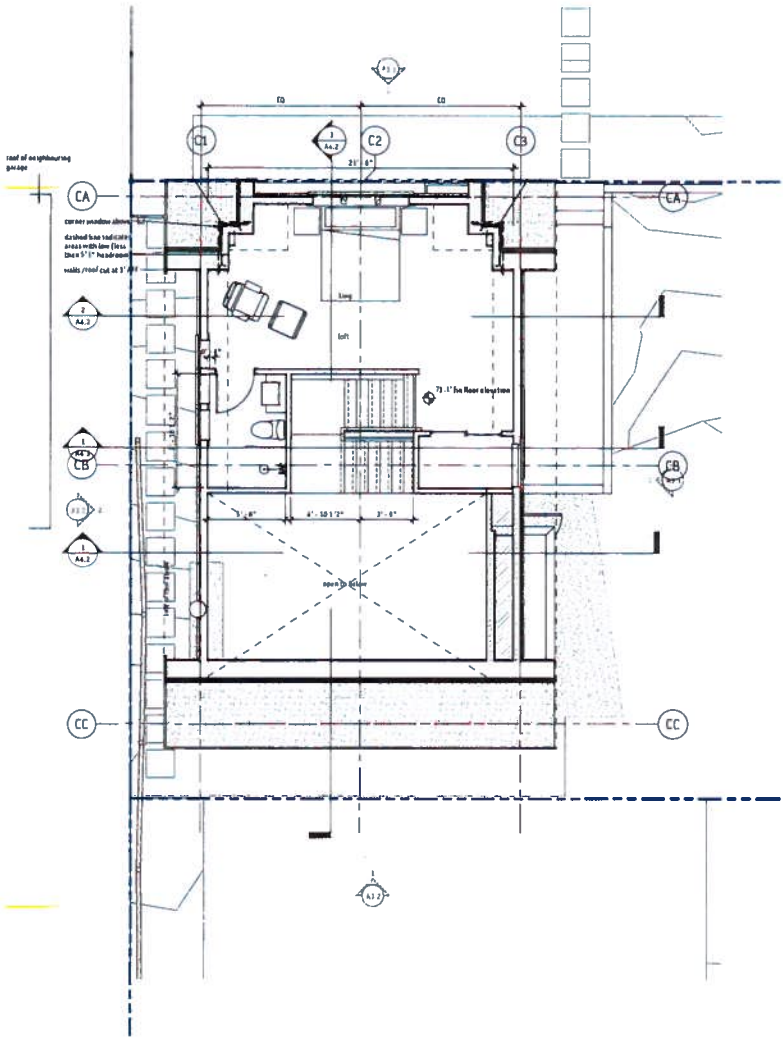
1 cottage level 1 - 420.5 SF
 A2.1 scale - 1/4" = 1'-0"



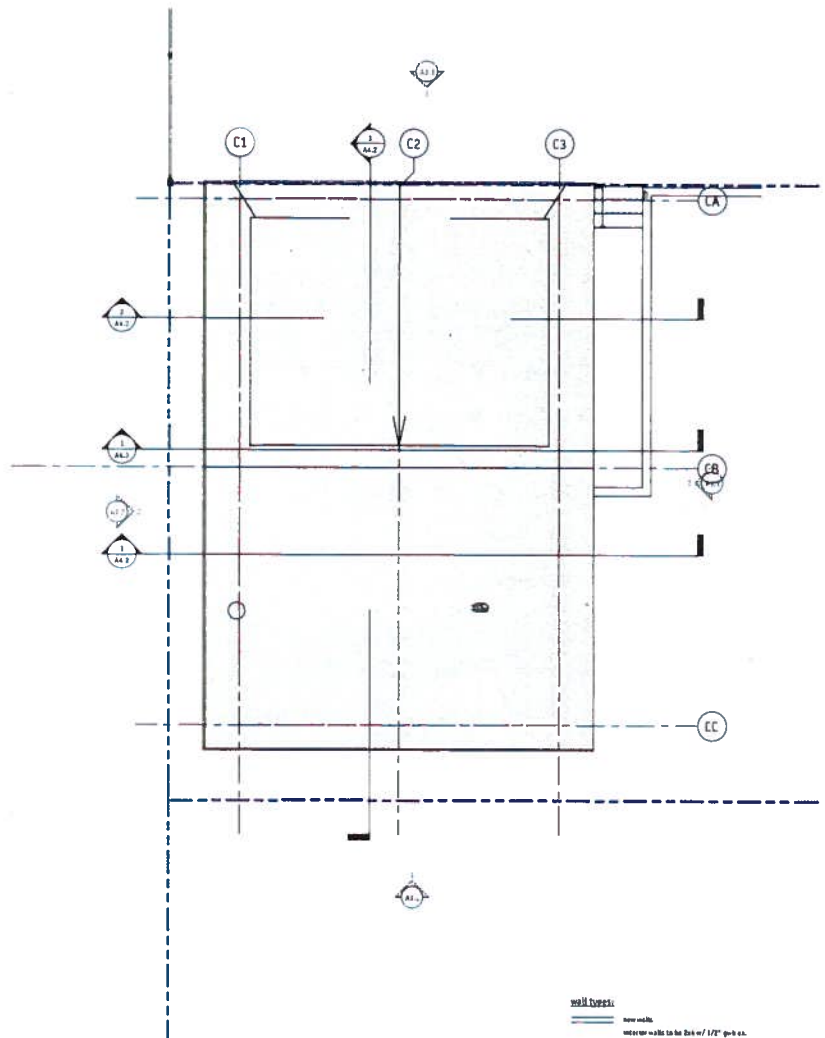
2 cottage level 2 - 749.8 SF
 A2.1 scale - 1/4" = 1'-0"

- wall types:**
- concrete
 - exterior walls to be 2x4 or 1 1/2" gyp on 16" o.c.
 - existing building elements shown as half bonded
 - demolished wall

DATE: 07/05/2019 11:57 AM



1 cottage level 3 - 387.5 SF
 scale - 1/4" = 1'-0"



2 cottage roof plan
 scale - 1/4" = 1'-0"

wall types:
 ——— new walls
 - - - - - exterior walls to be 2x6 w/ 1/2" gyp b.o. 1/8" m.c.m.
 ——— existing building elements shown half colored
 - - - - - demolished wall



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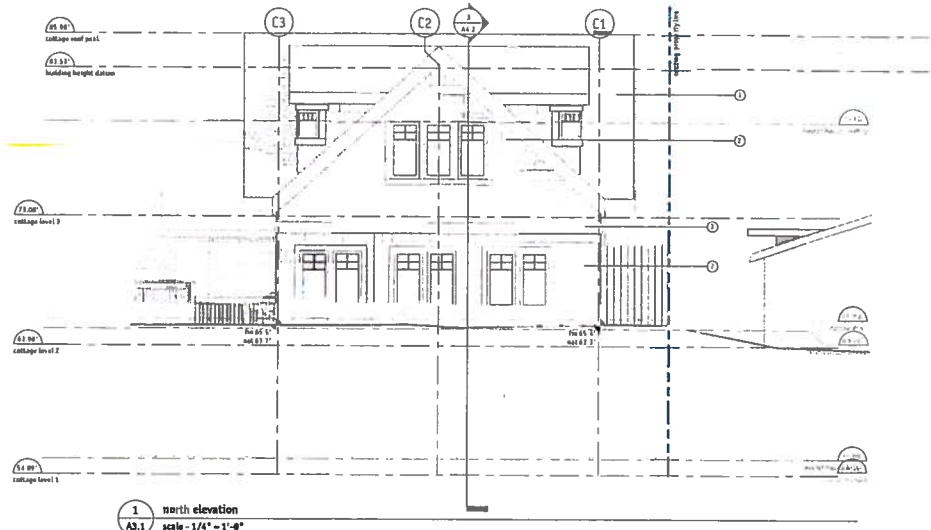
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no	date	issue
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02	13 DEC 2018	Submission application
03	18 JAN 2019	DP / H&A revisions
04	23 APR 2019	DP / H&A revisions
05	07 MAY 2019	DP / H&A revisions

proposed level
 3 and roof
 plans

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A2.2
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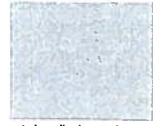
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5

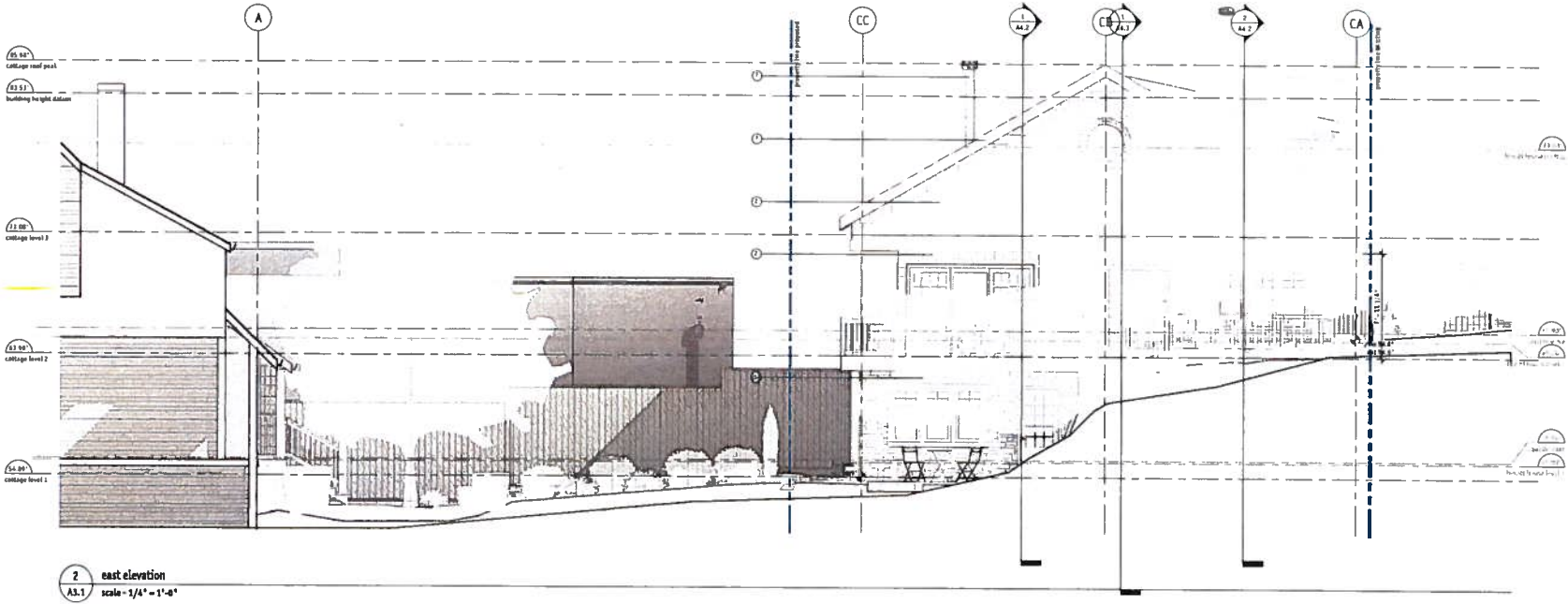


Window
white painted louver shutters
Max's windows



exterior wall paint swatch
Benjamin Moore 2121 SW Nimbus Grey

- MATERIAL**
- 1 roof: eureshield roofing rubber shingle, color granville slate
 - 2 siding at gable ends: karlie shingle, staggered edge panel, color grey
 - 3 fascia and trim: combed hickory, color painted white
 - 5 stone veneer: 1/2 stone "ocean mist" ledgerstone veneer



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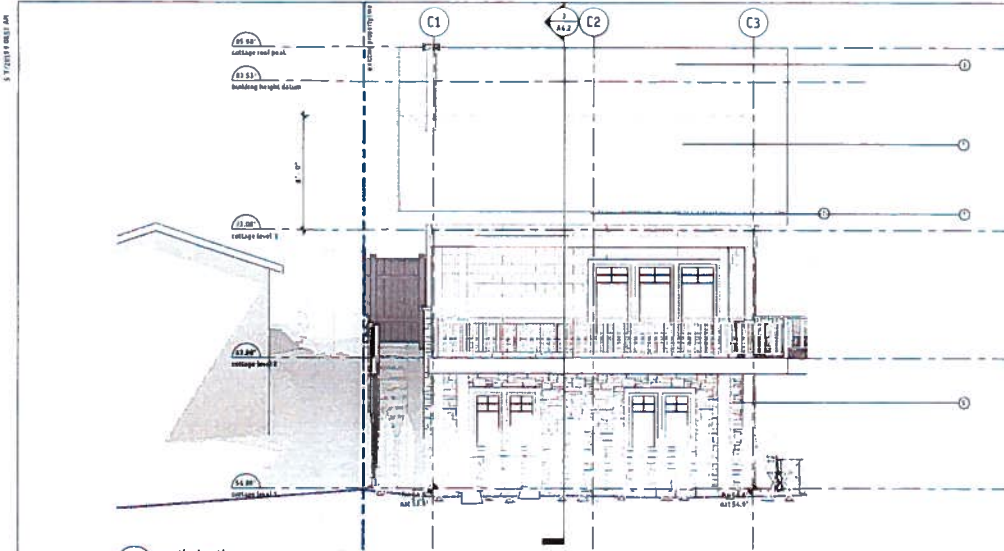
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02	11 DEC 2018	submissions application
03	18 JAN 2019	DP/ H&A revisions
04	23 APR 2019	DP/ H&A revisions
05	07 MAY 2019	DP/ H&A revisions

elevations

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A3.1
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1 south elevation
scale - 1/4" = 1'-0"



1



5



Window

white painted factory trim
black window



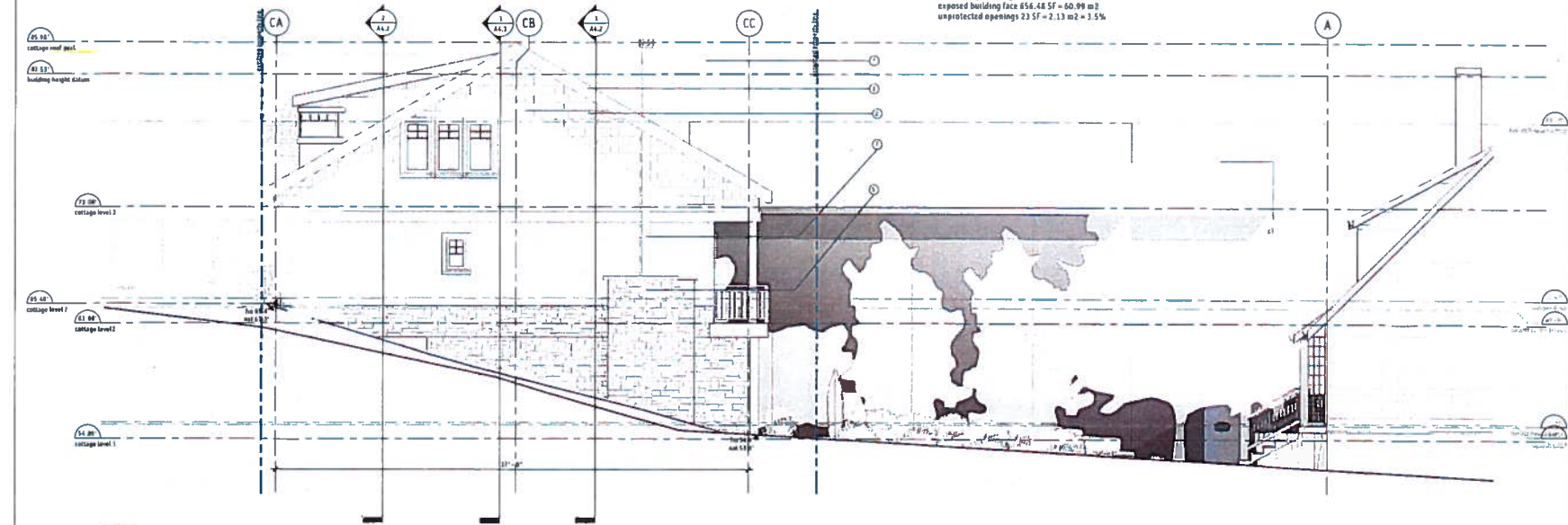
exterior wall pallet swatch

Blue jeans Hue 2131-54 Venetian Grey

- TAG MATERIAL**
- 1 roof: euroshield roofing rubber shingle, color granville slate
 - 2 siding at gable ends: hardie shingle, staggered edge panel, color grey
 - 3 fascia and trim: combed hickory, color painted white
 - 5 stone veneer: k2 stone "ocean mist" ledgerstone veneer

LIMITING DISTANCE CALCULATIONS

west face:
limiting distance = 1.54m
permitted percentage = 7%
exposed building face 856.48 SF = 60.99 m²
unprotected openings 23 SF = 2.13 m² = 3.5%



2 west elevation
scale - 1/4" = 1'-0"



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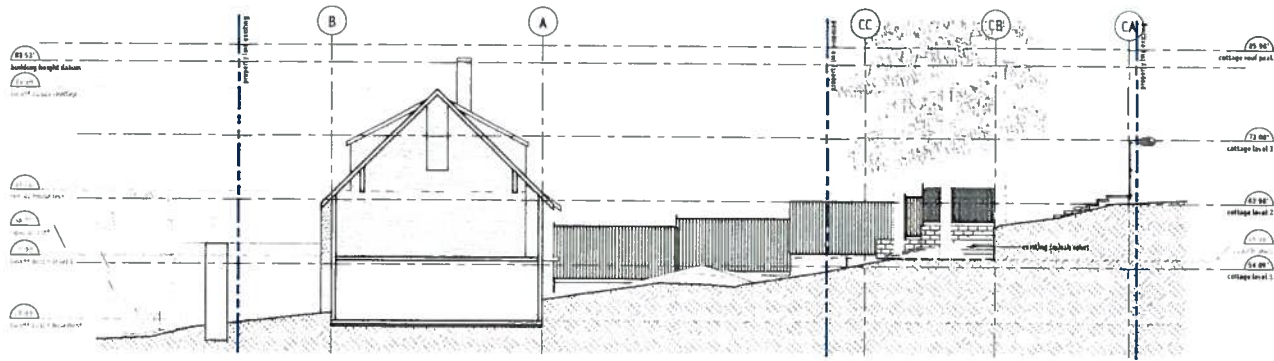
project number: 1778

no.	date	issue
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03	18 JAN 2019	DP / HSA revisions
04	23 APR 2019	DP / HSA revisions
05	07 MAY 2019	DP / HSA revisions

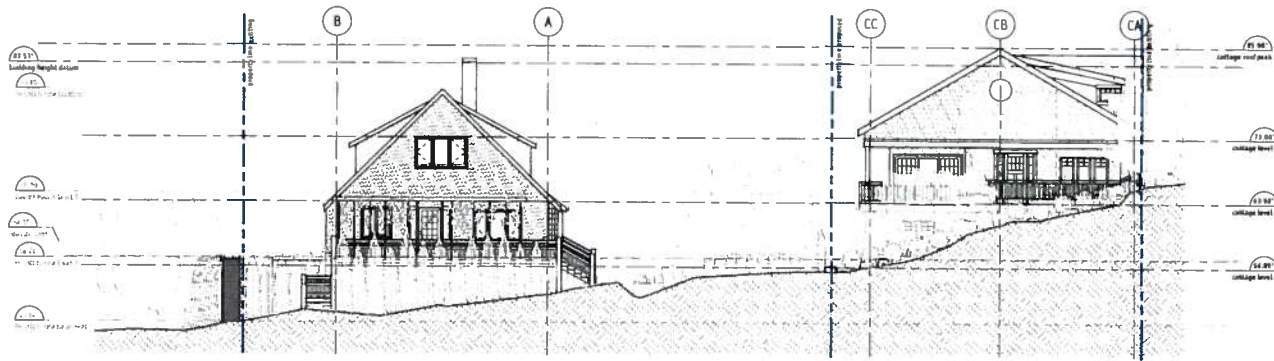
elevations

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A3.2
07 MAY 2019



1 site section - existing
 A4.1 scale - 1/8" = 1'-0"



2 site section - proposed
 A4.1 scale - 1/8" = 1'-0"



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 3321 Radcliffe Avenue
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project number: 1778

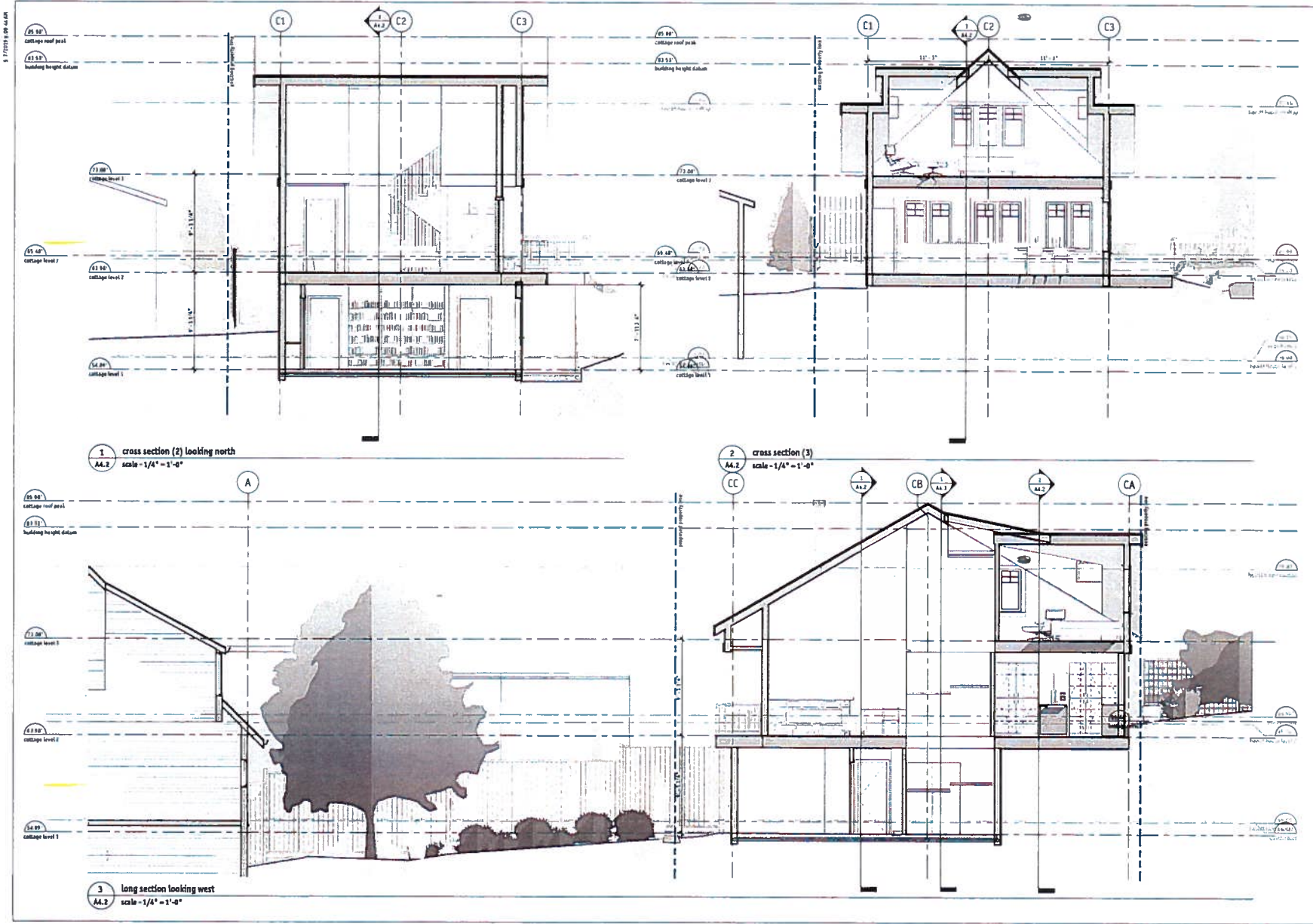
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02	11 DEC 2018	submission application
03	18 JAN 2019	DP/ HSA revisions
04	21 APR 2019	DP/ HSA revisions
05	07 MAY 2019	DP/ HSA revisions

site sections

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A4.1

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 3321 Radcliffe Avenue
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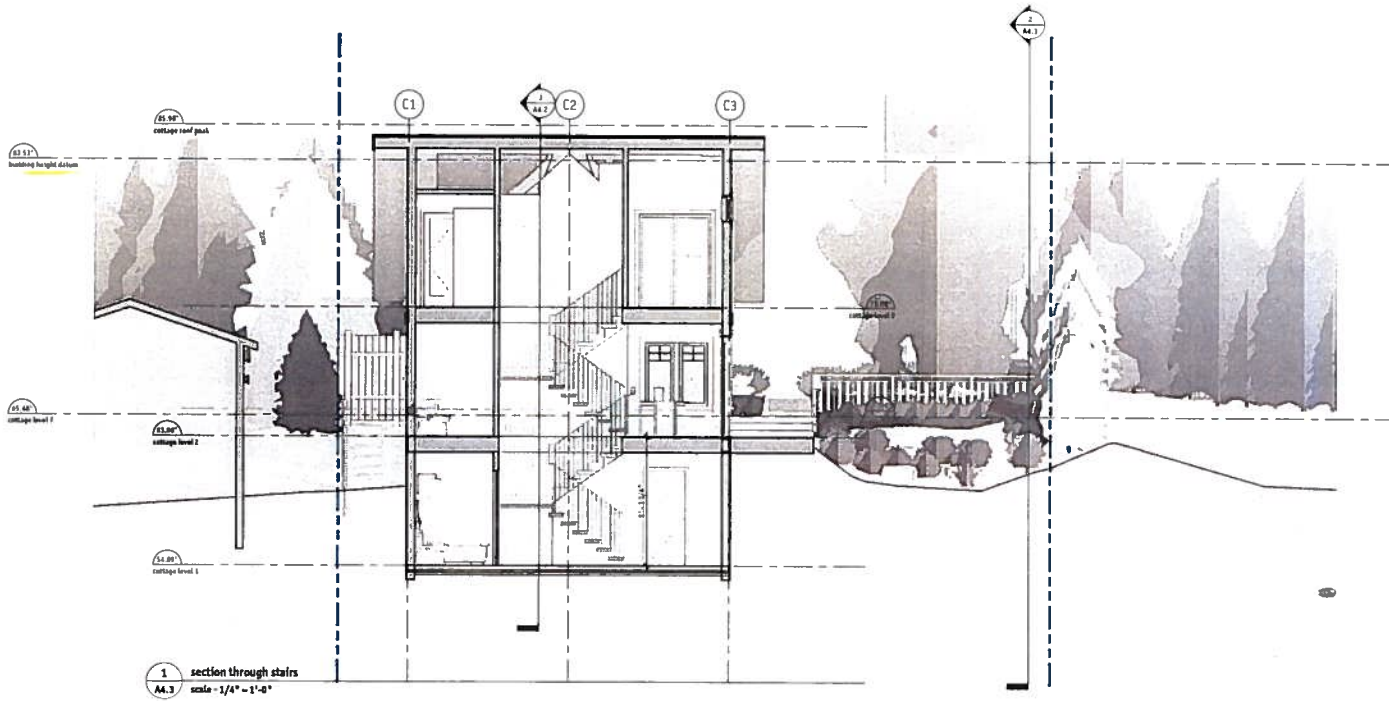
project number: 1778

no.	date	issue
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02	11 DEC 2018	subdivision application DP / HBA revisions
03	16 JAN 2019	DP / HBA revisions
04	23 APR 2019	DP / HBA revisions
05	07 MAY 2019	DP / HBA revisions

sections

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A4.2
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1 section through stairs
 A4.3 scale - 1/4" = 1'-0"



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project number: 1778

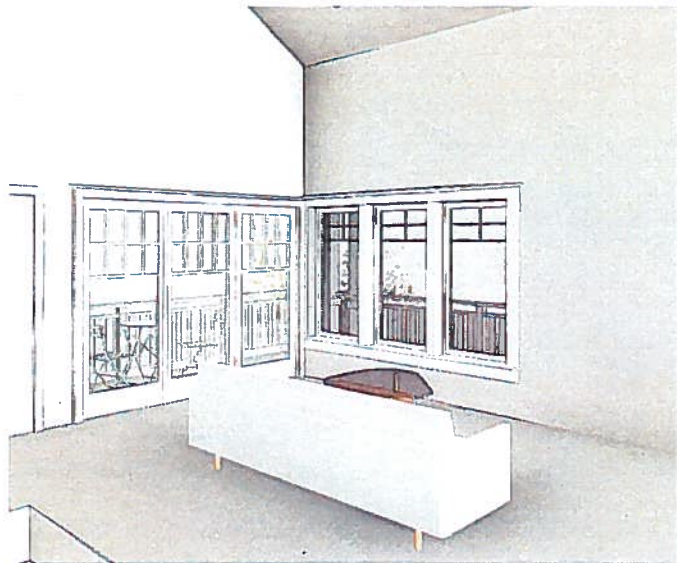
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03	18 JAN 2019	DP / HSA revisions
04	23 APR 2019	DP / HSA revisions
05	07 MAY 2019	DP / HSA revisions

sections

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 07 MAY 2019

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2 Interior perspective - living room view to the garden

AB.1



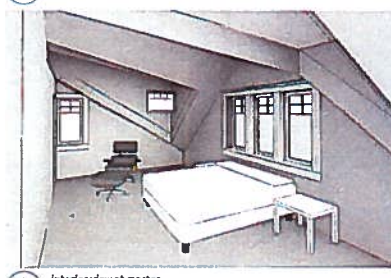
4 perspective looking east from patio

AB.1



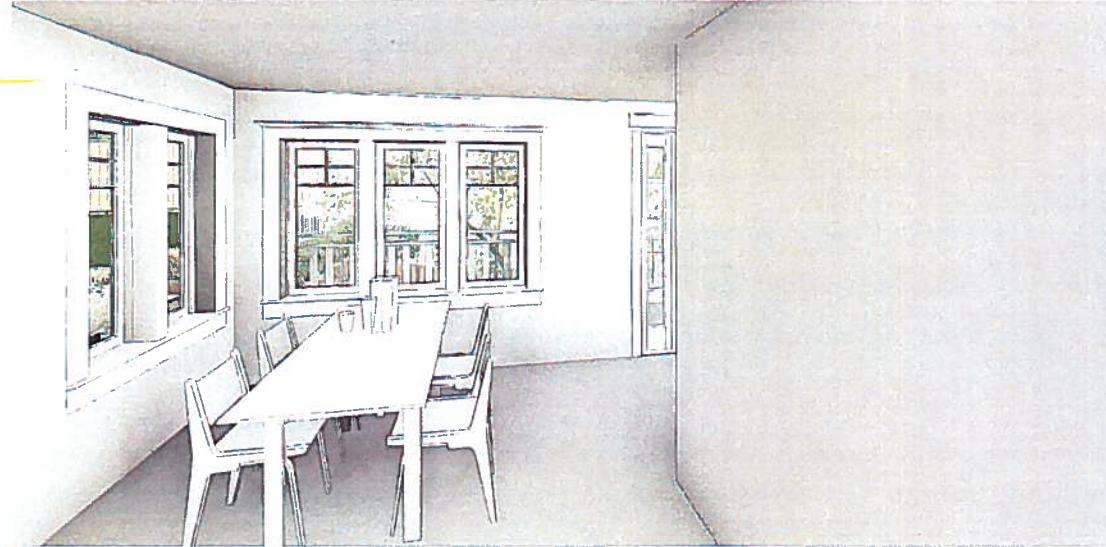
5 perspective looking south toward Hewitt house

AB.1



1 interior view at master

AB.1



3 Interior perspective from kitchen looking east

AB.1



6 perspective looking at cottage from Hewitt house steps

AB.1



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03	16 JAN 2019	DP / H&A revisions
04	23 APR 2019	DP / H&A revisions
05	07 MAY 2019	DP/ H&A revisions

additional perspective views

header | phosmaa architect ABC
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A8.1
 07 MAY 2019

8b.



District of West Vancouver

Heritage Designation Bylaw No. 5027, 2019

Effective Date:

Heritage Designation Bylaw No. 5027, 2019

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District of West Vancouver

Heritage Designation Bylaw No. 5027, 2019

A bylaw to designate 3321 Radcliffe Avenue as protected heritage property.

WHEREAS the Council of The Corporation of the District of West Vancouver considers that the Hewitt House located at 3321 Radcliffe Avenue has heritage value and heritage character, and that the designation of the property is desirable for its conservation; and

- WHEREAS the owner of the Property has requested that this bylaw be adopted; and

WHEREAS the owner of the Property has entered into a Heritage Revitalization Agreement with the District pursuant to Section 610 of the *Local Government Act* in which, in return for certain variances of District bylaws that would otherwise prohibit the development in accordance with the owners plans for the Property, the owner has waived any entitlement to compensation to which the owner would be entitled to by section 613 of the *Local Government Act* should the designation effected by this bylaw reduce the market value of the Property;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Heritage Designation Bylaw No. 5027, 2019.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Definitions

3.1 In this bylaw:

“Normal Repair” means the replacement of elements of the structure or finishing materials of a building with components that are equivalent to those being replaced in material composition, dimensions and quality, except where the element being replaced is not original to the building in which case a Heritage Alteration Permit is required;

“Property” means that parcel of land in West Vancouver, British Columbia, having a civic address of 3321 Radcliffe Avenue and a legal description of LOT 21 BLOCK 2 DISTRICT LOT 557 PLAN 4979 and Parcel Identifier: 011-265-779;

“Heritage Conservation Plan” means the document having that name prepared by Elana Zysblat, CAHP of Ance Building Services, and dated November 2018, a copy of which is attached to this Bylaw as Schedule A.

Part 4 Heritage Designation

4.1 The property is designated as protected heritage property under section 611 of the *Local Government Act*.

4.2 The designation applies to the following:

4.2.1 All aspects of the exterior of the Hewitt House including without limitation the exterior aspects that are specifically listed as Character Defining Elements as identified in the attached as Schedule A to this bylaw;

4.2.2 Other landscape features identified as Character Defining Elements of the property as identified in the Heritage Conservation Plan attached as Schedule A to this bylaw;

4.3 The designation does not apply to any internal features of the Hewitt House.

Part 5 Heritage Alteration Permit

5.1 All alterations to the elements and features of the Property referred to in section 4.2 require a Heritage Alteration Permit, except:

5.1.1 Normal repair and maintenance of the Hewitt House carried out in accordance with Heritage Maintenance Bylaw No. 4187, 1999.

Part 6 Delegation

- 6.1 The Council delegates to the Director of Planning and Development Services the authority to issue heritage alteration permits to authorize alterations not otherwise permitted by this bylaw or by Heritage Maintenance Bylaw No. 4187, 1999, provided that the alterations are in the opinion of the Director appropriate to the general period and style of the Hewitt House and the Property, and do not remove, replace or substantially alter its intact or repairable character defining elements, as identified in the Heritage Conservation Plan attached as Schedule A to this bylaw.

Schedules

Schedule A – “Heritage Conservation Plan” (3321 Radcliffe Avenue) prepared by Elana Zysblat, CAHP of Ance Building Services, and dated November 2018

READ A FIRST TIME on June 24, 2019

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

Heritage Conservation Plan

3321 Radcliffe Avenue, West Vancouver BC :: Hewitt House - 1924



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: November 2018

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Statement of Significance



3321 Radcliffe Avenue in 1988. source: West Vancouver Archives 2585-03.1.0012

Description of the Historic Place

The Hewitt House is a one-and-a-half storey (plus basement) Craftsman Cottage located on Radcliffe Avenue near its intersection with Marine Drive in West Vancouver's West Bay neighbourhood.

Heritage Values of the Historic Place

Built in 1924 by George H. Hewitt, the Hewitt House holds significance for being the first full-size, permanent residence in the West Bay area of West Vancouver. At the time of its construction, access to or from Vancouver was solely by ferry at Ambleside, and the only other buildings in West Bay were a few scattered summer cottages and a small general store known as the Black Cat.

The subject property has value for its association with businessman George H. Hewitt of the George H. Hewitt Company. Having originally founded the company in San Francisco in 1885, George Hewitt moved his family to Vancouver in 1898, and re-established his business in Yaletown. Hewitt enjoyed success in Vancouver until his death in 1936, and gained a certain level of prominence in the West Bay area as both a businessman and its first permanent resident. Their early settlement in the West Bay also qualifies the Hewitts as true pioneers of West Vancouver. The George H. Hewitt Co., a rubber stamp manufacturer, is still in operation today in East Vancouver, and remains a family-owned business.

The Hewitt House is significant for being an excellent example of a 1920s Craftsman Cottage. Its side-gabled roof, shed dormers, and divided-light windows all illustrate the Craftsman design tradition. Its informal character expressed through the lack of columns, the extensive use of shingles and fenestration, and the traditional cottage side-gabled roof form are a fitting response to the rural, recreational context of West Bay when the building was constructed. The building gains further value for the integrity of its surviving original design.

The Hewitt House is valued for its continuous use as a family home, having housed just three families during the 94 years of its existence. After residing in the subject house for 22 years, the Hewitt family sold it to Mrs. Emily Beyon Holman, widow of the late Calgary architect Reginald Thomas Holman, in 1947. Mrs. Holman lived there until 1962, at times sharing the house with her son, Keith and his wife, Barbara. In 1962, the property was purchased by Roy and Catherine Rahme where they raised their three children and remained for 55 years. In 2017, the home was purchased by new owners with a love of old houses and experience in building restoration. The new owners have chosen the Hewitt House as a place to raise their young family.

Character-Defining Elements

- Location on Radcliffe Avenue near West Bay Beach in West Vancouver with views of the water
- Residential form and scale as expressed in its one-and-a-half storey, side-gabled massing
- Original entrance on the east elevation, enclosed by an early sunroom
- Projecting square bay with picture window on facade elevation
- Cedar shake clad side-gabled roof
- Shed dormers on north and south sides
- Tongue-and-groove soffit
- Decorative beam tails on gabled ends
- Fenestration is a dominant feature on all elevations
- Divided-light, double-hung wood-sash windows in double and triple assemblies
- Cedar shingles on upper 1-1/2 storeys with wood clapboard at basement level
- Wood door and window trim with back-band moulding
- Internal red-brick chimney

Current Photographs



South elevation facing Radcliffe Ave., showing square bay in living room



Rear (north) elevation



The sunroom just inside main entrance, formerly the entrance porch. Located at the southeast corner of the house.



A partial view of eastern elevation with front entrance door with sidelights. The entrance door leads into the sunroom.



Two bird-eye views of the subject house in its context. 3321 Radcliffe Avenue is circled in red.

top: view from south

bottom: view from north

source: Kate Lade





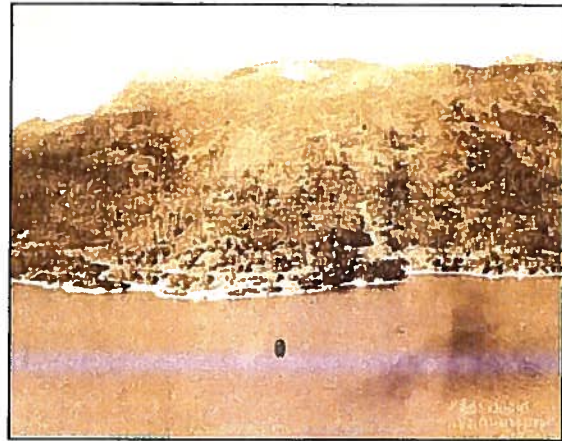
interior view of living room with original panelling, fireplace and curved door leading to the upstairs.



interior view of dining room

Historic Background

The West Bay area of West Vancouver was a wooded, summer resort in the first decades of the 20th century housing only a few cottages, and drawing campers and day-trippers who came to enjoy its sandy beach. The creation of the Pacific Great Eastern Railway (PGER) in 1914, and the opening of Marine Drive in 1915 began to improve accessibility from North Vancouver, however, access to West Bay from across the Burrard Inlet remained possible only by ferry until the Second Narrows bridge was completed in 1925. At this point the North Shore could be accessed by car or a rail line run by the PGER. The completion of the Lions Gate Bridge in 1938 improved accessibility further, eventually leading to the ferry's closure in 1947.



Aerial View of West Bay April, 1929; the Hewitt House is hidden amongst the trees.
Source: West Vancouver Archives;
3516.WVA.PHO

A grocery known as the Black Cat was West Bay's first commercial building, built in 1922, and it served as a hub of the neighbourhood as the community began to grow. The subject house was built shortly after in 1924, and was the first permanent residence in the area until the 1930s when development surged. A Town Planning Act passed by the West Vancouver municipality in 1926 banned heavy industry from locating in the region and mandated larger plots, which allowed the city to market itself as a quaint, mountain town.

This attracted foreign investors like the Guinness family who purchased large tracts of land in 1932 and developed Capilano Estates - locally known as the British Properties. New communities like this one set a development trend in West Vancouver, which was mirrored in West Bay. By the mid-1940s, all of the lots along Radcliffe Avenue had been filled, and West Bay became one of a number of small, self-contained communities strung along the shoreline of West Vancouver. In 1938, Canada Post released a 50 cent stamp featuring an image of the West Bay beach looking across the inlet towards Vancouver.



1938 Postage Stamp featuring a view of West Bay.
Source: www.canadianpostagestamps.ca

3321 Radcliffe Avenue - History

George and Lucinda Hewitt - of the George H. Hewitt Rubber Co. moved to Vancouver from San Francisco around the turn of the 20th century, establishing their business in Yaletown, and raised a family in the city. With their children all grown, the Hewitts left the city for somewhere quieter and settled in the West Bay area, where they built the subject house in 1924. George Hewitt purchased lots 21 and 22 near the intersection of Marine Drive and Radcliffe Avenue, and sited the house straddling the two properties. He maintained his business in Vancouver, and must have commuted by ferry in the early



Hewitt House ca. 1920s

Source: West Vancouver Archives; 3284.WVA.PHO

years. Commutes such as this were not unusual, as the ferry ran every hour from West Vancouver and operated from 6:30 am until midnight. The trip across the inlet took approximately 30 minutes. The Black Cat grocery and a few scattered summer cottages were all that existed in the area when the Hewitts moved in. At times during the 1930s, the Hewitt's home was again full with George and Lucinda's children and grandchildren while they rented out their own Vancouver residences to get through the lean years of the Depression. The Hewitts were also known to provide food to those in need who showed up at their back door. George passed away in 1936, but Lucinda remained in the house another ten years, sometimes renting a room to lodgers. George and Lucinda's daughter Dorothy, and her husband Cedric Cherry built their own house just down the street at 3337 Radcliffe in 1941.

By 1947, widow Emily Beyon Holman bought the house and lived there with her son Keith and his family for a time, and later on with tenants. Mrs. Holman was the retired widow of the Calgary architect Reginald Thomas Holman who passed away in 1919. She remained in the subject house until 1962, when she sold the property to Roy and Catherine Rahme.

Roy and Catherine lived in the house for the next 55 years - making them the property's longest residents and owners - and raised their own three children there. In 2002, no longer needing the space, Roy and Catherine chose to sell one of the two lots their home originally straddled, and moved the house onto its current foundation on lot 21. The Rahmes took this opportunity to create new cement foundations and add a sprinkler system whilst retaining the original internal features of the house such as the internal living room panelling, original porch and rooms layout.

Since its construction, the Hewitt House has gone through a number of address changes as the neighbourhood developed. Originally listed simply as being on 'Radcliffe,' or 'Marine near

33rd,' the subject house was then listed at 3334 Marine Drive from 1930-39. It then became 3314 Marine Drive from 1940-48, and finally 3321 Radcliffe Avenue from 1949 until the present.

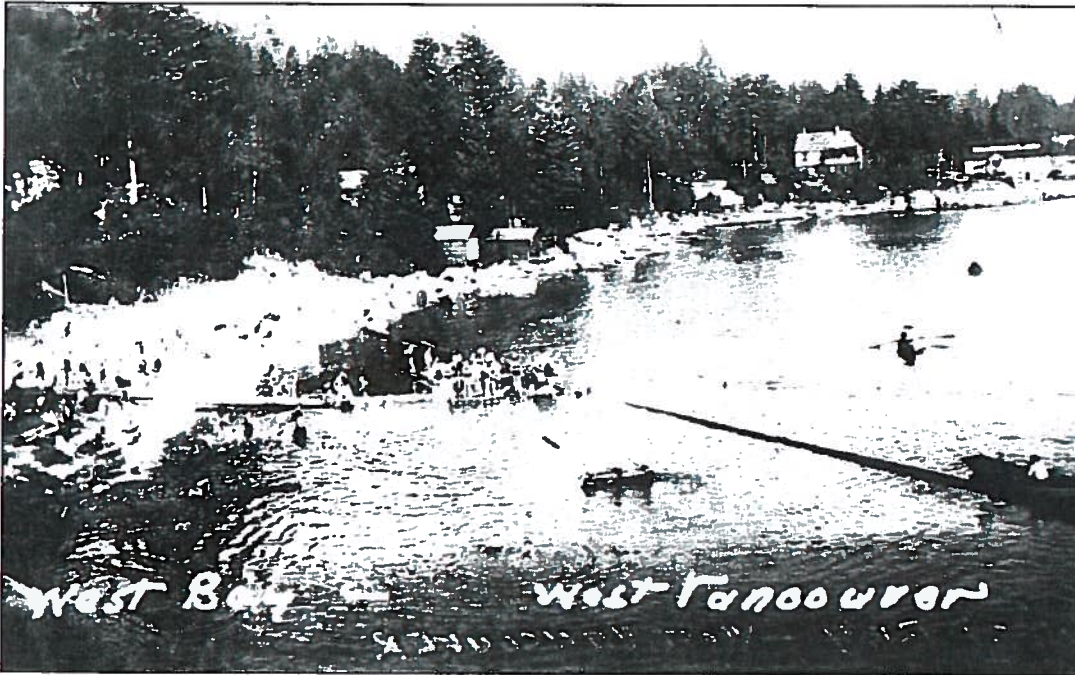
In 2017, the home was purchased by new owners with a love of old houses and experience in restoring various others in the Lower Mainland. The new owners have chosen the Hewitt House as a place to raise their young family.



Roy Rahme during the move of the subject house, 2002.

Source: *North Shore News* April 3, 2002

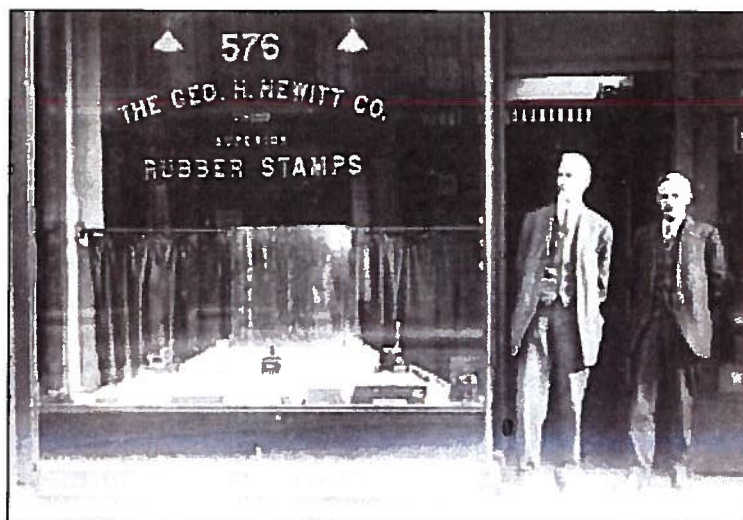
Archival Photographs



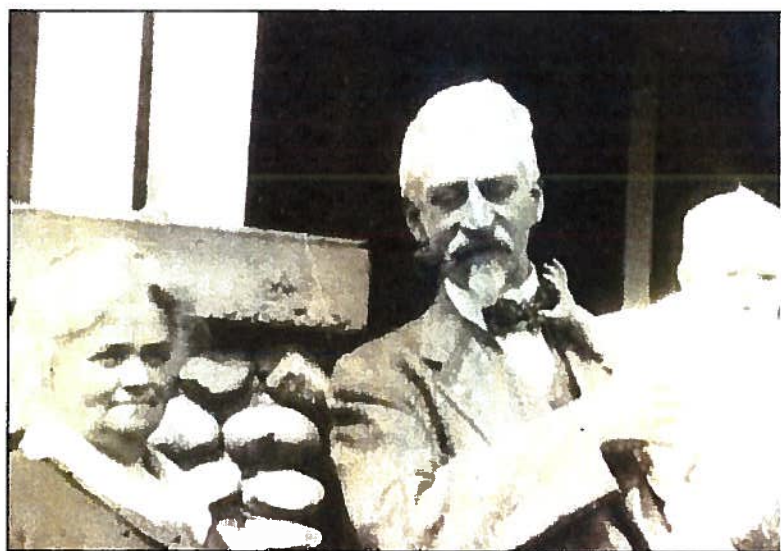
West Bay - West Vancouver 1934
Source: City of Vancouver Archives; 1477-84



Hewitt House ca. 1988
Source: West Vancouver Archives; 2585-03.1.0012.DWV



George Hewitt standing outside of his business at 576 Richards Street, ca. 1898



George and Lucinda Hewitt with their Granddaughter, Dorothy ca. 1930s
Source: West Vancouver Archives; 007.7-1.B61



George H. Hewitt ca. 1935
Source: City of Vancouver Archives; 371-66

Research Findings

Date of Construction: 1924

Original Owner: George H. Hewitt

Architect: unknown

Builder: unknown

Residents:

1924-46: George H & Lucinda A Hewitt (George H. Hewitt Rubber Company)

- Lucinda alone after George's death in 1936

1947-61: Mrs. Emily Beyon Holman (widow)

1962-2017: Roy W & Catherine J Rahme (mechanical engineer)

- Catherine alone after Roy's death in 2008

Address Changes

1924-30: 'Radcliffe Ave.' or 'Marine Drive near 33rd'

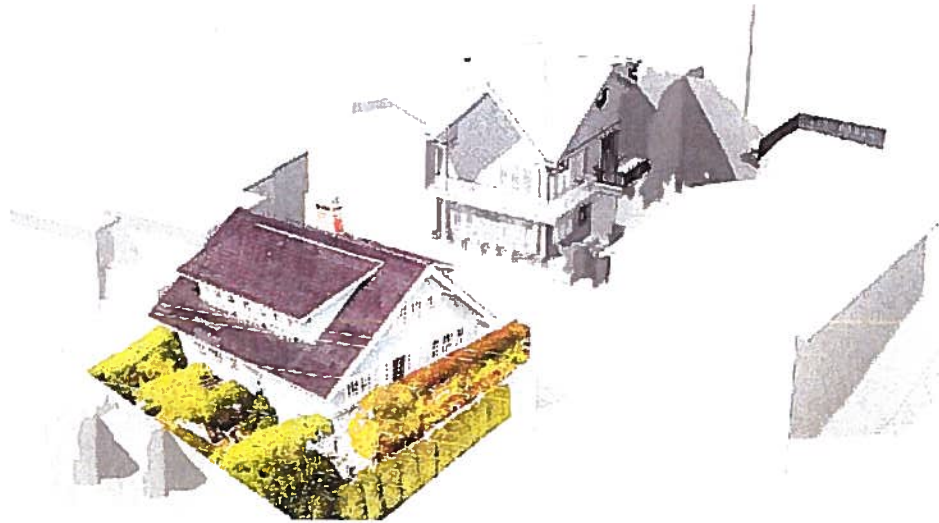
1931-39: 3334 Marine Drive

1940-48: 3314 Marine Drive

1949-present: 3321 Radcliffe Avenue

Conservation Objectives

The Hewitt House will continue on its current site on Radcliffe Avenue, and with its detached residential use. To further improve the sustainability of this property and help finance the conservation and maintenance of the historic building, a two storey infill house will be introduced at the rear of the property. The proposed infill house design is a cottage, compatible in form, design and scale with the Hewitt House - but is distinguished as a contemporary structure through subtle architectural detailing and finishes. The proposed development will transform the existing large lot's capacity to house three-families comfortably each with separate entrances, private outdoor areas and with an off-street parking space. The proposed development does not affect the Heritage Values nor the Character Defining Elements of the historic place.



Rendering source: Place Architect Ltd. with colour photo inserted by the author.

The above rendering depicts the existing historic building at 3321 Radcliffe (in colour) and the proposed infill house to the rear (in greyscale) with volume representations of the houses on either side of the property. The proposed infill building is compatible with the historic house and subject streetscape in height, massing and form. Its gable roof and traditional cladding treatments (stone base, horizontal siding and upper-storey shingles) fit in harmoniously with the neighbourhood's historic character - but it is distinguishable as a contemporary building through its metal windows with modern opening sizes and muntin compositions. Additionally, its siting at the rear of the property is not readily visible from Radcliffe Avenue, so it does not disrupt or impact the original streetscape character.

Preservation is the overall conservation objective for the historic house.

Rehabilitation is the conservation objective for the property.

The below conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

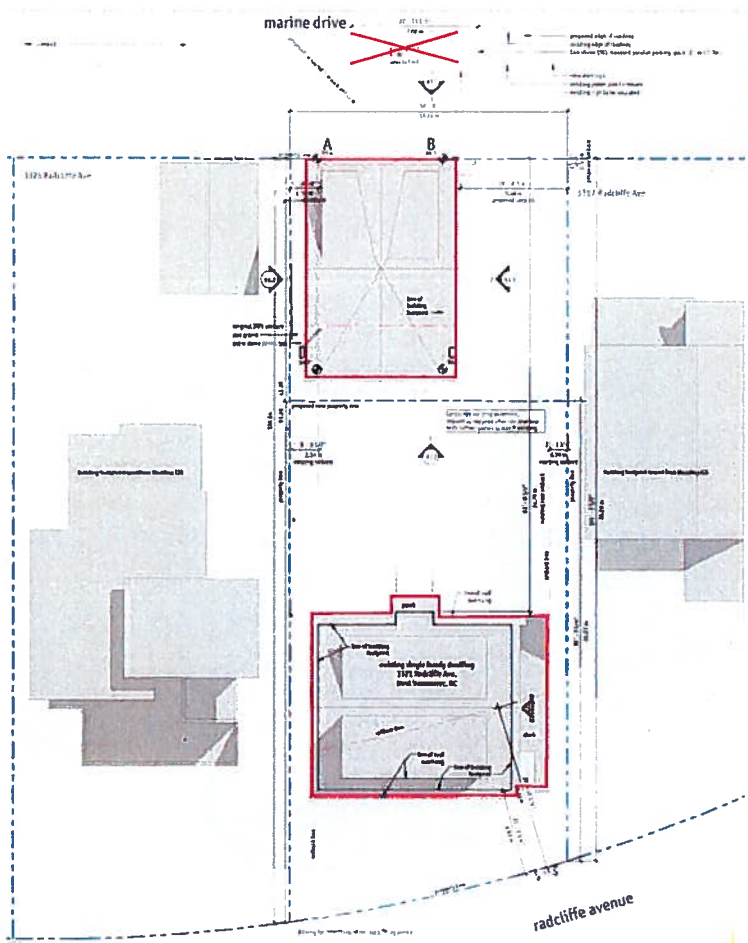
Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

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 an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Site Plan

The proposed infill house (top) and historic Hewitt House (bottom) are outlined in red, which shows the existing neighbouring houses and garage as well. The proposed off-street, lane accessed parking spot is marked with an X behind the infill house.



Site plan source: Place Architect Ltd. with outlines inserted by the author.

Condition Assessment

Overall, the condition of the Hewitt House is excellent.

The building was relocated to its current siting and professionally restored in 2002, so the exterior elements - painting, roof and gutters are all only 15-16 years old at this time. A new, seismic concrete foundation was poured at the time of the relocation - this too is in excellent condition.

The one element that appears to not have been fully addressed in 2002 is window repair and maintenance. **The original divided-light, double-hung wood-sash windows all need to be assessed for operability (proper opening), putty and glass condition.** A few broken glass panes were noted in February 2018. The condition of the frames and sashes appears good.

Recommended Conservation Procedures

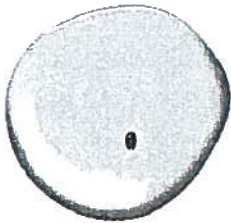
Paint finishes - Preservation and Restoration. Preserve the existing paint job on exterior wood elements, trim work and cladding. The current colour scheme pre-dates the research on local historic colour schemes (Historical True Colours for Western Canada) and the availability of the corresponding paint formulas by Benjamin Moore. It features a medium-toned colour - as a body colour - whereas the original colour scheme, as seen in archival images and found in spot-scraping the building, appear to initially have been 'unfinished' cedar and later - a deep, dark green.



Hewitt House ca. 1920s. Source: West Vancouver Archives; 3284.WVA.PHO

When repainting, the exact current Nantucket-inspired colour scheme can be matched and reapplied (teal body with cream trim and window sashes) or one of the following two early colour schemes can be used:

Original body colour:



Body (siding and shingles) - Sandy Hook Gray HC-108 (Benjamin Moore) -
a colour that closely resembles aged cedar.

Early body colour:



Body (siding and shingles) - Salamander 2050-10 (Benjamin Moore) -
a colour that was found as the first painted layer on the house.

It appears that the trim and window sash colour have consistently been one colour, and this is in line with 1920s and 30s Craftsman Cottage colour schemes. There is evidence however, that both dark and cream window colour were used on this element. **Trim should be painted in a semigloss finish, and window sash and doors in a high gloss finish.**



Trim (trim boards, soffits, porch ceilings, brackets, windows and doors)
Oxford Ivory VC-1 (Benjamin Moore True Colours)

Dark options for window and trim colour are Salamander 2050-10 (see above) and Gloss Black VC-35 (Benjamin Moore True Colours)

Foundation, structure and exterior wood elements (siding, shingles, trim, soffits and porch elements), roof and gutters - Preserve all the above by following a regular maintenance program, see Maintenance Plan on page 21.

Windows - Assess all wood windows, prioritizing the south facing (facade) windows which are most exposed to weather. Work with an experienced historic window professional to repair windows that are identified as inoperable or in need of repair. Intervene only where necessary and retain original material and parts where possible. Once all windows are maintained and operable, follow a regular window maintenance program.

Future Changes

Changes to the building configuration, especially additions, should be carefully considered for minimal affect on the **Heritage Values** as embodied in the **Character-Defining Elements (CDE)** listed in the **Statement of Significance**. All future **exterior alteration or changes** that are not addressed in this report, must be approved through a **Heritage Alteration permit**.

Proposed Alterations

The proposed alterations to the property as part of its Heritage Revitalization Agreement will improve the sustainability of the property without negatively impacting its Heritage Value or Character Defining Elements and are aligned with the Standards and Guidelines for Conservation in Canada. Infill housing is a historic form of development which has precedence all over the Lower Mainland since the late 1880s. There are records of residential properties that were initially developed with two houses on one property, as well as properties that were densified with the introduction of an infill house years or decades after the lot was first developed. The proposed alterations to this property are in keeping with this historic and precedented approach and represents a sensitive and subtle form of densification which retains the single-family scale of the West Bay neighbourhood. This historic form of densification continues to be an excellent method of providing greatly needed housing in already established neighbourhoods while integrating well into the existing infrastructure and character of the area.

Maintenance Plan

Following completion of the window repair and maintenance, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition). The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance program using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate repair or replacement in-kind of portions of highly exposed elements every 10-15 years.
- Inspect paint finishes every 3-5 years and expect full repainting every 7-10 years. Look for:
 - o bubbling, cracks, "alligating" or crazing, wrinkles, flaking, peeling or powdering;
 - o excessive fading of colours, especially dark tones;
- Repainting shall be in colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

Review metal flashings to ensure water runoff properly directed to the exterior and that flashing joints are intact.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.

- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:
 - o loose, split or missing shingles, especially at edges, ridges and hips;
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
 - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

BC Archives:

- genealogy indexes

City of Vancouver Archives:

- George H. Hewitt Co. Ltd. file; AM0054.013.02117 (microfiche)
- Greater Vancouver Directories
- Archival images (cited in document)

City of West Vancouver 'WestMap':

- <https://maps.westvancouver.ca/westmap2017/map.htm>

District of West Vancouver Heritage Inventory, 1987.

Library Archives Canada:

- Censuses 1901, 1911, 1916, and 1921

Newspapers:

- *North Shore News*, April 3, 2002.

Vancouver Public Library Special Collections:

- Historical Photographs online database

West Vancouver Archives:

- Archival images (cited in document)
- District of West Vancouver Fonds reference code: 2585-03-01.91
- West Vancouver Archives Collection ref. code: 007.7-1.B61

West Vancouver Library online digital collection:

- "Memories of my boyhood days in West Vancouver, March 1986."

Websites:

- <https://westvancouver.ca/arts-culture/heritage/west-vancouver-yesterday-and-today>
- www.canadianpostagestamps.ca
- <https://geohewitt.com/about-us/>

Roy Rahme obituary June 28, 2008:

- Originally published in the Vancouver Sun June 28, 2008

Site visit and interview with current homeowner Kate Lade - February, 20, 2018

Real Estate and Archival photographs - provided by Kate Lade

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