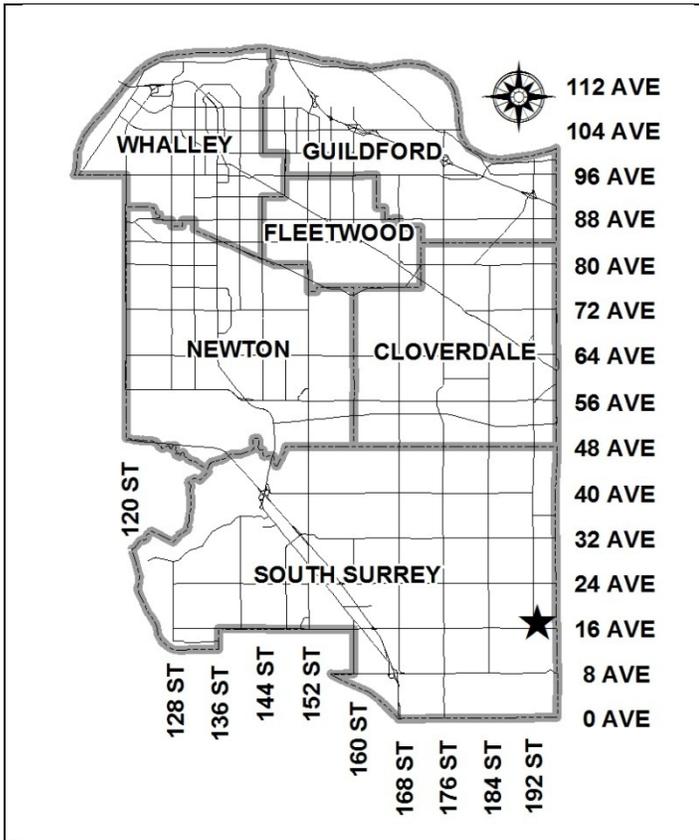


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0080-00

Planning Report Date: November 5, 2012

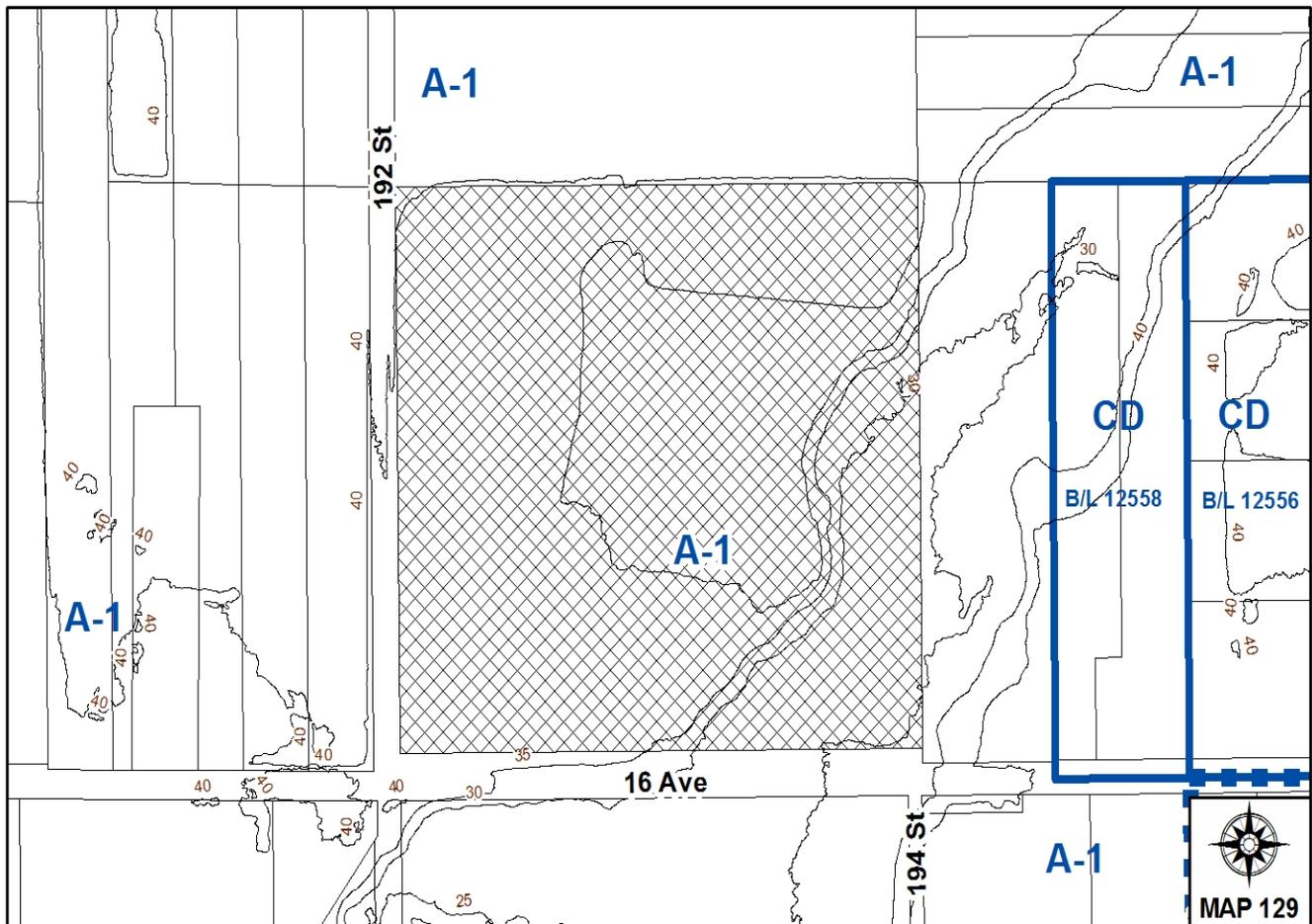


PROPOSAL:

- **Heritage Revitalization Agreement**

in order to protect three (3) historically significant buildings on the Brooksdale Estate property.

LOCATION: 19353 - 16 Avenue
OWNER: Brenda J Neufeld
ZONING: A-1
OCP DESIGNATION: Agricultural
LAP DESIGNATION: Suburban Residential (5 acre)



RECOMMENDATION SUMMARY

- Introduce a Heritage Revitalization Agreement By-law to protect three historically significant buildings on the Brooksdale Estate property.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The intent of the proposed Heritage Revitalization Agreement (HRA) By-law is to protect the Caretaker's Cottage, Coach House and Main House on the "Brooksdale Estate" property.
- The HRA By-law will contribute to the City's goal of promoting the long-term preservation of the City's heritage stock.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a Heritage Revitalization Agreement By-law be introduced for the Brooksdale Estate property, to protect the Caretaker's Cottage, Coach House and Main House.

REFERRALS

Engineering: There are no engineering requirements relative to the approval of the Heritage Revitalization Agreement By-law.

Heritage Advisory Commission (HAC): The proposed Heritage Revitalization Agreement (HRA) for the Brooksdale Estate Caretaker's Cottage, Coach House and Main House (Appendix III) was discussed by the HAC on October 24, 2012. The HAC supports the proposed HRA and recommends that it be forwarded to City Council for consideration.

SITE CHARACTERISTICS

Existing Land Use: Historic Brooksdale Estate, with Little Campbell River in the south-east portion.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	City-owned vacant property	Industrial/Business Park or Live/Work in Cluster Housing Form in Campbell Heights LAP	A-1
East:	Single family residence on large forested 10-acre property	Agricultural/Suburban Residential (5 acre) in South East Surrey LAP	A-1
South (Across 16 Avenue):	Large 30-acre property	Agricultural/Suburban Residential (5 acre) in South East Surrey LAP	A-1
West (Across 192 Street):	City-owned vacant property	Agriculture/Suburban Residential (5 acre) in South East Surrey LAP	A-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject property (the "Brooksdale Estate") is located at the north-east corner of 192 Street and 16 Avenue, in the Hazelmere neighbourhood of South East Surrey. This 15-hectare (37-acre) site is zoned "General Agricultural (A-1)" and designated "Agricultural" in the Official Community Plan (OCP).
- The site is not located in the Agricultural Land Reserve (ALR), and is designated "Suburban Residential – 5 upa" in the 1986 South East Surrey Local Area Plan (LAP).
- To the immediate north is the industrial area of Campbell Heights.

Development Proposal

- The applicant proposes to subdivide the lot into two (2) lots. Proposed Lot 1 is 8.081 hectares (20 acres) in area and is adjacent to 192 Street. Proposed Lot 2 is 6.975 hectares (17 acres) in area, and includes the portion encumbered by the Little Campbell River. All of the existing buildings on the site are proposed to be retained on proposed Lot 2. The proposed subdivision layout is attached as Appendix II.
- As part of their subdivision application, the owner has agreed to enter into a Heritage Revitalization Agreement (HRA) for the three (3) registered heritage buildings on the property. The buildings are in very good condition, requiring only basic conservation and maintenance. The intent of the HRA is to protect properties on the register as part of development to ensure the long-term conservation of the City's heritage stock. The HRA includes an explanatory plan that clarifies the portion of the property that is subject to conservation provisions (Appendix III).
- The purpose of the subdivision is to allow the owner to gift proposed Lot 2, with the buildings and naturalized lands, to the international Christian environmental stewardship organization, A Rocha, through the sale of the remainder of the subject property (proposed Lot 1).

Background on Brooksdale Estate and Proposed Heritage Revitalization Agreement (HRA)

- The Brooksdale Estate property is home to numerous buildings dating back to the early 1930s, including three (3) registered heritage buildings and several other buildings with potential heritage value. When the three registered buildings were assessed in 1999, they each received a Heritage Evaluation Score of 96%. A score of this magnitude indicates exceptional heritage value. The three buildings were subsequently added to Surrey's Community Heritage Register in 2000.
- Designed by prominent architect Ross Lort and constructed in 1933, the Caretaker's Cottage, Coach House, and Main House are in the Tudor Revival style. These historic buildings have remained remarkably intact since their completion nearly eighty years ago.

- Brooksdale Estate was built for and named after the original owners, Sheldon Dwight ("Sam") Brooks (1878 – 1946) and Greta Brooks (1890 – 1951). Sam Brooks became the owner and Chairman of the Board of the Powell River Company when he took over the business from its founder, his father, Dwight Brooks. In 1912, the Powell River Company was responsible for manufacturing the first roll of newsprint in British Columbia and eventually expanded to become one of the largest newsprint plants in the world. Due to their successful business, which eventually merged to become part of MacMillan Bloedel, the Brooks family was able to purchase large properties throughout the Lower Mainland, including this property in 1933.
- Brooksdale Estate is also valued as a masterwork of architect Ross Anthony Lort (1889 – 1968). Lort designed some of British Columbia's most familiar houses, apartments, institutions and places of worship.
- The landscape and architecture of Brooksdale Estate reflects that of a grand country estate. The three buildings complement each other, with defining characteristics that include half-timbering detailing contrasted with brick and stucco. The site landscaping balances the architecture, with curved driveways, lawns and mature trees.
- The proposed Heritage Revitalization Agreement (HRA) prescribes the terms and conditions of continuing protection for the heritage value and heritage character of the Brooksdale Estate Caretaker's Cottage, Coach House and Main House. The HRA contains a detailed conservation plan that outlines the maintenance and restoration requirements consistent with the heritage character of the buildings, and an indication of what intervention would require or would not require issuance of heritage alteration permits before works can be done.
- As the proposed HRA does not affect use or density, the by-law for the HRA does not require a Public Hearing.
- To ensure future owners are aware of the Heritage Revitalization Agreement By-law, after it has been approved by Council, a notice (not the by-law) will be registered on the title of the land in the Land Title Office.

DESIGN PROPOSAL AND REVIEW

- The heritage conservation plan, which is attached to and forms part of the HRA, was prepared by Donald Luxton & Associates (Appendix III).
- The applicant is not proposing any renovations to the Caretaker's Cottage, Coach House or Main House, but has provided a conservation plan that identifies conservation measures to be undertaken by the owner in order to maintain and restore the buildings.
- The existing driveway access location on 16 Avenue is too close to the 192 Street and 16 Avenue intersection and is not acceptable from a safety perspective. As part of the subdivision application, the applicant is required to remove the existing driveway on 16 Avenue and relocate it to 192 Street a minimum of 50 metres (164 ft.) from the intersection. A joint access easement is required to allow access over proposed Lot 1 to proposed Lot 2. This issue will be satisfied as a condition of subdivision approval.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Subdivision Layout
- Appendix III. Heritage Revitalization Agreement By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

HK/kms

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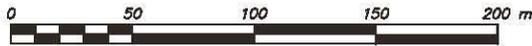
**SUBDIVISION PLAN OF LOT 2,
EXCEPT: PARCEL A (BYLAW PLAN 68128)
SECTION 15, TOWNSHIP 7,
NEW WESTMINSTER DISTRICT, PLAN 23627**

PLAN BCP

Appendix II

Deposited in the Land Title Office at
New Westminster, B.C. this _____ day
of _____, 2012.

City of Surrey BCGS 92G.0007



SCALE 1 : 2000

All distances are in metres

The intended plot size of this plan is 280mm
in width by 432mm in height (B Size) when
plotted at a scale of 1:2000

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS)

**PRELIMINARY
MARCH 6, 2012**

Registrar

Ref. No. _____

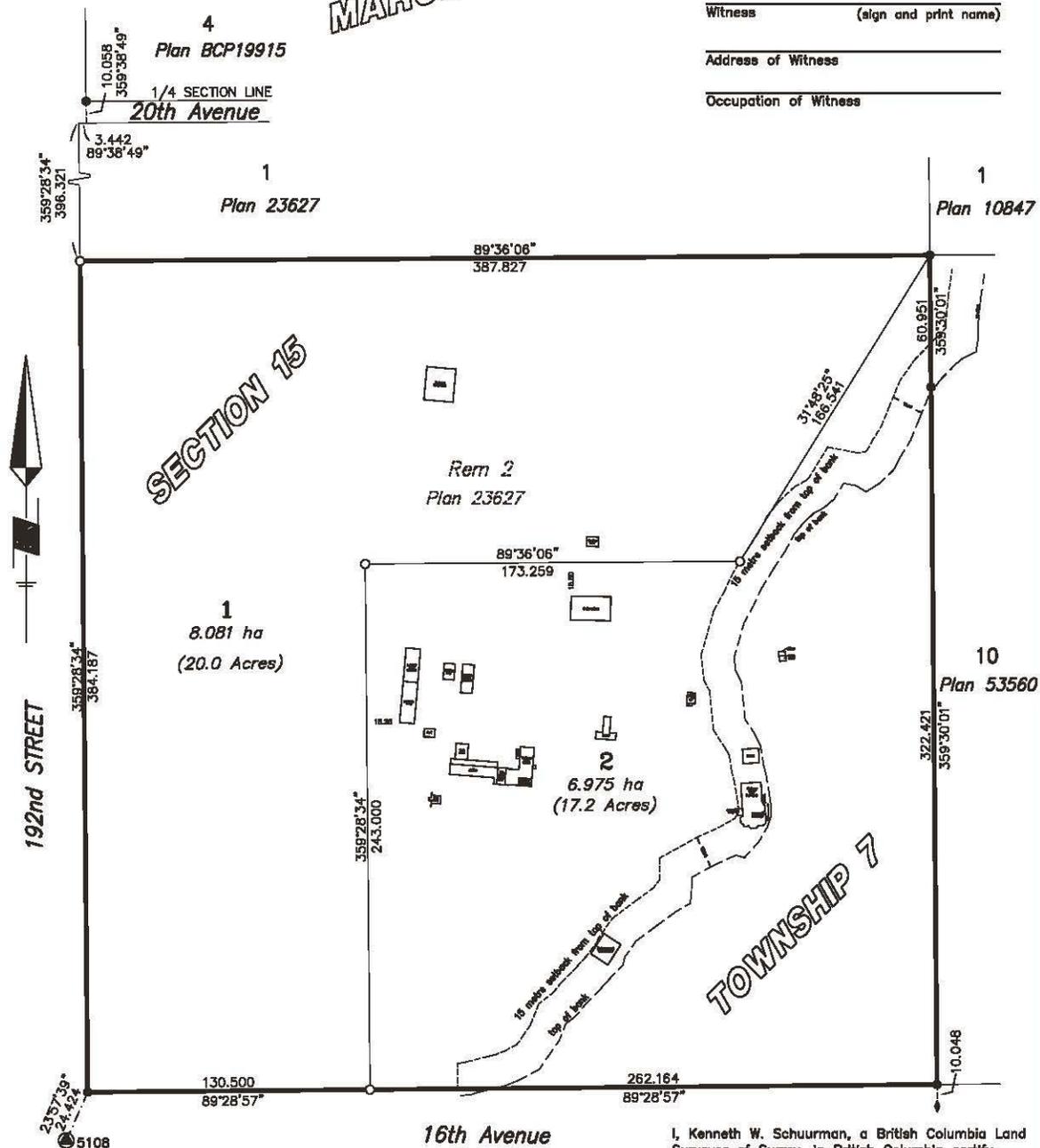
Owner:

Brenda Joy Neufeld

Witness (sign and print name)

Address of Witness

Occupation of Witness



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Approved under the Land Title Act
this _____ day of _____, 2012.

Approving Officer for the City of Surrey

This plan lies within the Greater Vancouver Regional District

I, Kenneth W. Schuurman, a British Columbia Land
Surveyor of Surrey, in British Columbia certify
that I was present at and personally superintended
the survey represented by this plan, and that the
survey and plan are correct. The field survey
was completed on the _____th day of January, 2012.
The plan was completed and checked, and the
checklist filed under # _____, on the _____th day
of January, 2012.

Kenneth W. Schuurman, B.C.L.S.

File: 4676-SUB

CITY OF SURREY

BY-LAW NO.

A by-law to enter into a heritage revitalization agreement

.....

WHEREAS:

- A. The Council may by by-law pursuant to Part 27 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as may be amended from time to time, enter into a heritage revitalization agreement with the owner of heritage property;

- B. The Council considers that certain lands, premises and improvements have heritage value and heritage character and ought to be conserved, which are situate within the City and form a portion of the property legally described as:

Parcel Identifier: 000-651-087
 Lot 2 Except: Parcel A (Bylaw Plan 68128); Section 15 Township 7 New Westminster
 District Plan 23627

19353 - 16 Avenue

And as the legal description noted above is to change, the City Clerk is directed to insert the following new legal description once title(s) has/have been issued, as follows:

Parcel Identifier: _____

(the "Lands");

- C. The owner of the Lands and the City of Surrey have agreed on the nature, character and extent of the heritage value and heritage character of that portion of the Lands, including premises and improvements, defined as Block 'A' in Schedule "1" (the "Heritage Property") and on the nature, extent and form of conservation necessary to protect the heritage value and heritage character of the Heritage Property;

NOW THEREFORE, the City Council of the City of Surrey, in open meeting assembled, enacts as follows:

1. The City is authorized hereby to enter into that certain Heritage Revitalization Agreement appended to this By-law as Schedule "2" (the "Heritage Revitalization Agreement") in respect of the Lands and the Heritage Property.
2. The Mayor and the City Clerk are authorized on behalf of the Council to sign the Heritage Revitalization Agreement and to register a notice on the title of the Lands.
3. Schedule "2" forms a part of this By-law.
4. This By-law may be cited for all purposes as "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. _____."

READ A FIRST AND SECOND TIME on the ____ day of ____ 2012.

READ A THIRD TIME on the ____ day of ____ 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ____ day of ____ 2012.

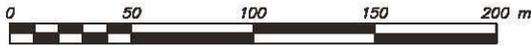
_____ MAYOR

_____ CLERK

**SKETCH PLAN OF PROPOSED SUBDIVISION OF LOT 2,
EXCEPT: PARCEL A (BYLAW PLAN 68128)
SECTION 15, TOWNSHIP 7,
NEW WESTMINSTER DISTRICT, PLAN 23627**

SCHEDULE "1"

City of Surrey BCGS 92G.0007

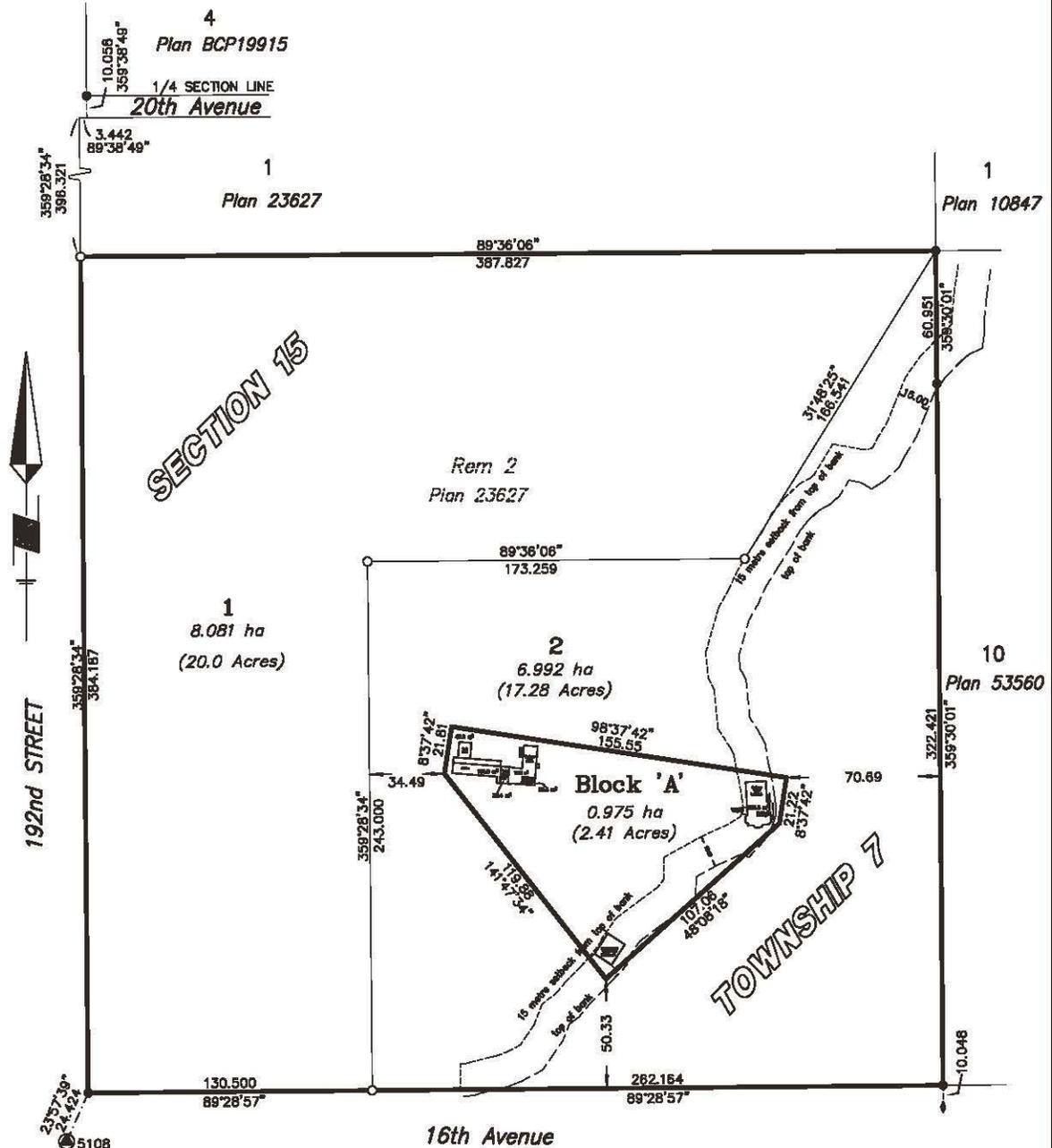


SCALE 1 : 2000

All distances are in metres

The intended plot size of this plan is 280mm
in width by 432mm in height (B Size) when
plotted at a scale of 1:2000

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS)



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Certified correct this 30th day of October, 2012.

Kenneth W. Schuurman, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

File: 4676-SK1

SCHEDULE "2"

[To City of Surrey Heritage Revitalization Agreement By-law, 2012, No. _____]

HERITAGE REVITALIZATION AGREEMENT

This Agreement made the ___ day of _____, 2012

BETWEEN:

BRENDA JOY NEUFELD
45 216 STREET
LANGLEY, BC
V6Z 1S3

(the "Owner")

OF THE FIRST PART

AND:

CITY OF SURREY, a municipal corporation,
and having offices at 14245 56 Avenue
Surrey, British Columbia
V3X 3A2

(the "City")

OF THE SECOND PART

WHEREAS:

- A. The Owner is the registered owner in fee simple of the following lands and premises situate in the City of Surrey, British Columbia and described as:

Parcel Identifier: 000-651-087
Lot 2 Except: Parcel A (Bylaw Plan 68128); Section 15 Township 7 New Westminster
District Plan 23627

19353 - 16 Avenue

And as the legal description noted above is to change, the City Clerk is directed to insert the following new legal description once title(s) has/have been issued, as follows:

Parcel Identifier: _____

(the "Lands");

- B. The Owner and the City consider that a portion of the Lands shown as Block 'A' in Appendix "C" (the "Heritage Property"), including the improvements and features on the Heritage Property, have *heritage value* and *heritage character*;
- C. The Owner and the City desire to conserve the *heritage value* and *heritage character* of the Heritage Property;
- D. For the purpose of conservation of the *heritage value* and *heritage character* of the Heritage Property, the Owner and the City have agreed to enter into this Agreement setting out the terms and conditions of continuing protection for the *heritage value* and *heritage character* of the Heritage Property;
- E. The Owner has agreed to the terms for compensating the City for the loss in heritage value in accordance with Section 2(f) of this Agreement in the event the heritage improvements or features of the Heritage Property are moved or destroyed other than through natural causes;
- F. The improvements or features on the Heritage Property which have *heritage value* and *heritage character* which both the Owner and City desire to conserve have been described by text, photographs, plans and drawings attached to this Agreement as Appendix "A" (the "Conservation Plan"), Appendix "B" (the "DL&A Plan") and Appendix "C"; and
- G. The improvements or features identified in the Conservation Plan as the Caretaker's Cottage, the Coach House, and the Main House (the "Buildings") are listed on the Surrey Heritage Register and the Owner and the City consider that the Buildings have *heritage value* and *heritage character* such that all provisions of this Agreement applicable to the Heritage Property also apply to the Buildings.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual premises of the parties hereto and for other good and valuable consideration (the receipt and sufficiency of whereof is hereby by the parties acknowledged) the Owner and the City covenant and agree with one another pursuant to Section 966 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as amended, re-enacted or consolidated from time to time and any successor statute (the "Local Government Act"), as follows:

Conservation Plan

- 1. (a) The Conservation Plan forms a part of this Agreement. To the extent that the text, photographs, plans and drawings constituting the Conservation Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation Plan and shall determine the matter. If the Owner is dissatisfied with the City's interpretation, then Section 15 of this Agreement shall apply.
- (b) Part I of the Conservation Plan identifies, details and describes the character, extent and nature of the improvements and features on the Heritage Property that have *heritage value* and *heritage character*. Part II of the Conservation Plan sets out the maintenance strategy, general standards and exemptions for the *conservation* and maintenance of all improvements and features on the Heritage Property that have *heritage value* and *heritage*

character. Part III of the Conservation Plan sets out the standards and specifications for restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this Agreement, including, but not limited to: the foundation; roof structure and cladding; building envelope, wood detailing and trims; interior conditions; and the site and landscaping.

Owner's Obligations to Protect, Conserve, Maintain and Rebuild

2. The Owner covenants and agrees that:

- (a) No improvements on the Heritage Property identified in the Conservation Plan as having *heritage value* or *heritage character* shall be *altered*, including alterations required or authorized by this Agreement, except as agreed to in writing by the City.
- (b) Each action of restoration, rehabilitation, replication, repair, replacement or maintenance, required by Parts I, II and III of the Conservation Plan, shall be commenced and completed in accordance with the timing, phasing, standards and specifications set out the Conservation Plan.
- (c) All improvements identified in Part I and II of the Conservation Plan as having *heritage value* and *heritage character* shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Conservation Plan.
- (d) In the event the Buildings are damaged, the Owner of the Lands accepts the obligation to undertake all necessary construction to restore the damaged portion or portions of the Buildings to their original condition. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged portion or portions of the Buildings. The heritage alteration permit shall be subject to review by the Heritage Advisory Commission.

The restoration of the Main House shall reflect its character-defining elements and design components including, but not limited to:

- Location at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey;
- Setting amongst a generously landscaped property;
- Residential form, scale, and massing as expressed by its one and one-half storey height and side-gabled main roof structure with front-gabled dormers;
- Wood-frame construction including its cedar shingle siding, open soffits with exposed rafter tails, half-timbering detailing, and wood trim;
- Use of the Tudor Revival style, seen particularly in the repetitive front-gabled dormers, the halftimbering on white stucco in the gable-ends, heavy timber brackets, leaded glass windows, and two entryways, one on the main façade, which features a front-gabled projected roof supported by large triangular brackets and two large square wood columns with decorative brackets, and featuring an open balustrade with square banisters and three brick steps with

tilled platform, and one entryway on the south elevation which features two brick steps, and a front-gabled entryway supported by two triangular wood brackets;

- Original fenestration including wood-frame and wood-sash casement, fixed assemblies, some featuring multi-pane windows and transoms, and others featuring leaded glass;
- Original doors including the vertical plank front door assembly with iron straps and leaded glass sidelights on either side and the panelled doors of the south and rear elevations;
- Exterior red brick chimney on the rear elevation; and
- Interior features including original unpainted wood panelling, exposed wooden beams, living room stone fireplace, hardwood floors and wooden doors with iron straps,

all as subject to approval by the City Architect or designate.

The restoration of the Coach House shall reflect its character-defining elements and design components including, but not limited to:

- Location at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey;
- Setting amongst a generously landscaped property;
- Residential and agricultural form, scale, and massing as expressed by its one and one-half storey height and side-gabled main roof structure with two significant front-gabled wings at either end, with front-gabled dormers, and its eastern section devoted to a horse-barn;
- Wood-frame construction including its cedar shingle siding, open soffits with exposed rafter tails, half-timbering detailing, and wood trim;
- Use of the Tudor Revival style, seen particularly in the dominant south façade, which features a large, central front-gabled dormer with stone, brick, at times laid in a herringbone pattern, and half-timbering in the gable-end; the repetitive front-gabled dormers, the half-timbering on white stucco in the gable-ends, timber brackets, leaded glass windows, and four entryways;
- Original fenestration including wood-frame and wood-sash assemblies, some featuring multi-pane windows and transoms, and most featuring leaded glass;
- Original doors including several panelled doors, some with leaded glass, multi-pane inserts, and/or sidelights;
- Carriage tunnel, which features granite stone foundation at the entrances, cobblestone walkway, stucco walls and ceiling, and several original doorways;
- Two interior red brick chimneys; and
- Interior features including original unpainted wood panelling,

all as subject to approval by the City Architect or designate.

The restoration of the Caretaker's Cottage shall reflect its character-defining elements and design components including, but not limited to:

- Location at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey;
- Setting amongst a generously landscaped property;
- Residential form, scale, and massing as expressed by its one and one-half storey height and front-gabled main roof structure with shed roof dormers;
- Wood-frame construction including its cedar shingle siding, half-timbering detailing, and wooden trim;
- Use of the Tudor Revival style, seen particularly in the front-gabled main roof structure with half-timbering on white stucco in the gable-ends, north elevation entry with semi-circular awning with tongue-and-groove siding ceiling;
- Original fenestration including wood-frame and wood-sash assemblies, some featuring multipane windows;
- Original doors including the vertical plank door on the north elevation; and
- Interior red brick chimney,

all as subject to approval by the City Architect or designate.

- (e) In the event any one or more of the Buildings is destroyed, the Owner of the Lands accepts the obligation to undertake all necessary construction to create a replica of the destroyed Building(s). The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to create a replica of the Building(s). The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. If the design is not an exact replica, the massing and the style shall be similar to the original building, and a heritage alteration permit shall be required before a building permit can be issued for reconstruction to take place. The construction of the replica or replacement of the Building(s) shall reflect the character-defining elements and design components as described in Section 2(d), all as subject to approval by the City Architect or designate.
- (f) In the event that any one or more of the Buildings is destroyed, in addition to the construction of a replica described in 2(e), the Owner covenants and agrees to compensate the City for the loss in heritage value to the community in the amount of \$16,332.36 for each Building destroyed indexed to the Vancouver Consumer Price Index (CPI) with 2012 being the base year, except that if the Building(s) are destroyed through natural causes, including but not limited to, flood, earthquake and accidental fire as determined by the City in its sole discretion, and a replica is constructed by the Owner that is acceptable to the Heritage Advisory Commission or any successor decision making body in its sole discretion, then payment of compensation by the Owner to the City is not required.
- (g) Should any one or more of the Buildings become vacant and unoccupied for a period of 30 days or more, the Owner of the Lands agrees to maintain the integrity and security of the Buildings and Heritage Property including but not limited to, on-site security, monitored security alarm system,

perimeter fencing and lighting, and boarding of windows and doors. The Owner of the Lands must provide to the City in writing a 24-hour emergency contact number and confirm the security measures are in place. If the Owner fails to secure the Buildings, the City may and is authorized to undertake the necessary works to secure the Buildings, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands for the purpose of undertaking the necessary works to secure the Buildings and to conduct an inspection to determine that the security measures continue to be in place.

- (h) Should any one or more of the Buildings become vacant and unoccupied during construction or other redevelopment of the Lands, the Owner agrees to post a sign that reads as follows:

PROTECTED HERITAGE SITE
No Vandalism or Removal of Materials
(Maximum individual penalty: \$50,000 and 2 years Imprisonment)

If the Owner fails to post the required sign, the City may and is authorized to post the sign, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands.

- (i) The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions, as are necessary to ensure that the restrictions and requirements set out in Parts II and III of the Conservation Plan are fully observed, and the Owner shall not do, cause or allow to be done anything that would be in breach of the restrictions and requirements of this Agreement.
- (j) Where required by the City in a heritage alteration permit, the Owner shall provide security to the City to guarantee the performance of the terms, requirements and conditions contained in the Conservation Plan.
- (k) The Owner may apply to the City for funding including, but not limited to, monies for exemption from taxes, or any provision for assistance as specified in Section 25 of the Community Charter, S.B.C. 2003, c.26. For the purposes of City of Surrey Heritage Sites Financial Assistance By-law, 2003, No. 15099, each Building shall be considered a separate City Heritage Site as that term is defined in the by-law.

Variation to By-laws

3. No variation to by-laws are applicable to the Lands.

Construction and Maintenance

4. Wherever under this Agreement the Owner restores, rehabilitates, replicates, repairs, replaces, maintains or in any way alters improvements on, or features of the Heritage Property identified in the Conservation Plan as having *heritage value* and *heritage character* or constructs or maintains other works to protect or

conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Conservation Plan and as agreed by the City and all improvements or features shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

No Liability to City

5. In no case shall the City be liable or responsible in any way for:
 - (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that may be suffered or sustained by the Owner or by any other person who may be on the Lands; or
 - (b) any loss or damage of any nature whatsoever, howsoever caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements of this Agreement, wrongful or negligent failure or omission to comply with its restrictions and requirements, or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements or with any other term, condition or provision of this Agreement.

Reasonable Care and Risk

6. The Owner shall at all times, in complying with the restrictions or requirements of this Agreement, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit or allow any condition to exist that might reasonably lead to, cause or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements in a safe manner, and without reasonably foreseeable risk to person or property. Compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk and cost of the Owner.

Modification

7. If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced or eliminated except by measures that would be a breach of the restrictions, requirements of this Agreement, the Owner shall notify the City in writing of the nature and extent of the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid or eliminate the risk. Risk shall remain with the Owner.

Indemnity

8. The Owner shall at all times indemnify and save harmless the City and its elected and appointed officials, employees, contractors and agents of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever by whomsoever brought for which the City shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements of this Agreement, or breach or non-performance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of this Agreement, or by reason of any work or action of the Owner in performance of its obligations, or by reason of any wrongful act or omission, default or negligence of the Owner.

Alternative Remedies

9. Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement may be exercised fully in accordance with the Local Government Act and the Community Charter, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference in this Agreement to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

Damages

10. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace, repair or maintain the building, structure, improvements on or features of the Heritage Property having *heritage value* and *heritage character* to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan, and Sections 2 and 4 of this Agreement.

No Waiver

11. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default nor any previous written waiver shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies to the City.

Statutory Authority and Proprietary Rights

12. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive by-law enacted by the City, or permit, license or *approval*, granted, made or issued hereunder, or pursuant to statute, by the City shall stop, limit or impair the City from relying upon and enforcing this Agreement.

Compliance with Laws

13. Despite any provision of this Agreement, the Owner shall comply with all laws, including by-laws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation of this Agreement to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days' written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

Notice

14. Any notice to be given under this Agreement shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

If to the City:

Attention: City Clerk

CITY OF SURREY
14245 56 Avenue
Surrey, BC
V3X 3A2

If to the Owner:

BRENDA JOY NEUFELD
45 216 STREET
LANGLEY, BC
V6Z 1S3

Any party may at any time give notice in writing to the other of any change of address and after the third day of giving of the notice, the address specified in the notice shall be the address of the party for the giving of notices.

If title to the Lands is transferred to a new Owner, the new Owner shall provide notice in writing to the City within 15 days of such a transfer providing the name of

the new Owner, the contact for notice if it is different than the Owner and the new Address to which notices are to be sent.

Arbitration

15. The Owner, if dissatisfied with the City's interpretation of the Conservation Plan and any determination pursuant to Section 1(a) of this Agreement may require that the matter be decided and determined by binding arbitration as follows:
 - (a) The Owner must, within thirty (30) days of any exercise of discretion by the City, give notice to the City of its intention to dispute and in such notice shall name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;
 - (b) The City shall within thirty (30) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;
 - (c) Where each of the Owner and the City have named an arbitrator, the two arbitrators shall within thirty (30) days of the City's notice pursuant to Section 15(b) appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;
 - (d) Where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute;
 - (e) Any arbitrator's decision in respect of the exercise of discretion by the City shall be final, conclusive and binding on all parties;
 - (f) The arbitrator shall award the prevailing party full compensation for all costs and expenses of the arbitrator, costs and fees of the proceedings and solicitor-client costs and expenses; and
 - (g) The arbitrator shall issue a final decision regarding the dispute within twenty-five (25) business days after the arbitrator's appointment, subject to extension of that time by agreement of the parties.

16. Without limiting the City's power of inspection conferred by statute and in addition to that power, the City shall be entitled at all reasonable times and with reasonable notice to enter onto the Lands from time to time for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner in respect of the Heritage Property, and wherever possible, when an inspection of the Heritage Property is undertaken, the City shall provide reasonable notice to the Owner.

Headings

17. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any of its provisions.

Schedules

18. All schedules to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

19. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Interpretation

20. Terms used in this Agreement that are italicized are defined in the Local Government Act, and the Heritage Conservation Act, R.S.B.C. 1996, Chapter 187, as amended, re-enacted or consolidated from time to time and any successor statute, and shall take their meaning from those Acts.

Successors Bound

21. All restrictions, rights and liabilities imposed upon or given to the respective parties under this Agreement shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements on the part of the Owner.

Notice to be Filed

22. Notice of this Agreement and amendments to it will be filed in the Land Title Office and once filed, this Agreement and amendments will be binding on all persons who acquire an interest in the Lands.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date first above written.

Brenda Joy Neufeld

CITY OF SURREY

Dianne Watts
Mayor

Jane Sullivan
City Clerk

Appendix "A"

CONSERVATION PLAN

PART I – HISTORICAL AND ARCHITECTURAL BACKGROUND

1. Description of Historic Place

Brooksdale Estate is located at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey. The Estate, constructed in 1933 to the designs of prominent architect Ross Lort, comprises a generous acreage and is home to a handful of historic buildings, including the Main House, Coach House and Caretaker's Cottage. These three structures are characterized by their Tudor Revival style and they have remained remarkably intact since their completion nearly eight decades ago.

2. Heritage Value of Historic Place

Brooksdale Estate is valued for its association with original owners, Sheldon Dwight ("Sam") Brooks (1878-1946) and Greta Brooks (1890-1951). Sam Brooks became the owner and Chairman of the Board of the Powell River Company when he took over the business from its founder, his father, Dwight Brooks. In 1912, the Company was responsible for the manufacture of the first roll of newsprint in British Columbia and eventually expanded to become one of the largest newsprint plants in the world. Thanks to their successful ownership of the Company, which eventually merged to become part of the famed MacMillan Bloedel conglomerate, the Brooks family was able to purchase large properties throughout the Lower Mainland, including the Hazelmere property in 1933. They commissioned esteemed British Columbia architect Ross Lort, designer of Vancouver's famous *Casa Mia*, to design the estate buildings, including the Main House, Coach House and Caretaker's Cottage. The Brooks family only remained at the estate until 1946, when Sam Brooks passed away, however, the property is still known by the family name, "Brooksdale".

Brooksdale Estate is also valued as a masterwork of prolific architect Ross Anthony Lort (1889 – 1968). Born in Birmingham, England, Lort immigrated to Victoria, and in 1907 began work in the thriving architectural practice of Samuel Maclure. Lort would go on to a fruitful sixty-year career in architecture, designing some of British Columbia's most familiar houses, apartments, institutions and places of worship, as well as playing a significant role in the arts in British Columbia. Celebrated as a creative and talented architect and artist, Lort's design of the Brooksdale Estate is one of the crowning jewels of his long and successful career.

The landscape and architecture of Brooksdale provides an ideal reflection of a grand country estate. The mature landscape provides a dramatic visual backdrop to the historic place. Designed by Lort in the Tudor Revival style, the estate buildings express the success and wealth of the Brooks family. The traditional Tudor Revival style reflects a typically high-class British design taste and was appreciated in British Columbia as the supreme architectural expression of wealth and success. The style, whose defining characteristic is the half-timbering detailing with dark brown boards contrasted with white stucco infill, had been popularised as the *de rigueur* style for the gentry a generation earlier by architect Samuel Maclure, Lort's mentor and former partner. The three buildings are effectively and picturesquely composed, the half-timbering complemented by brick and stucco, with the Caretaker's Cottage being the smallest and simplest in design. The landscape of the

historic place balances the architecture, with its curved driveways, lawns, and mature conifers.

3. Character Defining Elements

The key elements that define the heritage character of the **Main House** at Brooksdale Estate include its:

- Location at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey, setting amongst a generously landscaped property;
- Residential form, scale, and massing as expressed by its one and one-half storey height and side-gabled main roof structure with front-gabled dormers;
- Wood-frame construction including its cedar shingle siding, open soffits with exposed rafter tails, half-timbering detailing, and wood trim;
- Use of the Tudor Revival style, seen particularly in the repetitive front-gabled dormers, the half-timbering on white stucco in the gable-ends, heavy timber brackets, leaded glass windows, and two entryways, one on the main façade, which features a front-gabled projected roof supported by large triangular brackets and two large square wood columns with decorative brackets, and featuring an open balustrade with square banisters and three brick steps with tiled platform, and one entryway on the south elevation which features two brick steps, and a front-gabled entryway supported by two triangular wood brackets;
- Original fenestration including wood-frame and wood-sash casement, fixed assemblies, some featuring multi-pane windows and transoms, and others featuring leaded glass;
- Original doors including the vertical plank front door assembly with iron straps and leaded glass sidelights on either side and the panelled doors of the south and rear elevations;
- Exterior red brick chimney on the rear elevation; and
- Interior features including original unpainted wood panelling, exposed wooden beams, living room stone fireplace, hardwood floors and wooden doors with iron straps.

The key elements that define the heritage character of the **Coach House** at Brooksdale Estate include its:

- Location at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey;
- Setting amongst a generously landscaped property;
- Residential and agricultural form, scale, and massing as expressed by its one and one-half storey height and side-gabled main roof structure with two significant front-gabled wings at either end, with front-gabled dormers, and its eastern section devoted to a horse-barn;
- Wood-frame construction including its cedar shingle siding, open soffits with exposed rafter tails, half-timbering detailing, and wood trim;
- Use of the Tudor Revival style, seen particularly in the dominant south façade, which features a large, central front-gabled dormer with stone, brick, at times laid in a herringbone pattern, and half-timbering in the gable-end; the repetitive front-gabled dormers, the half-timbering on white stucco in the gable-ends, timber brackets, leaded glass windows, and four entryways;
- Original fenestration including wood-frame and wood-sash assemblies, some featuring multi-pane windows and transoms, and most featuring leaded glass;
- Original doors including several panelled doors, some with leaded glass, multi-pane inserts, and/or sidelights;

- Carriage tunnel, which features granite stone foundation at the entrances, cobblestone walkway, stucco walls and ceiling, and several original doorways;
- Two interior red brick chimneys; and
- Interior features including original unpainted wood panelling.

The key elements that define the heritage character of the **Caretaker's Cottage** at Brooksdale Estate include its:

- Location at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey;
- Setting amongst a generously landscaped property;
- Residential form, scale, and massing as expressed by its one and one-half storey height and front-gabled main roof structure with shed roof dormers;
- Wood-frame construction including its cedar shingle siding, half-timbering detailing, and wooden trim;
- Use of the Tudor Revival style, seen particularly in the front-gabled main roof structure with half-timbering on white stucco in the gable-ends, north elevation entry with semi-circular awning with tongue-and-groove siding ceiling;
- Original fenestration including wood-frame and wood-sash assemblies, some featuring multipane windows;
- Original doors including the vertical plank door on the north elevation; and
- Interior red brick chimney.

4. Existing Appearance and Features

The following depicts some of the details of the Main House:



Front (west) facade



North facade



Main (front) entry



Front door hardware



Balustrade, main entry



Column and bracket, main entry



Closed soffits, main entry



Tripartite window assembly on east facade



Bay window and dormers



Chimney on east facade



Interior wood detailing



Interior fireplace

The following depicts some of the details of the Coach House:



South (front) facade



East facade



North (rear) facade



Southeast corner



North facade



Example: window (broken pane)



Cobblestone tunnel



Interior wood detailing

The following depicts some of the details of the Caretaker's Cottage:



South facade showing existing addition



West facade



North facade



Dormer window

PART II – MAINTENANCE STANDARDS AND PERMIT APPROVALS

1. General

A. Requirement to Commence Renovations

Restoration of the Buildings, including works that are consistent with Part III – Restoration Standards and Specifications, may commence at any time following the adoption of a by-law to enter into this Agreement and the issuance of a building permit authorizing the works.

B. Maintenance Strategy

The strategy to ensure ongoing conservation of the Buildings shall consist of a Maintenance Plan and a Funding Strategy.

The Maintenance Plan shall be prepared with input from an Architect that is acceptable to the City, and who is knowledgeable in the restoration of heritage buildings. Issues to be addressed in the Maintenance Plan include water penetration and damage from sun, wind, weather and animals. Maintenance includes, but is not limited to, painting or staining, sealing, weather-stripping and the like.

See Section 9.0 of the DL&A Plan.

The Funding Strategy shall include, but is not limited to, whether or not the Owner intends to absorb all the costs, undertake fundraising or seek government financial incentives, including those available from the City.

The Owner shall submit a Maintenance Plan and Funding Strategy for review and approval by the General Manager, Planning and Development and the Heritage Advisory Commission within one (1) year of the adoption of a by-law to enter into this Agreement.

The Maintenance Plan and Funding Strategy for the Buildings shall include, but is not limited to, the following:

- (a) A description and a time schedule for the renovations, repair, and replacement of the exterior elements, *landscaping* or other identified works on the Heritage Property that constitute the character-defining elements and as identified in Part III – Renovation Standards and Specifications;
- (b) A description and time schedule for the ongoing maintenance of the elements, *landscaping* or other identified works on the Heritage Property and other relevant details. Maintenance includes: painting, staining and sealing of the exterior cladding and trims, weather stripping, re-roofing, replacement of windows, doors and exterior cladding or trims to match the existing materials;
- (c) Ongoing maintenance of *landscaping*;
- (d) A colour scheme for the exterior of the Buildings;
- (e) A description of any matters noted in Part III – Renovation Standards and Specifications or in the plans attached to this Agreement as requiring further details; and
- (f) A financial plan detailing the funding for the renovation and maintenance outlined above, including corporate sponsorships, annual budgets by the Owner or tenant, applications for government grants, strata fees, and other relevant details.

C. Amending an Established Maintenance Strategy

An Owner may apply to the City to amend an existing Maintenance Plan and Funding Strategy. Any amendment is subject to approval by the General Manager, Planning and Development, and if deemed necessary by the General Manager, Planning and Development, the Heritage Advisory Commission.

2. Standards

The "Standards and Guidelines for the Conservation of Historic Places in Canada", established under the Historic Places Program or successor guidelines as may be approved by the City are to apply to all construction, maintenance, restoration or renovation works undertaken under Parts II or III on the Buildings.

3. Timing and Phasing

This provision does not apply to the Heritage Property.

4. Heritage Alteration Permit(s) Approval

- A. Changes to the building, structure, exterior and interior appearance of the Buildings, features on the Heritage Property identified in the Conservation Plan or character-defining elements may require the Owner to apply for a heritage alteration permit or obtain approval from the City.

Proposed changes shall be referred to the Planning & Development Department of the City prior to the commencement of any work to determine if the changes require or do not require a heritage alteration permit.

- B. A heritage alteration permit may not be required for alterations including, but not limited to, the following:
- (a) Changes to the Conservation Plan that are considered by the City Architect to be minor in nature and not affecting the character-defining elements of the Buildings;
 - (b) Restorations considered by the City Architect to be consistent with the original design, being made to replace stylistically foreign elements and done in consultation with an independent architect acceptable to the City with experience in restoration of heritage buildings; or
 - (c) Simple repair and maintenance of existing elements not affecting the building structure, exterior or interior appearance of the Buildings.
- C. A heritage alteration permit shall be required for alterations including, but not limited to, the following:
- (a) Changes to the structure of the Buildings;
 - (b) Changes to the exterior appearance of the Buildings;
 - (c) Changes to interior features of the Buildings identified as character-defining elements in Section 2(d) of the Heritage Revitalization Agreement;
 - (d) Replacement of existing elements and/or construction of additions to the Buildings;
 - (e) Changes to the external appearance of the Buildings due to interior renovations.

If a heritage alteration permit is determined to be required, the Owner shall apply to the City for a heritage alteration permit before undertaking any of the works listed in this Section 4.C.

After the heritage alteration permit application is submitted, the heritage alteration permit will be considered for issuance by City Council upon the

recommendation of the General Manager, Planning and Development and the Heritage Advisory Commission, or by a City official delegated by City Council.

5. Building Permit Approval

Construction, alterations or other actions to be authorized by a building permit shall be consistent with the provisions of the Conservation Plan and/or with heritage alteration permits sanctioning construction, alterations or other actions.

As the Buildings are recognized as a historic site, Building Code equivalencies may be used to lessen visual impacts on the historical appearance or authenticity of the building. To utilize Building Code equivalencies, the Owner shall retain a qualified architect that is acceptable to the City Architect.

PART III – RESTORATION STANDARDS AND SPECIFICATIONS

A. Main House

1. Foundation/Basement

Refer to Section 5.2 of the DL&A Plan

2. Exterior Walls

Refer to Section 5.3 of the DL&A Plan

3. Exterior Woodwork

Refer to Section 5.4 of the DL&A Plan

4. Porches/Entryways

Refer to Section 5.5 and 5.5.1 of the DL&A Plan

5. Windows

Refer to Section 5.6 of the DL&A Plan

6. Doors

Refer to Section 5.7 of the DL&A Plan

7. Roof and Chimneys

Refer to Section 5.8 of the DL&A Plan

8. Interior Condition

Interior features including original unpainted wood panelling, exposed wooden beams, living room stone fireplace, hardwood floors and wooden doors with iron straps shall be retained and restored as required.

Except as provided for in this Conservation Plan, changes to the interior of the House that affect the exterior appearance of the House are not permitted without prior issuance of a heritage alteration permit.

9. Colour Scheme

Refer to Section 8.1 of the DL&A Plan

The exterior paint colour, including wood trims, shall be subject to the prior written approval of the City. If the colour is to be changed, the change shall be done in consultation with the City and reflect as best as can be determined the original appearance of the House or heritage colours appropriate for the period of the House. A contrasting complementary paint colour shall be used for windows, doors and wood trims.

Changes to the exterior colour scheme shall not be undertaken without being reviewed and approved by the City Architect. The City Architect may consult with the Heritage Advisory Commission about the colour scheme.

10. New Construction

New construction not provided for in this Conservation Plan will be subject to a heritage alteration permit.

11. Landscaping, Trees and Fences

Original landscape features shall be retained where possible. If *landscaping* changes are proposed, selection should consider heritage planting, paving and fixtures and/or native plantings.

All trees on the lot are subject to the provisions of the Surrey Tree Protection Bylaw, 2006, No. 16100.

12. Other

Minor changes to the provisions of Part III that do not affect the character defining elements or that improve the authenticity of the restorations, may be approved by the City Architect, in consultation with the Heritage Advisory Commission.

(Note: Terms used in Appendix "A" of this Agreement that are italicized are defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and shall take their meaning from the By-law.)

B. Coach House

1. Foundation

Refer to Section 6.2 of the DL&A Plan

2. Exterior Walls

Refer to Section 6.3, 6.3.1, and 6.3.2 of the DL&A Plan

3. Exterior Woodwork

Refer to Section 6.4 of the DL&A Plan

4. Entryways

Refer to Section 6.5 of the DL&A Plan

5. Windows

Refer to Section 6.6 of the DL&A Plan

6. Doors

Refer to Section 6.7 of the DL&A Plan

7. Roof and Chimneys

Refer to Section 6.8 of the DL&A Plan

8. Interior Condition

Interior features including original unpainted wood panelling and original flooring shall be retained and restored as required.

Except as provided for in this Conservation Plan, changes to the interior of the House that affect the exterior appearance of the House are not permitted without prior issuance of a heritage alteration permit.

9. Colour Scheme

Refer to Section 8.1 of the DL&A Plan

The exterior paint colour, including wood trims, shall be subject to the prior written approval of the City. If the colour is to be changed, the change shall be done in consultation with the City and reflect as best as can be determined the original appearance of the House or heritage colours appropriate for the period of the House. A contrasting complementary paint colour shall be used for windows, doors and wood trims.

Changes to the exterior colour scheme shall not be undertaken without being reviewed and approved by the City Architect. The City Architect may consult with the Heritage Advisory Commission about the colour scheme.

10. New Construction

New construction not provided for in this Conservation Plan will be subject to a heritage alteration permit.

11. Landscaping, Trees and Fences

Original landscape features shall be retained where possible. If *landscaping* changes are proposed, selection should consider heritage planting, paving and fixtures and/or native plantings.

All trees on the lot are subject to the provisions of the Surrey Tree Protection Bylaw, 2006, No. 16100.

12. Other

Minor changes to the provisions of Part III that do not affect the character defining elements or that improve the authenticity of the restorations, may be approved by the City Architect, in consultation with the Heritage Advisory Commission.

(Note: Terms used in Appendix "A" of this Agreement that are italicized are defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and shall take their meaning from the By-law.)

C. Caretaker's Cottage

1. Foundation

Refer to Section 7.2 of the DL&A Plan

2. Exterior Walls

Refer to Section 7.3 of the DL&A Plan

3. Exterior Woodwork

Refer to Section 7.4 of the DL&A Plan

4. Entryways

Refer to Section 7.5 of the DL&A Plan

5. Windows

Refer to Section 7.6 of the DL&A Plan

6. Doors

Refer to Section 7.7 of the DL&A Plan

7. Roof and Chimney

Refer to Section 7.8 of the DL&A Plan

8. Interior Condition

Except as provided for in this Conservation Plan, changes to the interior of the House that affect the exterior appearance of the House are not permitted without prior issuance of a heritage alteration permit.

9. Colour Scheme

Refer to Section 8.1 of the DL&A Plan

The exterior paint colour, including wood trims, shall be subject to the prior written approval of the City. If the colour is to be changed, the change shall be done in consultation with the City and reflect as best as can be determined the original appearance of the House or heritage colours appropriate for the period of the House. A contrasting complementary paint colour shall be used for windows, doors and wood trims.

Changes to the exterior colour scheme shall not be undertaken without being reviewed and approved by the City Architect. The City Architect may consult with the Heritage Advisory Commission about the colour scheme.

10. New Construction

New construction not provided for in this Conservation Plan will be subject to a heritage alteration permit.

11. Landscaping, Trees and Fences

Original landscape features shall be retained where possible. If *landscaping* changes are proposed, selection should consider heritage planting, paving and fixtures and/or native plantings.

All trees on the lot are subject to the provisions of the Surrey Tree Protection Bylaw, 2006, No. 16100.

12. Other

Minor changes to the provisions of Part III that do not affect the character defining elements or that improve the authenticity of the restorations, may be approved by the City Architect, in consultation with the Heritage Advisory Commission.

(Note: Terms used in Appendix "A" of this Agreement that are italicized are defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and shall take their meaning from the By-law.)

Appendix "B"

BROOKSDALE ESTATE

19353 16TH AVENUE, SURREY
CONSERVATION PLAN

JUNE 2012



DONALD LUXTON 
AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC.
1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604 688 1216 www.donaldluxton.com

BROOKSDALE ESTATE, 19353-16 AVENUE, SURREY
CONSERVATION PLAN

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1.0 INTRODUCTION

The Brooksdale Estate encompasses a large 38.2-acre site in the rural neighbourhood of Hazelmere in the City of Surrey. Constructed for the Brooks family in 1933, the Brooksdale Estate was designed by prolific English-born architect, Ross Anthony Lort (1889-1968), who was responsible for many of the Lower Mainland's most familiar buildings, including Vancouver's 'Hobbit Houses' and *Casa Mia*. Designed in the Tudor Revival style of architecture, and featuring a main house, a coach house, a caretaker's cottage, a hound kennel, a barn and several additional accessory buildings, the Brooksdale Estate is one of the largest and most significant heritage sites in Surrey. The main house, coach house and caretaker's cottage at the Brooksdale Estate are listed on the City of Surrey Heritage Register.

The Neufeld family, previous long-term owner of the Estate, is working toward a gift of 18 acres of the property, including the heritage buildings, to the A Rocha organization. The organization has established an Environmental Centre on site, which includes its National Headquarters. The purpose of this Conservation Plan is to outline the preferred conservation interventions, which are necessary to preserve and maintain the heritage value and character-defining elements of three historic buildings at the site, including the main house, coach house and caretaker's cottage.



Main House at Brooksdale Estate, 2012

2.0 HISTORY

2.1 CONTEXT

Located at 19353-16 Avenue, Brooksdale Estate is located in the historic Hazelmere neighbourhood of Surrey. Hazelmere, one of the earliest parts of Surrey to be settled, is positioned in the southeast corner of the municipality. The first European settlement in the Hazelmere dates to approximately 1845, when trapper Sam Hall was believed to have lived in the area. In 1860, the area was named 'Hall's Prairie' and Crown land was first offered for settlement. By 1879, the area was one of only four communities which had been settled in Surrey. Initially, the only access to the area was by the Nicomekl or Serpentine Rivers or by a rough trail. When a road was built through the area down to the American border, access was dramatically improved. Pioneer Henry Thrift first settled the area and named his farm 'Hazelmere' after the hazel bushes that grew there. In 1891, transportation links were again improved, when the New Westminster Southern Railway was built, and the local stop was called Hazelmere. The area's rich agricultural lands have since fostered the development of large farms and estates and Brooksdale, completed in 1933, is a prime example of the generous lot divisions that continue to this day. The ensuing eight decades that have passed since its construction have witnessed tremendous change throughout Surrey, however, the rural character of Hazelmere remains intact and Brooksdale Estate provides a wonderful reminder of the roots of the neighbourhood.

The Brooksdale Estate was constructed in 1933 for original owners Sheldon Dwight ("Sam") Brooks (1878-1946) and Greta Brooks (1890-1951). Sam Brooks was the owner and Chairman of the Board of the Powell River Company, Ltd., which he had taken over from his father Dr. Dwight Brooks, who first established the company alongside Michael Scanlon. In 1912, the Powell River Company turned out the first roll of newsprint manufactured in British Columbia. It would become one of the world's largest newsprint plants, in competition with lumber giants Bloedel, Stewart & Welch. The successful operation, which eventually merged to become part of MacMillan Bloedel, allowed the Brooks family to live in comfort and style, and as a result, they held several properties throughout the Lower Mainland, including 1678 Somerset Drive and 1965 Matthews Avenue in Vancouver. The Ross Lort-designed Brooksdale Estate, however, was the ultimate symbol of the family's prosperity.



Brooksdale Estate, three principal buildings circled in red, clockwise from left: Coach House, Main House, Caretaker's Cottage

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Main House, City of Surrey Archives, 1952, NC332D



Main House, City of Surrey Archives, 1952, NC332A



Main House, City of Surrey Archives, 1952, NC332G



Main House, City of Surrey Archives, 1952, NC332B

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2.2 ORIGINAL ARCHITECT: ROSS ANTHONY LORT



Ross Lort began work in the thriving architectural practice of Samuel Maclure on May 11, 1907. He and his father had arrived in Victoria from England on the S.S. *Charmer* via Vancouver just two days before and the young Lort had been hired by Maclure the day after they landed. Those first days were very difficult as he tried on his own to assuage demanding owners and contractors alike. After this rough start, Maclure took a parental interest in the young draftsman, and Lort would go on to a sixty-year career in architecture, designing some of British Columbia's most familiar houses, apartments, institutions and places of worship, as well as playing a significant role in the arts in B.C.

Lort was born October 4, 1889 in Birmingham, England. He attended King Edward VI Grammar School, Birmingham from 1899-1903 and Bishop Vesey's Grammar School, Sutton Coldfield from 1903-06, where he was awarded the prize for drawing. After a year at Vickers Maxim (Engineering) in Birmingham, Ross Lort and his father, John Anthony Lort, a skilled cabinetmaker, came to Victoria in advance of Ross's mother and sisters. They chose Victoria because it was more or less midway on the Pacific Coast between San Francisco, which was rebuilding after the 1906 earthquake, and Prince Rupert, which had been inspected by surveyors and engineers in May 1906 in anticipation of becoming the western terminus of the Grand Trunk Pacific Railway.

Given that Maclure, Rattenbury and Hooper all had offices in the Five Sisters Block, it is not impossible that matters might have turned out quite differently for the young Lort had he been hired by one of these other architects on that day. That said, the remarkable environment of Maclure's office was a providential choice. Maclure surrounded himself with capable people, read widely and remained on good terms with his professional colleagues. Clients with means were drawn to him, and the fortunate students in his office received excellent experience in how to maintain an architectural practice.

Among the many talented, young designers who were attracted to Maclure's office was Cecil Croker Fox, who had worked for the noted exponent of the Arts and Crafts movement, C.F.A. Voysey. It was decided to establish a Vancouver office of Maclure & Fox, with Fox in charge. By 1910, Lort was assisting in the Vancouver office. Later, he would speak of taking the Kitsilano streetcar to its terminus "at the west end of the playground" and then walking along Point Grey Road, 4th Avenue, 2nd Avenue and Trimble to inspect the grand mansion built for J.S. Rear, known today as *Aberthau*.

On July 22, 1913, Ross Lort married Cecilia Marion Frances Rolston, daughter of Williams G. Michell Rolston and Marion Dixon Rolston. Lort designed a Chalet-style cottage in Oak Bay, Victoria, with a stucco finish reminiscent of the British Arts & Craft movement, as their first family home. In August, 1916, Ross Lort enlisted with the Canadian Army Service Corps and the following year transferred to the 8th Battalion, Canadian Railway Troops, serving in France and Belgium. He returned to architectural practice in June 1919.

On Lort's 1920 AIBC membership application, he stated that, "The ability to make my office pay during the past eighteen months" was, apart from professional education, evidence of being

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competent to practice as an architect. Despite substantial projects like the Gibson House in Oak Bay, it was clear that there was insufficient work for both Maclure and Lort in Victoria and it was decided that Lort would return to Vancouver. The practice would mostly handle residential architecture. Lort also established a brief partnership with William F. Jones, 1924-25. With the death of Samuel Maclure in 1929, Wallace Deffett returned from New York to assume his Victoria practice and Ross Lort assumed the Vancouver practice in his own name.

The renown for Maclure's, and later Lort's, superior residential design, evolved into a similar recognition for apartment design which, from the early 1930s on, would become an increasingly valuable part of the practice. The earlier examples were of brick in the Art Deco style, which gave a sense of modernity, quality and security, and displayed Lort's strong sense of appropriate design. Detailing was consistent throughout and the lobbies, stairways, halls and suites were welcoming and generous. Significant examples from this period include two apartments in the West End, the Queen Anne Garden Apartments on Nelson Street, 1930, and the Park Lane Apartments on Chilco, 1931.

As the practice expanded, Ross Lort continued to design distinctive houses. In 1932, he displayed his stylistic versatility with a Spanish Colonial Revival design for *Casa Mia*, a grand mansion for George C. Reifel. In 1936, Lort designed 3846 West 10th Avenue for H.G. and Elza Barber. Cathy Maclure commented that her father had hoped to work with concrete and it must have been particularly interesting for Lort to work with H.G. Barber on this project. A civil engineer, Barber had begun working for the CPR in 1900 and in 1910 was appointed Assistant Chief Engineer, Western Construction. The Barber residence remains one of the most striking houses in the city. It is an excellent example of the Streamline Moderne style, a two-storey poured concrete cube with square-notched corners, rounded balcony edges and a corrugated panel above the front door. Another unusual project was a beauty school in the West End, 1938, for Madame Maxine, designed in the Spanish Colonial Revival style. In 1952, Lort renovated the family home, originally designed by Fred Townley in 1912, and the results, which showed the quality of design, practicality and livability which his clients sought, were published in *Western Homes & Living* as "Old House – New Look." During the Second World War, Ross Lort was asked to design a military hospital in Terrace, in preparation for casualties from an expected confrontation in the Northern Pacific. The experience prepared him to design other hospitals, such as the first Western Society Physical Rehabilitation Centre, 1948. Innovative at the time, it is better known today as the substantially larger G.F. Strong Rehabilitation Centre.

Like other architects of his day, Lort was very active in the local arts scene. In 1923, he joined the Vancouver Little Theatre, which had been founded in 1921. Although he did appear on stage, he is best remembered as the long-time scenic director, collaborating on many occasions with fellow architect, H.H. Simmonds. Lort was an honorary governor of the Dominion Drama Festival and received the Canadian Drama Award for his outstanding contribution to Canadian Drama. Continuing to sketch, paint, and make woodcuts and linocuts, he participated in sketching parties beginning in the late 1920s with Group of Seven members Jock MacDonald, Fred Varley, and others into areas like the Black Tusk Meadows. He explored and painted Lulu Island and the B.C. Interior and took the urban city for his subject as well. Lort was elected to the B.C. Society of Fine Arts in 1931, served on its Executive from 1933-37 and was President from 1945-48, later being elected Life Member. Some of his work, like the enchanting abecedarian *All Creatures Great and Small*, self-published in 1931, reveals quite another side of his talents. Much later, in 1946, Lort was elected to the Founding Board of the Community Arts Council of Vancouver which was

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established to "increase and broaden opportunities for Vancouver citizens to enjoy and participate in cultural activities." Among the artists and supporters elected to the Board were Lawren Harris, Patrick Keatley, Dr. Norman Mackenzie, H.R. MacMillan, Frank Ross, Jean Russell, Charles Scott and Albert Steinberg.

In 1932, Ross Lort was elected to the Council of the recently-opened Vancouver Art Gallery (VAG). G.L. Thornton Sharp, the Gallery's architect, was already a member and would remain so until 1940. From time to time Lort chaired the Educational and House and Library Committees. In 1945, VAG Council members Lort, W.H. Malkin, and Lawren Harris were appointed to a "New Building Committee" to explore expanding the Gallery to accommodate the late Emily Carr's bequest of her work. In 1950 Lort designed the major additions that completely erased the facade of the original Art Deco structure, and despite changes necessitated by a tight budget, the result was a highly successful resolution of a difficult programme, presenting clean and logical forms that became the new face of the Gallery on prominent West Georgia Street. This modernist landmark became redundant when the VAG moved to Rattenbury's Court House in 1983, and has sadly been demolished.

Ross Lort's practice expanded to include churches. After K.B. Spurgin's untimely death in 1936, Lort was hired to design several buildings at the Prince of Wales Fairbridge Farm School near Duncan, and in 1939 provided the designs for the school's chapel. Lort's original design was altered when submitted by the Fairbridge Society to renowned English architect, Sir Herbert Baker (1862-1946), who had designed the first Fairbridge Chapel at Pinjarra, Western Australia; during his illustrious career Baker designed the Union Buildings and Government House in Pretoria, South Africa, at the instigation of Cecil Rhodes, and with Sir Edwin Lutyens designed a number of the government buildings in New Delhi, India. Baker suggested the addition of the apsidal sanctuary to give the Chapel "a sense of spaciousness, dignity and beauty, with the five coloured windows to be a 'crowning light' above the altar and the clerestory windows to reveal the beauty of the timber construction of the nave roof, and the heightening and stepping back of the tower." The redesigned chapel was dedicated on April 20, 1940, and still stands today. Among many other churches, Lort was responsible in Vancouver for Augustana Lutheran Church, 1947; Ebenezer Baptist Church, 1954; additions to the Schara Tzedek Synagogue, 1955 (originally designed by John Harvey, 1947); and St. Matthias Anglican, 1959. In 1958, to celebrate the Centennial of British Columbia, the Royal Architectural Institute of Canada produced a special edition of the *Journal* to which Ross Lort was asked to contribute a feature article about Samuel Maclure. In 1959, Lort's entered into partnership with his youngest son, Williams ("Bill"), a graduate of the Universities of British Columbia and Manitoba. The senior Lort continued to practice architecture until about a year before his death on May 16, 1968. He is commemorated by an oak plaque in St. Paul's Anglican Church in Vancouver's West End.

I think that I have only entered into a signed agreement with a client four times in my forty years of practice. I have always held to the fact that as a member of a learned profession there is a code that is respected on both sides. I don't ask my lawyer or my doctor how much he is going to charge me... even today, with several of my clients, it is customary when the terms are stated to look each other in the face, shake hands and that is all the contract necessary.

- Letter to the AIBC, March 17, 1960.

3.0 STATEMENT OF SIGNIFICANCE



Name of the Historic Place: Brooksdale Estate

Address: 19353-16 Avenue, Surrey

Date of Construction: 1933

Description of Historic Place

Brooksdale Estate is located at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey. The Estate, constructed in 1933 to the designs of prominent architect Ross Lort, comprises a generous acreage and is home to a handful of historic buildings, including the Main House, Coach House and Caretaker's Cottage. These three structures are characterized by their Tudor Revival style and they have remained remarkably intact since their completion nearly eight decades ago.

Heritage Value Of Historic Place

Brooksdale Estate is valued for its association with original owners, Sheldon Dwight ("Sam") Brooks (1878-1946) and Greta Brooks (1890-1951). Sam Brooks became the owner and Chairman of the Board of the Powell River Company when he took over the business from its founder, his father, Dwight Brooks. In 1912, the Company was responsible for the manufacture of the first roll of newsprint in British Columbia and eventually expanded to become one of the largest newsprint plants in the world. Thanks to their successful ownership of the Company, which eventually merged to become part of the famed MacMillan Bloedel conglomerate, the Brooks family was able to purchase large properties throughout the Lower Mainland, including the Hazelmere property in 1933. They commissioned esteemed British Columbia architect Ross Lort, designer of Vancouver's famous *Casa Mia*, to design the estate buildings, including the Main House, Coach House and Caretaker's Cottage. The Brooks family only remained at the estate until 1946, when Sam Brooks passed away, however, the property is still known by the family name, "Brooksdale".

Brooksdale Estate is also valued as a masterwork of prolific architect Ross Anthony Lort (1889 – 1968). Born in Birmingham, England, Lort immigrated to Victoria, and in 1907 began work in the thriving architectural practice of Samuel Maclure. Lort would go on to a fruitful sixty-year career in architecture, designing some of British Columbia's most familiar houses, apartments, institutions and places of worship, as well as playing a significant role in the arts in British Columbia. Celebrated as a creative and talented architect and artist, Lort's design of the Brooksdale Estate is one of the crowning jewels of his long and successful career.

The landscape and architecture of Brooksdale provides an ideal reflection of a grand country estate. The mature landscape provides a dramatic visual backdrop to the historic place. Designed by Lort in the Tudor Revival style, the estate buildings express the success and wealth of the

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Brooks family. The traditional Tudor Revival style reflects a typically high-class British design taste and was appreciated in British Columbia as the supreme architectural expression of wealth and success. The style, whose defining characteristic is the half-timbering detailing with dark brown boards contrasted with white stucco infill, had been popularised as the *de rigueur* style for the gentry a generation earlier by architect Samuel Maclure, Lort's mentor and former partner. The three buildings are effectively and picturesquely composed, the half-timbering complemented by brick and stucco, with the Caretaker's Cottage being the smallest and simplest in design. The landscape of the historic place balances the architecture, with its curved driveways, lawns, and mature conifers.

Character Defining Elements

The key elements that define the heritage character of the **Main House** at Brooksdale Estate include its:

- Location at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey;
- Setting amongst a generously landscaped property;
- Residential form, scale, and massing as expressed by its one and one-half storey height and side-gabled main roof structure with front-gabled dormers;
- Wood-frame construction including its cedar shingle siding, open soffits with exposed rafter tails, half-timbering detailing, and wood trim;
- Use of the Tudor Revival style, seen particularly in the repetitive front-gabled dormers, the half-timbering on white stucco in the gable-ends, heavy timber brackets, leaded glass windows, and two entryways, one on the main façade, which features a front-gabled projected roof supported by large triangular brackets and two large square wood columns with decorative brackets, and featuring an open balustrade with square banisters and three brick steps with tiled platform, and one entryway on the north elevation which features two brick steps, and a front-gabled entryway supported by two triangular wood brackets;
- Original fenestration including wood-frame and wood-sash casement, fixed assemblies, some featuring multi-pane windows and transoms, and others featuring leaded glass;
- Original doors including the vertical plank front door assembly with iron straps and leaded glass sidelights on either side and the panelled doors of the north and rear elevations;
- Exterior red brick chimneys; and
- Interior features including original unpainted wood panelling, exposed wooden beams, living room stone fireplace, hardwood floors and wooden doors with iron straps.

Character Defining Elements

The key elements that define the heritage character of the **Coach House** at Brooksdale Estate include its:

- Location at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey;
- Setting amongst a generously landscaped property;
- Residential and agricultural form, scale, and massing as expressed by its one and one-half storey height and side-gabled main roof structure with two significant front-gabled wings at either end, with front-gabled dormers, and its eastern section devoted to a horse-barn;
- Wood-frame construction including its cedar shingle siding, open soffits with exposed rafter tails, half-timbering detailing, and wood trim;
- Use of the Tudor Revival style, seen particularly in the dominant south façade, which features a large, central front-gabled dormer with stone, brick, at times laid in a herringbone pattern, and half-timbering in the gable-end; the repetitive front-gabled dormers, the half-timbering on white stucco in the gable-ends, timber brackets, leaded glass windows, and four entryways;
- Original fenestration including wood-frame and wood-sash assemblies, some featuring multi-

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pane windows and transoms, and most featuring leaded glass;

- Original doors including several panelled doors, some with leaded glass, multi-pane inserts, and/or sidelights;
- Carriage tunnel, which features granite stone foundation at the entrances, cobblestone walkway, stucco walls and ceiling, and several original doorways;
- Two interior red brick chimneys; and
- Interior features including original unpainted wood panelling.

Character Defining Elements

The key elements that define the heritage character of the **Caretaker's Cottage** at Brooksdale Estate include its:

- Location at 19353-16 Avenue in the Hazelmere neighbourhood of Surrey;
- Setting amongst a generously landscaped property;
- Residential form, scale, and massing as expressed by its one and one-half storey height and front-gabled main roof structure with shed roof dormers;
- Wood-frame construction including its cedar shingle siding, half-timbering detailing, and wooden trim;
- Use of the Tudor Revival style, seen particularly in the front-gabled main roof structure with half-timbering on white stucco in the gable-ends, north elevation entry with semi-circular awning with tongue-and-groove siding ceiling;
- Original fenestration including wood-frame and wood-sash assemblies, some featuring multi-pane windows;
- Original doors including the vertical plank door on the north elevation; and
- Interior red brick chimney.

4.0 CONSERVATION GUIDELINES

4.1 National Standards and Guidelines

The Parks Canada *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010) has been used to assess the conservation interventions at the Brooksdale Estate. Under the guidelines, it is proposed that any alterations to the three buildings consist mainly of preservation, with additional aspects of rehabilitation and restoration as defined below:

Conservation		
All actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.		
<p>Preservation The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an <i>historic place</i>, or of an individual component, while protecting its <i>heritage value</i>.</p>	<p>Rehabilitation The action or process of making possible a continuing or compatible contemporary use of an <i>historic place</i>, or an individual component, while protecting its <i>heritage value</i>.</p>	<p>Restoration The action or process of accurately revealing, recovering or representing the state of an <i>historic place</i>, or of an individual component, as it appeared at a particular period in its history, while protecting its <i>heritage value</i>.</p>

In this context, character-defining element are described in the *Standards and Guidelines* as the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.

Interventions should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles that promote responsible conservation practices. The Standards are to be broadly applied throughout the conservation process and read as a whole, because they are interconnected and mutually reinforcing. The following General Standards should be followed when carrying out any work to an historic property.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.

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6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 General Conservation Strategy

The conservation strategy for the Brooksdale Estate is for the overall preservation of three main buildings at the site, including: the Main House, the Coach House, and the Caretaker's Cottage.

Character-defining elements of the main façades will be preserved, and missing/damaged features restored to their original appearance, based on archival images and physical evidence. Some architectural elements may be rehabilitated to meet modern functions and building code requirements.

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4.3 Sustainability Strategy

Sustainability is most commonly defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (*Common Future*. The Bruntland Commission). The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment.

Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment. This concept is supported by Donovan Rypkema, principal of a Washington, D.C.-based real estate and economic development-consulting firm:

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contribute to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

The following guideline for energy efficiency in historic structures is recommended in the *Standards and Guidelines* (p. 127):

“Balancing conservation principles and sustainability objectives”

Both heritage conservation and sustainability aim to conserve. In the case of heritage buildings, this includes considering the inherent performance and durability of their character-defining assemblies, systems and materials, and the minimal interventions required to achieve the most effective sustainability improvements.”

4.4 Heritage Equivalencies and Exemptions

As a structure that is listed on the Vancouver Heritage Register, the conservation project will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following Provincial legislation.

4.4.1 BC Building Code

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building

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upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

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

4.4.2 Energy Efficiency Act

The Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to include the following definition:

“designated heritage building” means a building that is
(c) protected through heritage designation or included in the heritage register by the Council under the Vancouver Charter.

Under this new definition, Energy Efficiency standards do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that could destroy heritage character-defining elements.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods such as attic insulation, improved mechanical systems, and storm windows. Please refer to *Standards and Guidelines for the Conservation of Historic Places in Canada* for further detail about “Energy Efficiency Considerations.”

5.0 CONSERVATION RECOMMENDATIONS: MAIN HOUSE

The following sections describe the materials, physical condition and recommended conservation strategies for the Main House at the Brooksdale Estate, based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 Site

The Main House is located on the Brooksdale Estate property at 19353-16 Avenue in the Hazelmere neighbourhood of the City of Surrey. The house was completed in 1933 and remains intact. It will be preserved in situ and rehabilitated, as necessary. The Main House is situated at the eastern side of the property at the edge of a shallow ravine and overlooking the Little Campbell River.



Main House, Brooksdale Estate, 2012

Conservation Recommendation: Preservation

- Preserve the house in-situ on the existing property.

5.2 Foundation/Basement

The exterior wall cladding is comprised of cedar shingles, which extend near to grade. The foundation consists of poured concrete. The windows of the basement level are original.



Basement level original windows and concrete foundation

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Conservation Recommendation: Preservation

- Preserve the foundation and the basement level windows in situ and maintain.
- Necessary upgrades and repairs should be made to the foundation as required, ensuring to preserve the heritage integrity of the building.

5.3 Exterior Walls

The wood-framed walls are clad in large cedar shingles with stucco and half-timbering in the gable ends. The house features several front-gabled dormers with stucco and half-timbering details. The condition of the shingles, stucco, and wood trim is good, however, the elements have had an effect on the original materials and areas of biological growth are evident throughout the building. Most walls show some wear to stain; the majority of damage appears cosmetic and can be easily remedied with proper maintenance. Due to water splashback and adjacent vegetation, wood siding located close to grade is slightly more deteriorated; siding location adjacent to drainpipes is also more deteriorated.



Biological growth on exterior walls (see the last bullet point of this section on page 18)



Missing shingles



Wavy water damage visible



Wavy water damage visibly



Damage by drainpipe visible

Conservation Recommendation: Preservation, Restoration and Rehabilitation

- Preserve the original wood-frame structure of the historic building.
- Preserve the cedar shingles and the stucco and half-timbering detailing in the gable-ends.
- Any siding that is deemed to be rotten or too damaged/deteriorated for rehabilitation should be replicated and reinstalled to match the original.
- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for replacement of any woodwork on the historic house.

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- All four main elevations should retain the historic appearance.
- Preserve or restore all architectural details as outlined in the character-defining elements section of the Statement of Significance.
- Design structural or seismic upgrades, if required, so as to minimize the impact to the character-defining elements.
- Biological growth can be easily removed from wood surfaces. In order to prevent regrowth, it is necessary to kill the biological material collecting on the siding. This can be accomplished with warm water, mild detergent (such as Simple Green©) and a soft bristle brush (a car brush, mounted on an extension pole will help to reach the siding of upper storeys). High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances. For a more intense clean, a solution of 50% water and 50% bleach can be mixed and applied in the same manner described above.

5.4 Exterior Woodwork

The Brooksdale Estate has several woodwork details, which are part of the character-defining elements. They include open soffits with exposed rafter tails and half-timbering in the gable-ends. Additional decorative elements include wood trims around windows and doors, and projected wood windowsills.



Open soffits and exposed rafter tails



Half-timbering in gable-ends



Example of window sills and frames

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Conservation Recommendation: Preservation and Restoration

- Preserve existing exterior woodwork that is in good condition.
- Repair and replicate deteriorated decorative wooden elements based on physical evidence.
- If necessary, replace missing decorative woodwork to match existing, including window and door trim.
- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for replacement of any woodwork on the historic house.

5.5 Front Porch/Entryway

The original front-entryway features two large, square columns supporting a front-gabled projecting roof with closed soffit ceiling, which covers the front porch; an open balustrade connects the main wall of the house and the columns. The original front door with vertical wood panelling, iron strapping, and leaded glass sidelights, is accessed by three red brick steps. All aspects of the front entryway/porch are original.



Steps and front entryway



Detail of original front door



Detail of red brick steps



Column and bracket detail

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Balustrade of front entryway



Closed soffit ceiling of front entryway

Conservation Recommendation: Preservation

The front entryway and brick steps on the front façade are original and are significant architectural elements.

- The historic elements of the front entryway and brick steps will be preserved.
- The bricks appear to be in fair condition, though some repointing may be necessary along the risers and treads. If replacement of any bricks is necessary, ensure they are compatible in size and colour with the original.
- The original height of the balustrade will be retained. If an alternative means to reach the 42" code compliant height is required, this can be accomplished with a glass/plexiglass extension, or a metal or wood handrail (see example below).



Code compliant balustrade, circled in red; the glass inserts are barely visible. A metal handrail installed on the staircase would also be a reversible and acceptable solution.

- The porch floor, consists of large tiles, which are in good condition. These tiles should be maintained and monitored for any signs of deteriorating or severe wear.
- The porch ceiling consists of painted tongue-and-groove siding, which is original, though it originally may have been unpainted and simply stained and varnished.

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5.5.1 Side Entryway

A secondary entryway exists on the north elevation of the house. The side entry is original and features a projecting hipped roof supported by triangular brackets. The door is accessed by two rectangular stacked brick steps, with a tiled platform. A newer screen door is used to access the side of the house, though it was installed in front of the original wood door, which remains in use.



Side Entryway, north façade



Close up of north entry



Original door

Conservation Recommendation: Preservation

The north entryway and brick steps are original and are significant architectural elements.

- The historic elements of the side entryway and brick steps will be preserved.
- The original door will be preserved in situ.
- The bricks appear to be in fair condition, though some repointing may be necessary along the risers and treads. If replacement of any bricks is necessary, ensure they are compatible in size and colour with the original.

5.6 Windows

The Main House retains all of its original window assemblies, including glass, sashes, frames and sills. As one of the most significant character-defining elements, the utmost care should be taken in order to ensure the longevity and preservation of the windows.



Original windows of the front façade



Original windows of the front façade



Sidelight of the front door assembly

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Close-up of the broken glass of the sidelight of the front door



Front and side elevation windows



Windows in the gable end



Double assembly window of the side elevation



Additional original window assemblies – note the presence of tripartite assemblies as well as single windows with multi-paned transoms



Conservation Recommendation: Restoration and Rehabilitation

All windows are original and have significant heritage value. They should be preserved and restored.

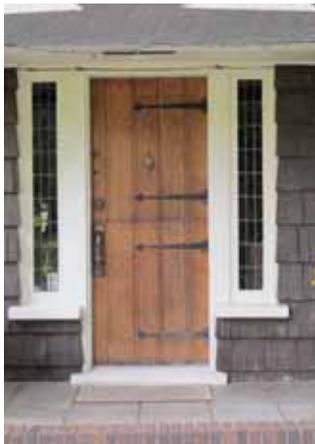
- Preserve all original wood sash windows in situ.

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- Preserve all extant wood frames (including lintels and sills).
- Should any window be in need of repair or replacement, the new window should be wood-frame and wood-sash and should be identical (in terms of size, style and materials) to the window it is replacing. Double-glazed new windows are acceptable as new windows, provided they are consistent in size, style, and material with the original windows.
- The leaded glass sidelights of the front door are significant character-defining elements and should be carefully repaired, where needed. The broken glass should be carefully removed by an expert and replacement glass, compatible with the original, should be installed. Due care should be taken to ensure the leading is not damaged.
- Remove/repair deteriorated, chipping, and rotten wood elements and match the existing in profile.
- Review the condition of all original windows and repair where required. Remove loose paint. Remove decayed glazing putty and protect glass from damage. Following repairs, reputty original glass. If any glazing is damaged, replace with single-pane glass. Repair and resecure loose elements such as joint by doweling, gluing or attaching metal angles.
- Overhaul opening mechanism of originally operable windows to allow them to open, close and lock freely.
- Weather-strip windows to increase thermal performance.

5.7 Doors

The front door assembly is original and in its original location on the east elevation and it retains its original hardware; it features distinctive iron straps and vertical wood panels. The remaining elevations also retain the original doors (save for the screen door of the north elevation), which are subordinate to the unique front door assembly. All doors are significant and should be maintained and preserved.



Original front door assembly



Rear entry door, basement



North entry door

Conservation Recommendation: Preservation and Restoration

- Preserve all original doors in their original locations. Repairs should be made as necessary, following the least intrusive method possible, as to not further damage any element of the assembly.

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5.8 Roof and Chimneys

The original roof design of the Brooksdale Estate is a side-gabled structure with several front-gabled dormers on the front and rear elevations. The historic roof has painted, open tongue-and-groove soffits with exposed rafter tails. The historic roof structure features cedar shingles, which have been assessed to be in good condition. The house features two external brick chimneys on its rear elevation. The roof and dormers, featuring half-timbering detailing, are among the most significant architectural character-defining elements of the house; they should remain intact. The chimneys are also significant and the bricks appear to be in good condition.



Aerial view of roof structure, Google Maps



Main roof structure



One of the exterior chimneys on rear of house



Roof structure from north

Conservation Recommendation: Preservation and Restoration

- The original roof structure of the Brooksdale Estate is a significant architectural element and will be preserved.
- The current roofing material was recently assessed and reported to be in good condition; it does exhibit heavy tree needle collection and some biological growth. When replacement of the roofing material is required in the future, cedar shingles are the preferred roofing material.

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- Review rainwater disposal system. If necessary, design and install adequate rainwater disposal system and ensure proper drainage from the site.
- The chimneys are prominent features and should be preserved.
- Do not apply sealants or consolidants to the exterior brickwork without review by the heritage consultant. Bricks should remain unpainted.
- Due to the presence of many mature trees in the close vicinity, it is imperative that the roof be cleaned of any biological accumulation twice a year (spring and fall). The drainage system should be cleaned during these times as well.

6.0 CONSERVATION RECOMMENDATIONS: COACH HOUSE

The following sections describe the materials, physical condition and recommended conservation strategies for the Coach House at the Brooksdale Estate, based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

6.1 Site

The Coach House was constructed soon after the Main House, which was built in 1933. The Coach House will be preserved in situ and rehabilitated, as necessary. The building is located along the site's access driveway, near the centre of the site and west of the Main House.



Coach House, Brooksdale Estate, 2012

Conservation Recommendation: Preservation

- Preserve the Coach House in-situ.

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6.2 Foundation

The original concrete foundation of the Coach House should be repaired and maintained as necessary.



Coach House Foundation (west elevation)

Conservation Recommendation: Preservation and Rehabilitation

- Preserve the foundation of the Coach House and repair and maintain it as necessary.

6.3 Exterior Walls

The wood-framed walls of the Coach House are clad in large cedar shingles, with stucco and half-timbering in the gable ends of the north and east elevations. The north elevation features stucco cladding at the building's northeast entrance and wooden lapped siding along the former stables. The building also features several front-gabled dormers with stucco and half-timbering detailing. The shingles, stucco, and wooden elements are in good condition, however, the environment has had an effect on the original materials, and areas of biological growth are evident throughout the building. Most walls show some wear, though the majority of damage appears cosmetic and can be easily remedied with proper maintenance. Due to water splashback and adjacent vegetation, wood siding located close to grade is slightly more deteriorated; siding located adjacent to drainpipes is also more deteriorated. Non-intrusive design interventions, such as a landscape rock bed, could prevent further deterioration. This is especially important on the northeastern elevation, in order to address pressing drainage concerns.



North elevation

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North elevation:
wooden lapped siding along former stables



North elevation:
stucco cladding at northeastern building entrance



East elevation



Northeastern elevation

Conservation Recommendation: Preservation and Rehabilitation

- Preserve the original wood-frame structure of the historic building.
- Preserve the cedar shingles and the stucco and half-timbering detailing in the gable-ends.
- Any siding that is deemed to be rotten or too damaged/deteriorated for rehabilitation should be replicated and reinstalled to match the original.
- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for replacement of any woodwork on the historic Coach House.
- All elevations should retain their historic appearance.
- Preserve or restore all architectural details as outlined in the character-defining elements section of the Statement of Significance.
- Design structural or seismic upgrades, if required, so as to minimize the impact to the character-defining elements.
- Biological growth can be easily removed from wood surfaces. In order to prevent regrowth, it is necessary to kill the biological material collecting on the siding. This can be accomplished with warm water, mild detergent (such as Simple Green®) and a soft bristle brush (a car brush, mounted on an extension pole will help to reach the siding of upper storeys). High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances. For a more intense clean, a solution of 50% water and 50% bleach can be mixed and applied in the same manner described above.

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6.3.1 South Elevation

The gable end on the south elevation of the Coach House features brick, in a herringbone pattern in some sections, half-timbering and stone, in contrast to the stucco that is found in the other gable ends of the building. This unique design detail is prominent, as it faces the site's current access driveway. The south elevation gable end also features the typical Tudor Revival-style half-timbering detailing, which is similar to that which is found on the other gable ends.



South elevation



South elevation gable end detail

Conservation Recommendation: Preservation and Rehabilitation

- Preserve the bricks, stones and half-timbering detailing in the gable-end.
- Any material that is deemed to be too damaged/deteriorated for rehabilitation should be replicated and reinstalled to match the original.
- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for replacement of any woodwork on the historic Coach House.
- The elevation should retain its historic appearance.
- Preserve or restore all architectural details as outlined in the character-defining elements section of the Statement of Significance.
- Design structural or seismic upgrades, if required, so as to minimize the impact to the character-defining elements.

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6.3.2 Tunnel

The carriage tunnel that passes through the centre of the Coach House features stucco walls and ceiling, granite stone foundation at the entrance, and a cobblestone pathway. There is also a hanging light fixture near the centre of the tunnel.



Tunnel, looking south



Tunnel interior

Conservation Recommendation: Preservation and Rehabilitation

- Preserve and repair as necessary the stucco walls and ceiling, granite stone foundation at the entrance, and cobblestone pathway.
- Any material that is deemed to be too damaged/deteriorated for rehabilitation should be replicated and reinstalled to match the original.
- The tunnel should retain its historic appearance. Historic doors and windows in the tunnel should remain in place. Repairs should be made as necessary.

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- Design structural or seismic upgrades, if required, so as to minimize the impact to the character-defining elements.

6.4 Exterior Woodwork

The Coach House has several woodwork details, which are part of its character-defining elements. They include cornerboards, bargeboards, brackets, open soffits with exposed rafter tails, columns supporting the roof above the former stables and half-timbering in the gable-ends. Additional decorative elements include wood trims around windows and doors, projected wood windowsills and fencing along the former stables.



North elevation gable end:
bargeboards, brackets and projected sills



East elevation gable end:
cornerboard, bargeboards and projected sills



North elevation: columns supporting roof along former stables, along with fencing

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Conservation Recommendation: Preservation and Rehabilitation

- Preserve existing exterior woodwork that is in good condition.
- Repair deteriorated wooden elements based on original, well preserved sections.
- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for the repair or replacement of any woodwork on the historic house.

6.5 Entryways

The south entryway features its original wooden door, along with its two original sidelights. This entryway should be preserved. The east entryway features a front-gabled roof structure, wooden columns and balustrades; none are original to the building. This entryway can be restored to echo the appearance of the main entryway of Brooksdale's main house. The northeastern entryway features an historic door and patio area, which should be preserved and repaired as necessary.



South elevation entryway



East elevation entryway



Northeastern entryway

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Conservation Recommendation: Preservation and Restoration

- The south elevation entryway should be preserved, including the original door and sidelights, which should be repaired as necessary.
- The east elevation entryway is not original to the building and can be restored to echo the appearance of the main entryway to the main house. If executed, the restoration of the entryway should include an historically appropriate front-gabled roof, columns and balustrades, similar to those on the main entryway of the main house, pictured below. Solid wood should be used, as Hardie Board or combed or textured lumber are not acceptable materials.



Main entryway of the Main House at Brooksdale Estate

- Preserve the historic door and patio area at the northeastern entryway.

6.6 Windows

Most window openings on the Coach House feature original frames, sashes and single glazing, although some replacement windows are extant on the northeastern elevation. All incompatible/non-original windows should be replaced with new, wooden assemblies, including the frame, sash and sills, which are compatible in size, material, and design to the original windows present on the building. Original windows should be preserved and repaired, as necessary, which includes the broken window panes on the south elevation.



Original windows on the south and east elevations



Broken window pane on south elevation

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Original windows in the northeastern entryway area
Broken window pane on south elevation



Non-original metal windows on the northeastern elevation, which should be replaced with more historically appropriate wooden frames and sashes

Conservation Recommendation: Preservation, Rehabilitation and Restoration

Most of the windows on the Coach House are original and have significant heritage value. They should be preserved and restored.

- Preserve all original wood sash windows in situ.
- Preserve all extant wood frames (including lintels and sills).
- Windows to be preserved should be protected during any construction work. Existing glazing should be retained and cleaned.
- Unsympathetic windows, such as the metal sash windows on the northeastern elevation should be removed and replaced with historically appropriate assemblies – the design should be guided by the original windows which remain on the building.
- Remove/repair deteriorated, chipping, and rotten wood elements and match them to the profile of the original, historic windows.
- Review the condition of all original windows and repair where required. Remove loose paint. Remove decayed glazing putty and protect glass from damage. Following repairs, reputty original glass. If any glazing is damaged, replace with single-pane glass. Repair and resecure loose elements such as joint by doweling, gluing or attaching metal angles.
- Overhaul opening mechanism of originally operable windows to allow them to open, close and lock freely.
- Weather-strip windows to increase thermal performance.
- Any new windows installed to replace unsympathetic metal windows can be designed to enhance the livability of the house. New windows should be wood-frame and wood-sash and should be compatible with the original windows of the house in terms of size and style. Double-glazed new windows are acceptable, provided they are consistent in size, style, and material with the original windows.

6.7 Doors

Most of the wooden doors on the Coach House are historic and original to the construction of the building. They should be preserved and repaired as necessary. The wide variety of doors includes entry doors and stable doors. Entry doors feature glazing, while the others do not. Any new doors required as part of the rehabilitation of the Coach House should be designed in an historically appropriate way.

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South elevation door assembly



Northeastern entry door



Historic doors in tunnel



North elevation former stable doors



North elevation hay loft and stable doors



West elevation hay loft door

Conservation Recommendation: Preservation and Rehabilitation

- Preserve all original doors on the Coach House. Repairs should be made as necessary, following the least intrusive method possible, as to not further damage any element of the assembly.

6.8 Roof and Chimneys

The original roof design of the Coach House consists of a main side-gabled roof structure bookended by two front-gabled wings, resulting in a squared capital 'C' shape from above. The roof structure also features several front-gabled dormers with stucco and half-timbering detailing. The main structure is intersected through its centre by a front-gabled carriage tunnel with living quarters above. The original roof remains intact and the cedar shingle covering in good condition. Signs of biological growth and a heavy covering of pine needles exist on parts of the roof. There are two internal red brick chimneys, which should be preserved, cleaned and rehabilitated, as necessary.



Main roof structure of the Coach House

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South and east elevation front-gabled dormers



Needle cover on roof



Original interior brick chimney on east-west ridge



East elevation interior brick chimney

Conservation Recommendation: Preservation and Rehabilitation

- The original roof structure of the Coach House should be preserved.
- The current roofing material is in fair to good condition and exhibits some biological growth. When replacement of the roofing material is required, cedar shingles are the preferred roofing material.
- Review rainwater disposal system. If necessary, design and install adequate rainwater disposal system and ensure proper drainage from the site.
- Due to the presence of many mature trees in the close vicinity, it is imperative that the roof be cleaned of any biological accumulation twice a year (spring and fall). The drainage system should be cleaned during these times as well.
- The chimneys are prominent features of the Coach House and should be preserved.
- Do not apply sealants or consolidants to the exterior brickwork without review by the heritage consultant. Originally, bricks would not have been painted.

7.0 CONSERVATION RECOMMENDATIONS: CARETAKER'S COTTAGE

The following sections describe the materials, physical condition and recommended conservation strategies for the Caretaker's Cottage at the Brooksdale Estate, based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

7.1 Site

The Caretaker's Cottage house was constructed soon after the Main House, which was built in 1933. The Caretaker's Cottage will be preserved in situ and rehabilitated. The building is located along the site's access driveway, southwest of the Main House and southeast of the Coach House. The tree located on the northeast corner of the cottage should be removed, as it is jeopardizing the integrity of the structure.



Southwest view of the Caretaker's Cottage



Tree on northeast corner, which should be removed

Conservation Recommendation: Preservation

- Preserve the Caretaker's Cottage in-situ. Remove the tree on the northeast corner of the building. This action is essential to the sustained life of the Cottage. Removal of the tree should be done carefully to ensure no additional structural damage is caused to the house. Once removed, the condition of the house should be assessed and any required repairs made.

7.2 Foundation/Basement

The foundation of the Caretaker's Cottage should be repaired and maintained, as necessary. Once the tree on the northeast corner of the cottage is removed, the foundation in this section should be examined and rehabilitated. The basement level of the cottage features windows that are not original to the construction of the building. These can be replaced as necessary.



Foundation level of the Caretaker's Cottage, showing non-original windows, which can be replaced

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Conservation Recommendation: Preservation, Rehabilitation and Restoration

- Repair and maintain the foundation as necessary. This is especially important in the section adjacent to the tree that should be removed on the northeast corner of the cottage.
- Windows on the basement level are not original to the construction of the cottage and can be replaced. If they are replaced, historically appropriate wood frame and sash assemblies should be installed.

7.3 Exterior Walls

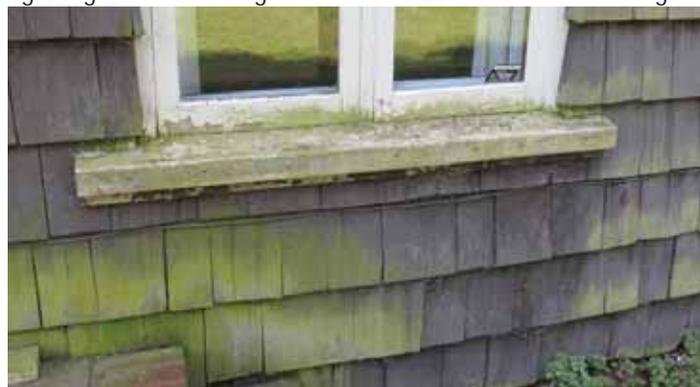
The wood-framed walls of the Caretaker's Cottage are clad in large cedar shingles, with stucco and half-timbering in the gable ends of the north and south elevations. The cottage features a shed roof dormer on both the east and west elevations. The shingles, stucco, and wooden elements are in generally good condition, however, the elements have had an effect on the original materials and areas of biological growth have accumulated on the north and east elevations. The majority of damage appears cosmetic and can be easily remedied with proper maintenance. Due to water splashback and adjacent vegetation, shingles located close to grade show higher levels of biological growth. The wooden window frame and projected sill on the north elevation is also suffering from deterioration due to biological growth.



North elevation: biological growth on shingles



East elevation: biological growth on shingles



North elevation window frame and sill showing deterioration

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Conservation Recommendation: Preservation and Rehabilitation

- Preserve the original wood-frame structure of the historic building.
- Preserve the cedar shingles and the stucco and half-timbering detailing in the gable-ends.
- Any siding that is deemed to be rotten or too damaged/deteriorated for rehabilitation should be replicated and reinstalled to match the original.
- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for replacement of any woodwork on the historic cottage.
- All elevations should retain their historic appearance.
- Preserve or restore all architectural details as outlined in the character-defining elements section of the Statement of Significance.
- Design structural or seismic upgrades, if required, so as to minimize the impact to the character-defining elements.
- Biological growth can be easily removed from wood surfaces. In order to prevent regrowth, it is necessary to kill the biological material collecting on the siding. This can be accomplished with warm water, mild detergent (such as Simple Green®) and a soft bristle brush (a car brush, mounted on an extension pole will help to reach the siding of upper storeys). High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances. For a more intense clean, a solution of 50% water and 50% bleach can be mixed and applied in the same manner described above.

7.4 Exterior Woodwork

The Caretaker's Cottage has several woodwork details, which are part of the character-defining elements. They include bargeboards and half-timbering in the gable ends. Additional decorative elements include wood trims around windows and doors, and projected wood windowsills.



South elevation: half-timbering (to be repaired), wood trim and projected sill



North elevation: bargeboards, half-timbering, wood trim and projected sills

Conservation Recommendation: Preservation and Rehabilitation

- Preserve existing exterior woodwork that is in good condition.
- Repair deteriorated wooden elements based on original, well preserved sections. This includes the damaged/missing half-timbering sections on the south elevation gable end, which should be repaired to match the existing, original sections.

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- Substitute materials such as Hardie Board or combed or textured lumber are not acceptable for the repair or replacement of any woodwork on the historic cottage.

7.5 Entryways

The north elevation entryway is original to the construction of the cottage and should be preserved and repaired, as necessary. The unique wooden door, semi-circular awning, and brick steps should all be carefully maintained, as they are character-defining elements of the cottage. There should be some consideration made regarding how to prevent biological growth from accumulating on the flat, top surface of the awning. Any solution must not impact the historic integrity or appearance of awning; if there is no long-term solution, the awning should be regularly cleaned and cleared of any growth or debris.



North elevation:
semi-circular awning with hanging light fixture



North elevation:
brick steps

The south elevation entryway was recently adapted into an addition. This addition can remain because it enhances the livability of the cottage, however, some rehabilitation work is necessary to better integrate the addition into the historic fabric of the structure. The door and window should more appropriately match the originals that remain intact on the building. The bargeboards, cornerboards and shingles should be painted or stained to match the original sections of the cottage. The original brick entry stairs should be extended with new or salvaged red bricks in order to match the entryway on the north elevation, along with other entryways on the other Brooksdale Estate buildings. The brick extension should provide enough coverage to fill the void under the addition.

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South elevation entryway addition:
door, window, bargeboards, cornerboards and shingles
should more closely match the remainder of the cottage



Void where brick steps should be extended

Conservation Recommendation: Rehabilitation and Restoration

- The north elevation entryway, including the original wooden door, semi-circular awning and brick steps, should be preserved and repaired as necessary.
- Consider a long-term solution to prevent the accumulation of biological growth on the flat top surface of the semi-circular awning. The solution should not compromise the historic appearance or integrity of the awning. If no long-term solution is realized, regular cleaning should occur.
- The south elevation entryway is not original to the building and should be rehabilitated to more closely match the historic appearance of the remainder of the cottage. The rehabilitation of the entryway should include an historically appropriate wooden door and wood-frame and sash window. The bargeboards, cornerboards and shingles should be painted or stained to match their original, historic counterparts on the cottage. The bargeboards are too pointed and robust on the east elevation addition, they should be scaled back to more closely resemble the bargeboards found on the Cottage and other historic Brooksdale buildings. The gable-end of the addition is not appropriate and should be converted to appear more like the original, main gable of the building. This includes the addition of appropriately located white stucco with half-timbering detailing in the gable-end (much like the covered front entryway of the Main House). The large window on the addition should be replaced with a double or tripartite wood-frame assembly, like those found on other elevations of the building (and other buildings). The brick steps under the addition should be extended so that they fill the void and serve as the new front-entry steps into the addition. Throughout the rehabilitation of the addition, solid wood should be used, as Hardie Board or combed or textured lumber are not acceptable materials.

7.6 Windows

Most original window openings, sashes and single glazing are present on the main facades of the house, though some replacement windows are extant. All incompatible/non-original windows

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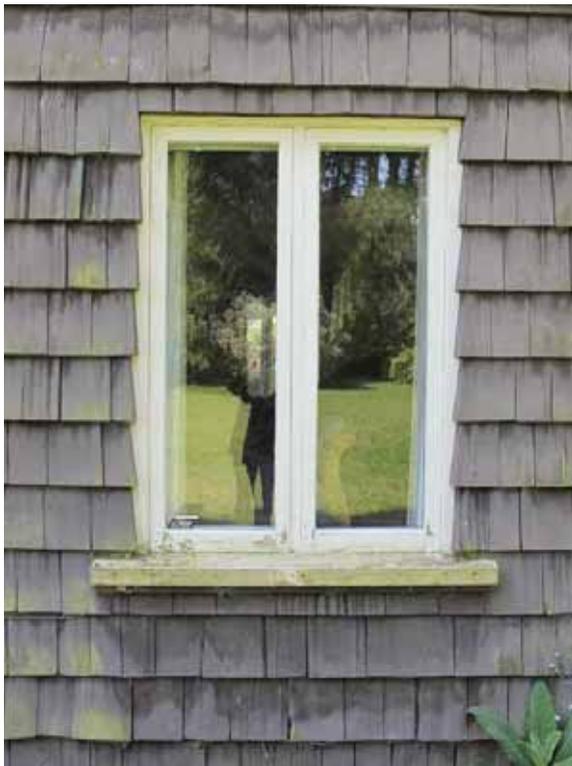
should be replaced with new, wood sash assemblies, which are compatible in size, material, and design to the original windows present on the building.



Original windows of the rear façade



Original windows of the west façade



Original window



Original window, front façade

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Original tripartite windows



Replacement basement window



Replacement basement window



Replacement window of the addition

Conservation Recommendation: Preservation and Rehabilitation

Many of the windows on the Caretaker's Cottage are original and have significant heritage value. They should be preserved and restored.

- Preserve all original wood sash windows in situ.
- Preserve all extant wood frames (including lintels and sills).
- Windows to be preserved should be protected during construction work. Existing glazing should be retained and cleaned.
- Unsympathetic windows, such as the metal sash windows found in the basement should be removed and replaced with historically appropriate assemblies (if possible) – the design should be guided by the original windows which remain on the building.

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- Windows with broken panes should be carefully repaired ensuring the viability of the wood-frame and sash. Replacement glass should be similar in profile and appearance to the extant window glass.
- Remove/repair deteriorated, chipping, and rotten wood elements and match the existing in profile.
- Review the condition of all original windows and repair where required. Remove loose paint. Remove decayed glazing putty and protect glass from damage. Following repairs, reputty original glass. If any glazing is damaged, replace with single-pane glass. Repair and resecure loose elements such as joint by doweling, gluing or attaching metal angles.
- Overhaul opening mechanism of originally operable windows to allow them to open, close and lock freely.
- Weather-strip windows to increase thermal performance.
- Any new windows installed to replace unsympathetic metal windows can be designed to enhance the livability of the house. New windows should be wood-frame and wood-sash and should be compatible with the original windows of the house in terms of size and style. Double-glazed new windows are acceptable, provided they are consistent in size, style, and material with the original windows.
- Biological growth can be easily removed from wood surfaces. In order to prevent regrowth, it is necessary to kill the biological material collecting on the siding. This can be accomplished with warm water, mild detergent (such as Simple Green©) and a soft bristle brush (a car brush, mounted on an extension pole will help to reach the siding of upper storeys). High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances. For a more intense clean, a solution of 50% water and 50% bleach can be mixed and applied in the same manner described above.

7.7 Doors

The south elevation door is not original to the cottage and should be replaced with a more historically appropriate door after the addition is rehabilitated. The door on the north elevation of the cottage is original and possesses a high degree of heritage value due to its intricate detailing. The door should be preserved and repaired, as necessary.



Original north elevation door

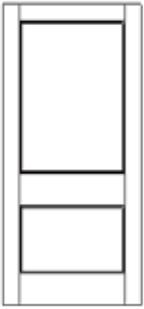


Current front door

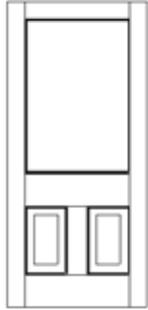
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Conservation Recommendation: Preservation and Restoration

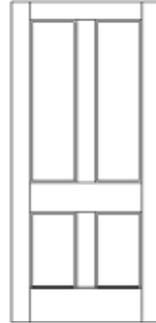
- Preserve the north elevation door in its original location. Repairs should be made as necessary, following the least intrusive method possible, as to not damage any element of the assembly.
- The south elevation door should be replaced with an historically appropriate assembly. Examples from Vintage Woodworks are pictured below:



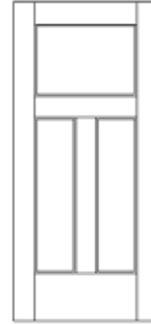
Vintage Woodworks: H003



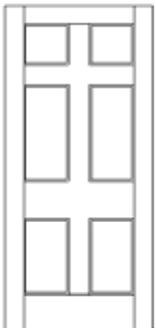
Vintage Woodworks: H004



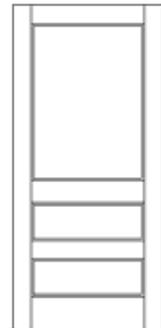
Vintage Woodworks: H006



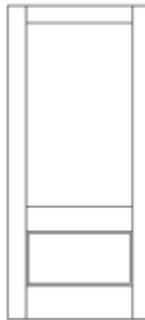
Vintage Woodworks: H008



Vintage Woodworks: H013



Vintage Woodworks: H021



Vintage Woodworks: H022

7.8 Roof and Chimney

The front-gabled roof structure of the Caretaker's Cottage is original and is clad in cedar shingles. There is a shed roof dormer on both the west and east elevations. The roof appears to be in fair to good condition; however there is a significant amount of needle cover on the southwest corner. The addition on the south elevation is not original and will be rehabilitated to more closely match the historic appearance of the cottage. There is an internal brick chimney near the centre of the cottage that appears to be in good condition.



West elevation: gabled main roof and shed roof dormer

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Needle cover on roof



East elevation shed roof dormer with interior brick chimney on upper left

Conservation Recommendation: Preservation and Rehabilitation

- The current roofing material is in fair to good condition. When replacement of the roofing material is required, cedar shingles are the preferred roofing material.
- Due to the presence of a mature tree on the southwest corner of the cottage (which contributes to the needle covering on the roof below), it is imperative that the roof be cleaned of any biological accumulation twice a year (spring and fall). The drainage system should be cleaned during these times as well.
- Review rainwater disposal system. If necessary, design and install adequate rainwater disposal system and ensure proper drainage from the site.
- The internal brick chimney should be preserved and repaired, as necessary.
- Do not apply sealants or consolidants to the exterior brickwork without review by the heritage consultant. Originally, bricks would not have been painted.

8.0 SUMMARY OF CONSERVATION RECOMMENDATIONS

8.1 Brooksdale Estate Summary of Conservation Recommendations

- Preserve all original elements, features, and materials of the buildings as defined in the character-defining elements sections of the Statement of Significance.
- Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered.
- Any new materials, replacing inappropriate elements, should be compatible in size, design, and material with the original features of the buildings. For example, windows should be wood-frame and wood-sash, and doors should be solid wood. Any changes required due to code compliance should be subtle and reversible.
- Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic buildings.
- Unsympathetic elements, such as incompatible windows, should be replaced with compatible assemblies, as described in the sections above.
- The Main House, Coach House and Caretaker's Cottage are currently painted in an historically appropriate fashion. The historic colour schedule of the buildings should be maintained by repainting when necessary, and using the existing colours.

When repainting occurs, the following guidelines should be followed:

- Complete all basic repairs and restoration, and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are thoroughly dry.
- Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Remove deteriorated paint that is not adhered to the wood using a metal scraper.
- Remove dust and dirt with the gentlest method possible such as low-pressure (hose pressure) water washing, with soft natural brushes or putty knives.
- Paint all areas of exposed wood elements with primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, select an oil-based primer).
- Re-apply colours using architectural trim wrap, in which colour is applied in order to give a three-dimensional appearance to the surfaces by wrapping the applied colour around their edges.

8.2 Recommended Trades/Companies

New Fabrications: Historically Appropriate Windows and Doors:

Vintage Woodworks, Inc. (window manufacturing and installation)

Victoria, BC

1-866-833-4777

250-386-5354

info@vintagewoodworks.ca

www.vintagewoodworks.ca

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Extraordinary League Contracting (window installation)

Ryan Bahris
Vancouver, BC
604.728.3707
ryan@exle.ca
www.exle.ca

Salvaged Doors/Architectural Elements:

Jack's New and Used Building Materials

4912 Still Creek Avenue
Burnaby, BC V5C-4E4
604-299-2967

Surrey New and Used

17861 64 Avenue
Surrey, BC V3S 1Z4
604-576-8488

General Contracting and Restoration Work:

Extraordinary League Contracting (all restoration work)

Ryan Bahris
Vancouver, BC
604.728.3707
ryan@exle.ca
www.exle.ca

Hardware and Exterior Lighting:

Rejuvenation

www.rejuvenation.com

Seattle Store

2910 1st Ave S. (at Forest St.)
Seattle, WA 98134
206-382-1901
seattle@rejuvenation.com

Portland Store

1100 SE Grand Ave
Portland, OR 97214
503-238-1900
portlandstore@rejuvenation.com

Other Historic Artifacts, interior and exterior:

Vancouver Architectural Antiques

2403 Main Street (at 8th)
Vancouver, British Columbia V5T 3E1
604-872-3131
www.vaaltd.ca/index.php
info@vaaltd.ca

(This store is closing, but is currently selling off its entire inventory at discounted prices).

9.0 MAINTENANCE PLAN

9.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on aggressive maintenance will not only lead to a higher degree of preservation, but also potentially save large amounts of money otherwise required for later repairs.

9.1.1 Permitting

Repair and maintenance activities should generally be exempt from the requirement of city permits. More intensive activities normally require the issuance of a Heritage Alteration Permit.

9.1.2 Cleaning

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends 'using the gentlest means possible'. Any cleaning procedures should be undertaken on a routine basis, and should be undertaken with non-destructive methods. Cleaning of the Brooksdale Estate buildings will be limited to the exterior material. All of these elements are usually easily cleaned, using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as Simple Green©) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

9.1.3 Repairs And Replacement Of Deteriorated Materials

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

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

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9.1.4 Maintenance of Exteriors - Keeping the Water Out

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. Water supports all forms of biological decay such as rot, fungus, moss, lichen, termites, powder post beetle, other insects, etc. Keeping a building dry is the single best method of combatting biological decay.

The most common place for water to enter a building is through the roof and/or the guttering and downspout systems. An apparent minor roof or clogged gutter leak that is ignored can introduce enough moisture to support biological decay in a building on a scale necessitating removal of walls and floors, replacement of structural systems and services. Keeping roofs repaired or renewed and gutters frequently cleaned is a more cost-effective option.

Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

9.2 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Brooksdale Estate buildings such as water/moisture penetration; material deterioration; structural deterioration; site and environmental issues. This checklist should be filled out by the owner on an annual basis and stored in the owner's Information File for the building.

EXTERIOR INSPECTION

SITE INSPECTION:

- Is the lot well drained?
- Do trees need pruning - are there dangerous dead limbs?
- Do plants hold water against the structure?
- Do trees overhang or touch the structure – rubbing damage?
- Can shrub and tree roots damage the structure?
- Is the paint peeling? Cracking?

FOUNDATION:

The foundation should be checked:

- Moisture: Is rising damp present?
- Is there backsplash from ground to structure?
- Does water drain away from foundation? Puddles?
- Is the moisture problem general or local?
- Is spalling present from freezing? (Flakes or powder?)
- Is efflorescence present?
- Is spalling present from sub-fluorescence?
- Is damp proof course present?
- Are there shrinkage cracks in the foundation?
 - Are there movement cracks in the foundation?
 - Is crack monitoring required?

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- Is uneven foundation settlement evident?
- Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil buildup; deflection of lintels?

STRUCTURE:

Wooden Elements:

- Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- Is wood in direct contact with the ground?
- Is there insect or fungal attack present? Where and probable source?
- Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- Is the wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- Is the wood warped, cupped or twisted?
- Is the wood split? Are there loose knots?
- Are nails pulling loose or rusted?
- Is there any staining of wood elements? Source?

Condition of Exterior Paint Materials:

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

Windows:

- Is there glass cracked or missing?
- If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- If the glass is secured by beading, are the beads in good condition?
- Is there condensation or water damage to the paint and wood?
- Are the sashes easy to operate? If hinged, do they swing freely?
- Is the frame free from distortion?
- Is the end grain properly sealed?
- Do wood sills show weathering or deterioration?
- Is the caulking between the frame and the siding in good condition?

Doors:

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

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Gutters and Downspouts:

- Are downspouts leaking? Clogged? Are there holes or corrosion? (Any water against structure?)
- Are downspouts complete without any missing sections? Are they properly connected?
- Are eaves clean? Do they show any sagging?
- Is the water being effectively carried away from the downspout by a drainage system? Do downspouts drain completely away?

Roof:

- Is the leading edge of the roof wet?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- Are the nails sound? Are there loose or missing shingles?
- Are flashings well sealed?
- Are metal joints and seams sound?
- Do the soffits show any signs of water damage? Insect or bird infestation?

Entryway:

- Are the steps safe? Handrail secure?
- Attachment – are porches, steps, etc. securely connected to the building?

INTERIOR

Basement:

- Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling? Is wood cracked, peeling rotting? Does it retain moisture when surroundings are dry?
- Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- Are walls even or buckling or cracked? Is the floor cracked or heaved?
- Are there signs of insect or rodent infestation?

Main floors:

- Materials: plaster, wood, metal, masonry – are they sound, or uneven, cracked, out of plumb or alignment; are there signs of settlement, old, or recent (bulging walls, long cracks, etc.)?
- Finishes: paints, stains, etc. – are they dirty, peeling, stained, cracked?
- Are there any signs of water leakage or moisture damage? (Mould? Water-stains?)

Concealed spaces:

- Is light visible through walls, to the outsider or to another space?
- Are the ventilators for windowless spaces clear and functional?
- Do pipes or exhausts pass through concealed spaces without leaks?
- Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- Infestations - are there signs of birds, bats, insects, rodents, past or present?

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9.3 MAINTENANCE PLAN

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in logbook or building file.
- Usual cleaning, as required.

Weekly

- Clean gutters during periods of heavy leaf fall.
- Clean air filters as necessary.

Monthly

- Have all rainwater gutters, downspouts, drains cleaned out.
- Lubricate any mechanical heating, pumps, etc., as required.
- Major issues entered into the logbook.

Quarterly

- Check roofs inside and outside including gutters, valleys, downspouts, etc.
- Check doors for closing and locking.
- Clean light fixtures.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of gutters and downspouts to cope with winter rains and summer storms.
- Check smoke detectors.
- Check condition of weather sealants (Fall).
- Service mechanical units such as heating (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect foundation for cracks, deterioration or loss of material.
- Inspect windows for paint and glazing compound failure, wood decay and proper operation.
- Complete annual inspection and report for Information File.
- Clean out of all perimeter drains and rainwater systems.
- Overhaul electric system; change light bulbs and tubes.
- Check all fire extinguishers and have access to them.
- Touch up worn paint on the building's exterior.
- Oil all locks, hinges, etc.
- Service mechanical units such as air conditioning/pumps etc.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

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Five Year Cycle

- A full inspection report by a heritage professional should be undertaken every five years, comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint window sash windows every five to fifteen years. With proper maintenance, wood windows have the potential to last indefinitely.

Ten Year Cycle

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

Twenty Year Cycle

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

Storm Inspections (as required)

- After any storm, inspection must occur for any damage. Gutters and roofs need to be checked and cleaned.

Major Maintenance Work (as Required)

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

10.0 PROPERTY DETAILS

SUBJECT PROPERTY:	BROOKSDALE ESTATE 19353-16 AVENUE SURREY, BRITISH COLUMBIA
LEGAL ADDRESS:	LT 2, SEC 15, TWP 7, PL 23627, NWD
CONSTRUCTION DATE:	1933
PUBLISHED REFERENCES:	Luxton, D. ed. <i>Building the West: Early Architects of British Columbia</i> . 2007. Vancouver: Talonbooks.

