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Early photograph of the Hall from the northwest after the front and rear additions.
1 HERITAGE VALUE ASSESSMENT

* This Heritage Value Assessment of Strawberry Hill Hall is adapted from the Canadian Register of Historic Places (Appendix 8.4)

1.1 History/Description of Strawberry Hill Hall

The Strawberry Hill Farmers Institute Hall is a utilitarian, front-gabled rectangular building located on a prominent site at the corner of 75A Avenue and 122 Street in the Strawberry Hill neighbourhood of Surrey. The building is situated in a primarily residential area, and is set very close to the intersection.

1.2 Summary of Heritage Value

The Strawberry Hill Farmers Institute Hall reflects the presence and organization of early farmers who settled in the rich agricultural uplands of the Strawberry Hill neighbourhood, and serves as a testament to the success and persistence of the agricultural community in Surrey. By the early twentieth century, farming in Surrey (particularly berry farming) had developed into an important industry that supplied produce to Vancouver. Strawberry Hill derived its name from the strawberries harvested by the area’s Japanese settlers from between the stumps of old growth trees, prior to the land being fully cleared. The Strawberry Hill Farmers Institute was founded on September 3, 1909, and the Hall was constructed with the help of donations, grants and volunteer labour on land donated by the first president of the Institute, George Henry Flux. An essential part of community life, the Institute held lectures on farming practices, hosted social activities and provided assistance to new settlers.

The Strawberry Hill Farmers Institute Hall is also significant as an excellent example of late-nineteenth and early-twentieth century vernacular agricultural hall architecture. Despite later alterations and
additions, the simple gable-roofed structure and rectangular plan are still evident, and the all-wood interior remains substantially intact.

The Strawberry Hill Farmers Institute Hall is also valued as a significant link to the early Japanese families who settled on logged lots near Scott and Newton Roads in the early twentieth century.

1.3 Character Defining Elements

Key elements that define the heritage character of the Strawberry Hill Farmers Institute Hall include its:

- setting within a residential area of the Strawberry Hill neighbourhood
- minimal setback from the road and prominent corner location
- vernacular form, scale and massing, as expressed in its one-storey rectangular plan, gabled roof with exposed rafters and original window openings visible on the interior
- wooden construction with wooden siding under later vinyl siding
- original all-wooden interior features, such as a chamfered ceiling, wainscoting and paneling

2 POLICY FRAMEWORK

2.1 Heritage Designation

Strawberry Hill Hall is currently listed in the Surrey’s Community Heritage Register as site number 113 with its significance classified as ‘Historical’ and ‘Cultural.’

2.2 Heritage Revitalization Agreement

Properties listed on Surrey’s Community Heritage Register may become protected heritage properties through a Heritage Revitalization Agreement (HRA).

An HRA is a by-law in the form of an agreement between the City and the owner of a registered heritage site. It has the flexibility to specify how a building or feature is to be restored and maintained. It can also be used to vary requirements found in other by-laws, either by being more restrictive or providing relaxations to by-law requirements.

This conservation plan is an integral part of a Heritage Revitalization Agreement.

2.3 Zoning Designation

Strawberry Hill Hall is located in the RA-One Acre Residential zone. In this zone, the current assembly use is an existing non-conforming use. The current building is in compliance of lot coverage and building height, but is not in compliance with the minimum front and side yard setbacks. As these are existing non-conformances they do not require special relaxations, unless they are being altered. Therefore, it is not recommended to propose future alterations to the front yard setback and east side yard setback. It is also not recommended to propose a change the use as it is limited to one of the currently permitted uses (single family dwelling, hobby kennel, agricultural or horticultural use).
### CONDITION ASSESSMENT TABLE

<table>
<thead>
<tr>
<th>REF.</th>
<th>ELEMENT</th>
<th>DESCRIPTION/CONDITION</th>
<th>IMAGE REFERENCE</th>
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</thead>
<tbody>
<tr>
<td>3.1.1</td>
<td>Form, Scale &amp; Massing</td>
<td>The building has been altered over time to suit its changing use. The original, single-storey, gabled hall structure remains visually distinguishable at the center of the massing ensemble. The front gable addition was added subsequent to the original construction, as indicated by the original stepped bevel drop siding surviving as original gable face cladding on the front gable in the front addition attic space. The rear hip roof addition appears to be very early, possible contemporary with the front gable addition. The rear, lower shed roof addition is fairly late, and likely contemporary with the roof forms over the front and rear side entries. The side and rear entry shed roof forms replaced earlier, simpler, flat roofs, possibly when the wood frame accessible ramp was constructed.</td>
<td><img src="image1.jpg" alt="Image" /> <img src="image2.jpg" alt="Image" /> <img src="image3.jpg" alt="Image" /></td>
</tr>
<tr>
<td>3.1.2</td>
<td>Cladding</td>
<td>The original cladding is evident on the gable of the original meeting hall, which is a cedar stepped drop siding. It is quite likely, that, when the front gable and rear hip roof additions were added, the entire building was re-clad in cedar shingle, as evident in early photographs. It is currently clad in aluminum drop siding, including the base of the exterior wall below the water table. The cladding is in good condition.</td>
<td><img src="image4.jpg" alt="Image" /> <img src="image5.jpg" alt="Image" /> <img src="image6.jpg" alt="Image" /></td>
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<tr>
<td>REF.</td>
<td>ELEMENT</td>
<td>DESCRIPTION/CONDITION</td>
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<tr>
<td>3.1.3</td>
<td>Windows</td>
<td>The original window configuration on the east and west elevations consisted of twin wood double hung windows on either side of the main hall structure. Three sets of these windows appear to have been clad over and blocked in on the interior, two on the east elevation, visible in the image at right, and one on the west elevation. It appears the south set of twin double hung wood windows on the west elevation were adapted to the rear entry. It is quite possible that the original frames, and possibly even the original sash, are enclosed between the exterior cladding and interior sheeting.</td>
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<tr>
<td>REF.</td>
<td>ELEMENT</td>
<td>DESCRIPTION/CONDITION</td>
<td>IMAGE REFERENCE</td>
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<tr>
<td></td>
<td>Fascia &amp; Trim</td>
<td>The painted wood fascia and barge board are in good condition.</td>
<td><img src="image1.jpg" alt="Image" /></td>
</tr>
<tr>
<td>3.1.4</td>
<td>Soffits</td>
<td>The original wood soffits are in good condition.</td>
<td><img src="image2.jpg" alt="Image" /></td>
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<td></td>
<td></td>
<td>A boarded-over window is visible in the 1940’s era image at the rear hip-roofed addition west elevation. Due to building symmetry, it is likely that a similar window in the similar location originally existed at the rear hip-roofed addition at the east elevation.</td>
<td><img src="image3.jpg" alt="Image" /></td>
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<td></td>
<td>Wood louvered attic vents beneath the eave at the top of the gable were originally located on both ends of the gable. A smaller version of the original vent has survived at the south gable.</td>
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<tr>
<td>REF.</td>
<td>ELEMENT</td>
<td>DESCRIPTION/CONDITION</td>
<td>IMAGE REFERENCE</td>
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<tr>
<td>3.1.6</td>
<td>Roof Surface</td>
<td>An asphalt composition tab roof surface on the main hall and front gable addition is fairly worn, with an expected life service of 3 to 5 years. Some of the edge shingles at the rear of the building have been replaced, likely due to blow-off. The shed roof forms over the front and rear entries are also asphalt composition tab shingles as noted above. The rear hip roof addition has a sawn cedar roof surface in fair condition, with a likely service life of 15 years remaining. The rear shed addition is roofed in galvanized corrugated sheet steel. The galvanic coating has almost entirely rusted off and this roofing is corroding and has a likely service life of 2 to 4 years remaining.</td>
<td><img src="image1.jpg" alt="Roof Surface" /></td>
</tr>
<tr>
<td>3.1.7</td>
<td>Gutters/Downpipes</td>
<td>The gutters are in place on the hall, front gable, and rear hip roof additions, but missing on the rear shed addition. The downpipes are missing in most areas, and the gutters are discharging down the face of the cladding.</td>
<td><img src="image2.jpg" alt="Gutters/Downpipes" /></td>
</tr>
<tr>
<td>3.1.8</td>
<td>Rear Parking Lot Treated Timber Retaining Wall</td>
<td>The rear parking east perimeter treated timber retaining wall has failed.</td>
<td><img src="image3.jpg" alt="Rear Parking Lot Treated Timber Retaining Wall" /></td>
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</tbody>
</table>
### CONDITION ASSESSMENT TABLE

<table>
<thead>
<tr>
<th>REF.</th>
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<th>DESCRIPTION/CONDITION</th>
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<tbody>
<tr>
<td>3.1.9</td>
<td>Roof Sheathing/ Framing</td>
<td>The 2&quot;X4&quot; rafter roof framing has 1&quot;X6&quot; collar 1&quot;X6&quot; diagonal strut bracing and is in good condition. Refer to structural report for structural assessment. The 1&quot;X4&quot; original roof boards are spaced for a split cedar shake or possibly a sawn shingle roof. This original roof surface has been replaced with plywood sheathing on the roof boards and the asphalt composition tab shingle roof noted earlier. Access to the rear hip roof was not available.</td>
<td><img src="image1.jpg" alt="Image" /></td>
</tr>
<tr>
<td>3.1.10</td>
<td>Electrical Distribution</td>
<td>The existing electrical distribution system is a mix of original knob-and-tube, cotton fabric coated electrical wiring, and more recent upgrades of luminex-type plastic sheathed wire, and other, more ad-hoc wiring and extension cords. The general character of much of this electrical distribution is that of home-handyman wiring that fall short of current code or safety requirements.</td>
<td><img src="image2.jpg" alt="Image" /> <img src="image3.jpg" alt="Image" /> <img src="image4.jpg" alt="Image" /></td>
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<tr>
<td>REF.</td>
<td>ELEMENT</td>
<td>DESCRIPTION/CONDITION</td>
<td>IMAGE REFERENCE</td>
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<td></td>
<td>The electrical service switchgear and main breaker panel appear to have been installed by a qualified electrician.</td>
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<tr>
<td>3.1.11</td>
<td>Gas fired warm air furnace</td>
<td>The gas-fire warm air furnace is in fair condition, probably in the range of 30 years old, but in good working order.</td>
<td></td>
</tr>
<tr>
<td>3.1.12</td>
<td>Plumbing System</td>
<td>The washroom and kitchen facilities are in good condition, with fairly new PVC waste piping and copper water supply lines. The current building owner reports no sewer back-ups.</td>
<td></td>
</tr>
<tr>
<td>REF.</td>
<td>ELEMENT</td>
<td>DESCRIPTION/CONDITION</td>
<td>IMAGE REFERENCE</td>
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</tr>
<tr>
<td>3.1.13</td>
<td>Interior Wall Finishes</td>
<td>The original hall wall surface is 1”X4” T&amp;G vertical board cladding, including the front ‘current stage’ addition and the rear ‘original stage’ area (1”X6” cladding boards). The kitchen and washroom areas are boarded in GWB, quite possible over original board interior cladding.</td>
<td><img src="image1.jpg" alt="Image" /> <img src="image2.jpg" alt="Image" /> <img src="image3.jpg" alt="Image" /></td>
</tr>
<tr>
<td>REF.</td>
<td>ELEMENT</td>
<td>DESCRIPTION/CONDITION</td>
<td>IMAGE REFERENCE</td>
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<tr>
<td>3.1.14</td>
<td>Ceiling Surfaces</td>
<td>The ceiling is paneled in 1”X4” T&amp;G boards in a drop shoulder framing technique to create the distinctive ceiling profile of a high center and chamfered edges. The original or early enameled steel pendant fixtures have survived and add a distinctive pioneer quality to the space.</td>
<td><img src="image1.jpg" alt="Image 1" /></td>
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<tr>
<td></td>
<td></td>
<td>The remainder of the lighting throughout the space is 1”X8” twin fluorescent suspended lighting, both inefficient and uninspiring.</td>
<td><img src="image2.jpg" alt="Image 2" /></td>
</tr>
<tr>
<td>3.1.15</td>
<td>Floor Surfaces</td>
<td>Most of the floor surface is a lower quality sheet vinyl near the end of its service life. There is also a very peculiar edge floor surface to the main hall and stage areas, separated from the center floor surface with an aluminum separator strip.</td>
<td><img src="image3.jpg" alt="Image 3" /></td>
</tr>
</tbody>
</table>
### CONDITION ASSESSMENT TABLE

<table>
<thead>
<tr>
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<th>DESCRIPTION/CONDITION</th>
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</tr>
</thead>
<tbody>
<tr>
<td>3.1.16</td>
<td>Kitchen</td>
<td>There is a simple, rudimentary kitchen in place, with proper range hood venting and storage cabinetry. The electrical circuitry to this space should be load tested to ensure the circuits are not overloaded at full capacity.</td>
<td></td>
</tr>
<tr>
<td>3.1.17</td>
<td>Washroom Capacity</td>
<td>The current washroom capacity of 2 men's W/C and 1 women's W/C is insufficient. 2 additional women’s W/C must be provided. (refer to Appendix 8.3 – Preliminary Code Review for further information.)</td>
<td></td>
</tr>
<tr>
<td>3.1.18</td>
<td>Structural</td>
<td><strong>Foundation:</strong> 6&quot;x6&quot; beams supported on 8&quot;x12&quot; blocks with perimeter blocks set on a concrete strip footing. There are no footings beneath the interior 8&quot;x12&quot; concrete blocks.</td>
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<tr>
<td></td>
<td></td>
<td><strong>Main Floor Framing:</strong> 2&quot;x8&quot; joists at 18&quot; o.c.</td>
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<td></td>
<td><strong>Wall Framing:</strong> 2&quot;x4” stud framing to approximately 10’ height</td>
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<td></td>
<td></td>
<td><strong>Roof Framing:</strong> 2&quot;x4” rafters at 18” o.c. w/ 1”X6” Queen struts and collar ties (Refer to Appendix 8.2 – Structural Assessment for further information)</td>
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</tr>
</tbody>
</table>

### 3.2 Proposed Conservation Strategies

The Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada (2010) has been adopted by the Government of B.C. and most Federal agencies, for the assessment of the treatment of historic places. Under the Standards and Guidelines, the conservation strategies proposed for the proposed façade restoration of The Canadian Fairbanks Building may include aspects of preservation, restoration and rehabilitation, as defined below:

**Preservation**

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

**Restoration**

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

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

In reality, all three of these conservation approaches will come into play in the proposed rehabilitation and upgrade at the Strawberry Hill Hall.

4 PRIORITIZED UPGRADE PLAN

The Conservation Plan has been organized under the following categories, based on current condition and performance, owner priorities, code compliance and safety considerations, maintenance of envelope and heritage character integrity, improvements to occupant use and comfort and costs:

<table>
<thead>
<tr>
<th>Priority 1: Currently Critical</th>
<th>Should be addressed within a 1 year time frame</th>
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</thead>
<tbody>
<tr>
<td>Priority 2: Potentially Critical</td>
<td>Should be addressed within a 2 year time frame</td>
</tr>
<tr>
<td>Priority 3: Necessary – Not Critical Yet</td>
<td>Should be addressed within a 2 to 4 year time frame</td>
</tr>
<tr>
<td>Priority 4: Recommended</td>
<td>Should be addressed within a 3 to 6 year time frame</td>
</tr>
</tbody>
</table>

4.1 Priority 1: Currently Critical

4.1.1 Structural Upgrades

Foundation Upgrade
The building needs to be lifted and shored up for access. The existing perimeter strip footing would be demolished and removed, and a new concrete perimeter wall on a continuous reinforced concrete strip footing would be installed. New reinforced concrete post pads and new structural posts, all with proper connections at the footings and the supporting beams, would be installed beneath the existing 6”X6” beams.

New waste lines serving the washrooms and kitchen would be installed, and a new cast iron building sanitary and storm sewer line installed and connected to the street, in conjunction with the new foundation.

Wall Upgrade
The over-height 2”X4” frame walls can be upgraded to approximate code compliant levels through their upgrading to shear wall functional levels. This can be accomplished from the exterior, but will require the removal of the existing cladding to the original sheathing, and the installation of diagonal drag strap fastened to the studs. A new wood cladding system would then be re-installed.
Seismic Connection Upgrade
The roof framing is adequate, but tie down anchors are required at the rafter-top plate location, stud to bottom plate location, beam to foundation post and post bottom locations.

Rear Shed Addition
The rear shed addition is a slab on grade with embedded timber posts prone to rotting. Taking into account the foundation upgrade, wall upgrade and roof surface upgrade, and the general aesthetic improvement aspect, it is recommended to remove the rear shed addition, and re-instate the rear exterior wall of the hip-roofed rear addition.

4.1.2 Cladding/Window Upgrade
The wall structural upgrade will drive the requirement for a new cladding system. The original hall was clad in a stepped cedar drop siding. It appears the main hall was re-clad in wood cedar shingle to match the new front and rear additions, which were also clad in cedar sawn shingle. It is proposed to return to the cedar shingle cladding on the main hall and the front and rear additions.

The wall upgrade will expose the clad and sheeted-over original three banks of windows. It is recommended to rehabilitate the exposed window frames and install new double hung sash to match the originals at the three twinned-double hung window locations. New interior and exterior casing can then be installed.

New exterior clad wall area will need to be installed at the rear wall of the rear hip-roof addition for the removed rear shed addition.

4.1.3 Washroom Upgrade
With reference to the Preliminary Code Review in Appendix 8.3, two additional female water closets are required. Although there are different routes to complying with these additional toilets/lavatories, we have allowed for the conversion of the existing small women’s washroom as a universal toilet room, and the provision of a new Women’s Washroom having two water closets. Counting the universal toilet room, this provides the requisite three women’s water closets. There are currently a sufficient number of men’s water closets/urinals/lavatories.

4.2 Priority 2: Potentially Critical

4.2.1 Electrical Upgrade
The existing mix of original knob-and-tube, as well as ad-hoc wiring in many other areas, do lend confidence to the existing electrical distribution system, and it’s replacement with a new code compliant system of properly configured circuits, wiring and light/junction/receptacle boxes is recommended. It is expected that the existing breaker box will be upgraded to some extent to accommodate this new electrical distribution system.
4.2.2 **Roof Surface Upgrade**  
The existing asphalt composition tab shingle roof surface is approaching the end of its surface life and should be replaced with a new cedar shingle roof surface. The rear hip-roof addition cedar shingle roof has remaining service life in the range of seven years and can remain.

4.2.3 **Parking Lot Timber Retaining Wall**  
The failed parking lot timber retaining wall should be replaced with a new concrete retaining wall. As the difference in grade heights is less than two feet, a guardrail is not required.

4.2.4 **Downpipe Replacement**  
The new rainwater leader downpipes are required at most locations.

4.3 **Priority 3: Necessary, Not Critical Yet**  
4.3.1 **Interior Floor Surfaces**  
The interior floor surfaces are worn and unattractive. A better quality sheet vinyl floor surface replacement is recommended.

4.4 **Priority 4: Recommended**  
4.4.1 **Accessible Entry**  
A new push button automatic door opener on the rear entry at the top of accessible ramp is recommended, to improve the accessible aspects of the building.

4.4.2 **New Interior Lighting**  
New energy efficient LED lighting, to complement the surviving and preserved metal shade pendant fixtures, is recommended. The new fixtures should be of a contemporary and subdued character, so as not to upstage or compete with the original heritage pendants, and all of the lighting should on dimmable lighting controls, occupancy sensors and energy efficient LED lamps.

4.4.3 **New Exterior Lighting**  
New character exterior lighting can high-light the rehabilitated building, provide illumination for a wall painted sign expressing the new building use, and assist in off-hour building security. A goose-neck metal shade fixture on the front gable illuminating a building sign, and somewhat similar character surface mounted and scone fixtures at other exterior locations would complement the rehabilitation.

4.4.4 **New Fire Alarm**  
A fire alarm is not required, but the proposed assembly use as an After-School Care would be a safer facility with the installation of a fire alarm.
4.4.5 Sprinkler System
Sprinkler systems have been accepted by Authorities Having Jurisdiction as providing a significant improvement in life safety, as well as property protection. The latter is a distinct advantage to combustible heritage buildings in terms of heritage resource protection. A new sprinkler system to NFPA 13 is recommended.

4.4.6 New wood frame and panel Entry Doors
New wood, frame and panel, ½ light, 2-1/4” thick entry doors would be an appropriate replacement to the current painted slab doors.

4.4.7 Interior Feature Preservation
The interior wood V-groove T&G vertical wall and ceiling paneling and base/trim/casing throughout the interior spaces, should be preserved.

5 CONSERVATION STANDARDS

The following are the standards that define the principles of good conservation practice, and an assessment of how they relate to the proposed interventions for Strawberry Hill Hall.

<table>
<thead>
<tr>
<th>CONSERVATION STANDARD</th>
<th>CONSERVATION STRATEGY</th>
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<tbody>
<tr>
<td>GENERAL STANDARDS FOR ALL PROJECTS</td>
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<tr>
<td>1 Conserve the heritage value of a historic place. Do not remove, replace or</td>
<td>The building is remaining in place and will be sensitively restored, rehabilitated and</td>
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<tr>
<td>substantially alter its intact or repairable character-defining elements. Do not</td>
<td>preserved in a manner that maintains and enhances its heritage character.</td>
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<td>move a part of a historic place if its current location is a character-defining</td>
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</tr>
<tr>
<td>element.</td>
<td></td>
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<tr>
<td>2 Conserve changes to a historic place, which over time, have become character-</td>
<td>Many of the additions to the hall will be conserved. However, the rear shed addition</td>
</tr>
<tr>
<td>defining elements in their own right.</td>
<td>is of such poor quality it cannot be considered a character-defining element. The</td>
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<tr>
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<td>boarding over of windows also cannot be considered a character-defining element, and</td>
</tr>
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<td></td>
<td>should be reinstated.</td>
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<tr>
<td>3 Conserve heritage value by adopting an approach calling for minimal intervention.</td>
<td>The proposed interventions will restore the hall building to its early appearance or</td>
</tr>
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<td></td>
<td>allow sensitive rehabilitation in keeping with the building’s heritage value.</td>
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<tr>
<td>4 Recognize each historic place as a physical record of its time, place &amp; use. Do</td>
<td>Proposed interventions will comply with this standard, but also allow respectful</td>
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<td>not create a false sense of historic development by adding elements from other</td>
<td>rehabilitation to meet modern standards for its continued use by the Strawberry Hill</td>
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<td>historic places or other properties, or by combining features of the same property</td>
<td>community.</td>
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<td>that never coexisted.</td>
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<tr>
<td>5 Find a use for a historic place that requires minimal or not change to its</td>
<td>The proposed use as an after school program will allow minimal change to the building’s</td>
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<td>character-defining elements.</td>
<td>character-defining elements.</td>
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<td></td>
<td>Protect, and if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.</td>
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<td></td>
<td>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.</td>
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<td></td>
<td>Maintain character-defining on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.</td>
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<tr>
<td></td>
<td>Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.</td>
</tr>
</tbody>
</table>

**ADDITIONAL STANDARDS RELATING TO REHABILITATION**

|   | 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. | The proposed intervention approach will comply with this Standard. |
|   | Conserve the heritage value and character defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place. | No new additions are proposed at this time. Any future additions proposed should comply with this standard. |
|   | Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future. | No new additions are proposed at this time. Any future additions proposed should comply with this standard. |
**ADDITIONAL STANDARDS RELATING TO RESTORATION**

<table>
<thead>
<tr>
<th></th>
<th>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.</th>
<th>The proposed intervention approach will comply with this Standard.</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>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.</td>
<td>The cedar shingle cladding is to be constructed with profiles typical of that era of construction.</td>
</tr>
</tbody>
</table>

---

**6  PRELIMINARY OPINION OF PROBABLE REHABILITATION COSTS**

**5.1. Priority 1: Currently Critical**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1.1. Structural – New foundation (building lift/shore, new perimeter strip footing/foundation wall and post footings, new posts</td>
<td>$60,000.00</td>
<td></td>
</tr>
<tr>
<td>5.1.2. Structural – Install new diagonal drag strap on ext. wall sheathing into studs</td>
<td>$15,000.00</td>
<td></td>
</tr>
<tr>
<td>5.1.3. Structural – Install new seismic connectors (roof to wall, stud to plate, beam to beam, beam to post, etc.)</td>
<td>$10,000.00</td>
<td></td>
</tr>
<tr>
<td>5.1.4. Demolition – Remove existing foundation, remove rear shed-roof addition, remove existing cladding (aluminum drop siding, shingle cladding) to exterior wall sheathing, allow for 3 bins @ $800.00/bin</td>
<td>$9400.00</td>
<td></td>
</tr>
<tr>
<td>5.1.5. Service Trenching/ Sewer Install – Trench new line to street, sleeve through new foundation wall/footing, new sanitary and storm lines</td>
<td>$6500.00</td>
<td></td>
</tr>
<tr>
<td>5.1.6. Architectural – New Cedar Shingle Cladding – New No.1, kiln dried, primed cedar wall shingle – 2700 sq.ft. X $8.51/sq.ft.</td>
<td>$23,000.00</td>
<td></td>
</tr>
<tr>
<td>5.1.7. Architectural – Exterior Casings/Trim</td>
<td>$3000.00</td>
<td></td>
</tr>
<tr>
<td>5.1.8. Architectural – Window Rehabilitation – (6 windows @ $2000.00/window)</td>
<td>$12,000.00</td>
<td></td>
</tr>
<tr>
<td>5.1.9. Architectural – Exterior Painting – $2.40/sq.ft. X 2820 sq.ft.</td>
<td>$6768.00</td>
<td></td>
</tr>
<tr>
<td>5.1.9. Architectural – Washroom Upgrade – Women’s WR conversion to Accessible Universal Toilet Room, New Women’s WR, 5 fixtures @ $2000.00/fixture, wall &amp; toilet partitions, accessories, doors, finishes</td>
<td>$20,000.00</td>
<td></td>
</tr>
</tbody>
</table>

**Total: $165,668.00**

**5.2. Priority 2: Potentially Critical**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5.2.1. Electrical Upgrade – New electrical distribution (armoured cable – BX) $8.95/sq.ft. X $2315 sq.ft.</td>
<td>$20,719.00</td>
<td></td>
</tr>
<tr>
<td>5.2.2. Electrical Upgrade – Emergency Lighting, Exit Lighting</td>
<td>$2000.00</td>
<td></td>
</tr>
<tr>
<td>5.2.3. Architectural – Roof Surface Upgrade – Replace existing asphalt composition tab roof surface with new treated sawn cedar shingle roof surface – 3307 sq.ft. X $7.50/sq.ft.</td>
<td>$24,802.50</td>
<td></td>
</tr>
<tr>
<td>5.2.4. Parking Lot Retaining Wall – New reinforced concrete 30” high retaining wall, 70’ X $55/ln.ft.</td>
<td>$3850.00</td>
<td></td>
</tr>
<tr>
<td>5.2.5. Downpipe Replacement – Replace all missing downpipes</td>
<td>$400.00</td>
<td></td>
</tr>
</tbody>
</table>

**Total: $51,771.50**
### 5.3 Priority 3: Necessary – Not Critical Yet

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Floor Surfaces – Remove existing floor surface ($2.00/sq.ft.) and install new sheet vinyl floor surface $8.50/sq.ft.</td>
<td>$24,307.50</td>
</tr>
</tbody>
</table>

**Total for Priority 3:** $24,307.50

### 5.4 Priority 4: Recommended

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible Entry –, door opener with int/ext push button operator for exterior accessible door</td>
<td>$5000.00</td>
</tr>
<tr>
<td>New Interior Lighting – Replace fluorescent fixtures with new heritage-sensitive fixtures with lighting controls</td>
<td>$7800.00</td>
</tr>
<tr>
<td>New Exterior Lighting – New exterior heritage character lighting fixtures</td>
<td>$3100.00</td>
</tr>
<tr>
<td>New Fire Alarm System – New fire alarm system with connection to independent monitoring service</td>
<td>$6500.00</td>
</tr>
<tr>
<td>Sprinkler System – New sprinkler system to NFPA 13, concealed piping and heads,– $5.42/sq.ft. X 2315 sq.ft., new water service for higher water flows - $7000.00</td>
<td>$19,547.30</td>
</tr>
<tr>
<td>New Wood Frame-and-Panel Exterior Doors – New wood 2-1/4” thick, ½ light, frame and panel exterior doors – 3 @ $1800.00/ea</td>
<td>$4800.00</td>
</tr>
<tr>
<td>Interior Feature Preservation - Retain and preserve interior wall and ceiling paneling, surviving trim</td>
<td>$4000.00</td>
</tr>
</tbody>
</table>

**Total for Priority 4:** $50,747.30

The above costs do not include soft costs (consulting fees, project management fees, permits, insurance, etc.) At this early stage of preliminary project costing, we recommend a 25% project contingency allowance.

### 7 REFERENCES


City of Surrey. *Surrey’s Heritage Documentation Data Worksheet: Strawberry Hill Lions Club*. Author Unknown

8 APPENDICES

8.1 Rehabilitation Drawings
8.2 Structural Assessment Report (TDM Projects Ltd.)
8.3 Preliminary Building Code Assessment Report
8.4 Canadian Register of Historic Places: Strawberry Hill Farmers Institute Hall
8.5 Original Documents
EXISTING BUILDING PHOTOGRAPHS

THE REAR EAST RETAINING WALL HAS FAILED
The washroom & kitchen plumbing facilities are in good condition with fairly new PVC waste piping & copper supply lines. Current owner reports no sewer back-up.

The rear roof deck, corrugated sheet metal, in poor condition & needs repair. It has a span to 15 years of service life remaining.

The rear roof deck, corrugated sheet metal, in poor condition & needs repair. It has a span to 15 years of service life remaining.

Simple kitchen in place w/ proper range & hood. Venting, electrical, & plumbing should be load tested to ensure circuits are not overloaded.

The original hall wall, surface of 1x4 T&G, vertical board cladding. The existing service life is unknown.

Electrical service switch is in place & has been installed by qualified electrical personnel. Distribution system is approved by latest electrical requirements & is in compliance with current electrical codes.

Note: Dec-2015 as of 30 year check on foundation. Foundation, 30 years does not in good working order.
EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION

THE ORIGINAL WOOD SOFFITS ARE IN GOOD CONDITION (TYP.)

EXISTING CONTEMPORARY ALUMINUM CLADDING IN GOOD CONDITION. WAS LIKELY ORIGINALLY CLAD IN CEDAR DROP SIDING, THEN SUBSEQUENTLY CEDAR SHINGLE.

ORIGonal WINDOW CONFIGURATION ON THE EAST & WEST ELEVATIONS CONSISTED OF 2 SETS OF TWINNED DOUBLE HUNG WINDOWS. THEY HAVE ALL BEEN CLAD OVER, AND ONE ON THE WEST CONVERTED INTO THE REAR ENTRY.

EXISTING SOUTH ELEVATION

EXISTING CONTEMPORARY ALUMINUM CLADDING IN GOOD CONDITION. WAS LIKELY ORIGINALLY CLAD IN CEDAR DROP SIDING, THEN SUBSEQUENTLY CEDAR SHINGLE.

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ORIGonal WINDOW CONFIGURATION ON THE EAST & WEST ELEVATIONS CONSISTED OF 2 SETS OF TWINNED DOUBLE HUNG WINDOWS. THEY HAVE ALL BEEN CLAD OVER, AND ONE ON THE WEST CONVERTED INTO THE REAR ENTRY.
EXISTING BUILDING SECTION

2 x 8 JOISTS, 22" O.C.
6 x 6 beam at 8'-0" O.C.
CMU BLOCK or TIMBER SUPPORTS ON SOIL, 7 PIERS ACROSS

2 x 10 CEILING JOISTS
2 x 4 STUD WALL

2 x 4 RAFTERS

HALL

EXISTING BUILDING SECTION

1/4" = 1'-0"
1/2" = 1'-0"
PROPOSED BUILDING SECTION

2 x 4 RAFTERS
2 x 10 CEILING JOISTS
2 x 4 STUD WALL
2 x 8 JOISTS, 22" O.C.
6 x 6 beam at 8'-0" O.C.

Foundation Upgrade
Wall Upgrade
Seismic Connection Upgrade

1/4" = 1'-0"
1/2" = 1'-0"

13'-11"
10'-2"
3'-0"

27'-4"
12
10

21'-4"
10'-2"
3'-0"

KEY

PRIORITY 1
Currently Critical

PRIORITY 2
Potentially Critical

PRIORITY 3
Not Yet Critical

PRIORITY 4
Recommended

STRAWBERRY HILL HALL
12332 75A AVENUE, SURREY

PROPOSED BUILDING SECTION

PR-A3-00
structural assessment

STRAWBERRY HILL HALL

12252 75A AVENUE, SURREY, BC

March 2016
STRAWBERRY HILL HALL
PHOTOGRAPHIC DOCUMENTATION

FOUNDATION and FLOOR STRUCTURE

South bulkhead at former stage substructure
Concrete block support under 6x6 timber beam.

Concrete block and 12x12 timber posts at east bearing foundation wall of concrete blocks.
Interior view of the north entrance foyer.

Interior view of the former main stage; the roof rafters are supported by 8x18 beams over 8x8 timber columns.
CEILINGS and ROOF STRUCTURES

South gable bulkhead of the hall roof structure with 12x12 vent.
At the rear of the photo is 2x12 @16” pony wall supporting both the hall roof south gable end and top end of the stage roof rafters. The pony wall is supported by the post-and-beam structure at the interface of the hall and the former stage structures.
East and west side of the gable roof over the hall; the pitched 2x4 rafters are 22” o.c., horizontal collar ties are 1x6 alternating with 2x4, raking queen struts are 1x6 @ 45 degree nailed to ceiling tie joists.

Roof structure over entry foyer (2x4 rafters @24” with mid-span 2x4 purlin.)
North-West view

South view - blue arrow points to the detail on the next page.
Detail of the 8x12/58 timber post @ 4 ft. o. c. and beam structure bearing the lower end of the storage add-on with shed-type roof. The post appear to be encased in poured-in-place concrete slab-on-grade.
STRAWBERRY HILL HALL
ASSESSMENT OF THE STRUCTURAL COMPONENTS OF THE BUILDING

FOUNDATION
The perimeter foundation forming the walls of the crawl space under the main structure is constructed of 8x12 concrete blocks placed on concrete strip footing. The supports of the floor beams are a combination of the concrete blocks and timber posts. There is no evidence that the beam supports have proper footings as they appear to rest on the natural soil. The 6x6 support imposes bearing load of 3,500 lbs, equivalent to bearing pressure of 14,000 psf. The dense soil present under the building would have allowable bearing pressure of 4,000 to 6,000 psi at best. The 12x8 concrete block piers would have corresponding bearing pressure of 5,300 psf.

The foundation supports framed bearing walls of 2x4 studs @ 18” oc.

The south part of the building serving as storage has a post-and-beam structure of with the perimeter 8x8 timber posts encased in concrete slab-on-grade. It appears the timber is not treated and the posts are subject to deterioration due to moisture induced rot.

FLOORS
The main floor in the hall, kitchen and the foyer must be good for the assembly live load of 100 psi. The ship-lap subfloor and the 2x8 joists @ 22” o.c. are adequate, however the 6x6 beams with clear spans of about 4 feet would be adequate only if the timber is of high quality. It appears that that is the case.

WALLS AND POST-AND-BEAM
The main hall walls and south extension that was originally a stage are 2x4 framing @ 18” o.c. about 10 feet high. This is in excess what is considered allowable height for the 2x4 studs in current building code.

The former stage has post-and-beam load bearing elements consisting of 8x18 beams supported by 8x8 posts at both the hall end and the storage side. The structures are adequate for the loads they are exposed to.

The storage is under a shed roof style with the pitch of 12/5. The accessible beams and columns were checked for loads. We can safely assumed that the inaccessible members are also adequate as there is absolutely no sign of sags caused by overloading.

However the exterior bearing structure of the shed consists of timber posts that are suspect in the long run as the exposure to weather necessarily would result in rot and structural collapse. The interior columns were not accessible to visual inspection which is a problem as we cannot assess the footings.

ROOFS
The roof structure for the main hall and over the entry foyer is very well constructed and meets the current load criteria.

The rafters for the shed roofs over the south end of the building were not accessible. There is no evidence of roof sags so we assume that the rafters are sized and spaced adequately.
SEISMIC CONSIDERATIONS
There is no evidence of seismic holdowns, connectors or ties. The entire building must be upgraded by installing all: tie-downs connecting the superstructure to the foundation, beam-to-beam and beam-to-post connectors and rafter hurricane ties.

As the entire hall is a shell with little lateral stability, the perimeter walls should be converted to shear walls, best by installing plywood sheathing for the corner segments of the walls extending some ¼ length of the bearing walls or by installing coiled strap connectors (e.g. CS 22) nailed to existing 2x4 studs as a diagonal bracing. This method would be best applied if the exterior finish was restored to more original appearance.

SUMMARY COMMENTS
Foundation of the entire building is far from acceptable standard with nonexistent footings for the piers supporting the floor beams, exterior columns exposed to elements and absence of anchors tying the superstructure to the foundation. We believe that the upgrade to meet current code would require to raise the superstructure and install code-compliant foundation.

The superstructure should be upgraded to meet the current seismic loads including upgrading the walls to perform the shear wall function.

COST ESTIMATES
This is a preliminary order-of-magnitude cost estimate in 2016 dollars. Note that Guidelines by AACA International allow for the conceptual cost estimates an error range of 35 to 50%.

- New foundation $60,000.00
- Superstructure seismic upgrade
  - Main hall walls only $15,000.00
  - Installation of connectors $10,000.00
  (roof to wall, beam to beam, etc.)
preliminary code review

STRAWBERRY HILL HALL

1 2 2 5 2 7 5 A A V E N U E , S U R R E Y , B C

March 2016
APPENDIX C | STRAWBERRY HILL HALL CODE REPORT

1 STANDARD

British Columbia Building Code 2012 (BCBC)

2 BUILDING STATISTICS

Major Occupancy: A-2, Assembly Occupancy
Subsidiary Uses: N/A
Building Height: 1 Storey
Building Area: 215m²
Facing Streets: Two
Construction: Combustible
Fire Protection: Non-sprinklered
Fire Alarm: Not Provided
Code Section: 3.2.2.28. Group A, Division 2, One Storey

3 FIRE SAFETY

3.1 Fire Separations

There are no required fire separations in this building as there is only one occupancy type.

3.2 Fire Alarm

This one storey, assembly use building has an occupant load of less than 300, and therefore does not require a fire alarm (3.2.4.1.d).

3.3 Emergency Lights

As per 3.2.7.3, emergency lighting will be provided to an average level of at least 10 Lx (minimum 1 Lx) at the exits, with emergency power to provide illumination for a period of at least 30 min.

3.4 Exiting Requirements

The building falls under the maximum 150m² building area to qualify for one exit, but it does not meet the maximum travel distance of 15m. Therefore the building must provide two exits, which it provides three. Two exits must be greater than one half the diagonal distance of the floor space (24.5m). The front entry double door and the rear door are 12.5m apart, thus satisfying this requirement.

3.5 Exit Signs

Exit signs to be installed to comply with 3.4.5 of BCBC 2012.
### 3.6 Occupant Load & Exit Capacity

<table>
<thead>
<tr>
<th>USE</th>
<th>AREA</th>
<th>DESCRIPTION</th>
<th>OCCUPANT LOAD FACTOR</th>
<th>OCCUPANT LOAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hall</td>
<td>131m²</td>
<td>space with non-fixed seats &amp; tables</td>
<td>0.95m²/person</td>
<td>138</td>
</tr>
<tr>
<td>Kitchen</td>
<td>17m²</td>
<td>kitchen</td>
<td>9.30m²/person</td>
<td>2</td>
</tr>
<tr>
<td>Storage</td>
<td>20m²</td>
<td>storage</td>
<td>46.0m²/person</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>141</strong></td>
</tr>
</tbody>
</table>

**EXIT CAPACITY**

<table>
<thead>
<tr>
<th>USE</th>
<th>Exit Width (mm)</th>
<th>Exit Capacity Factor</th>
<th>Floor Exit Capacity</th>
<th>OCCUPANT LOAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 main entry door</td>
<td>1828</td>
<td>8mm/person</td>
<td>228</td>
<td>141</td>
</tr>
<tr>
<td>1 rear exit door</td>
<td>914</td>
<td>6.1 mm/person</td>
<td>149</td>
<td>141</td>
</tr>
<tr>
<td>1 kitchen door</td>
<td>914</td>
<td>6.1 mm/person</td>
<td>149</td>
<td>141</td>
</tr>
</tbody>
</table>

The existing exits are sufficient and no additional exit capacity is required for the building exits.

### 4 Health Requirements

#### 4.1 Water Closets

Total Occupancy: 141

<table>
<thead>
<tr>
<th>SEX</th>
<th>NUMBER</th>
<th>EXISTING W/C's</th>
<th>REQUIRED W/C's</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>71</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Female</td>
<td>71</td>
<td>1</td>
<td>3</td>
</tr>
</tbody>
</table>

The existing number of Female water closets is insufficient according to code. The current building requires 2 more female water closets. However, a reduction according to Table A-1.1.1.1.(1), no. 34 is possible, provided it is acceptable to the authority having jurisdiction (The City of Surrey in this case).

### 5 Accessibility

The building is easily made fully accessible with a few upgrades. An accessible parking spot should be provided in parking lot, nearest the accessible door. The current door at the top of the ramp should be upgraded with an automatic push-button door opener. The building currently provides 1 barrier-free unisex toilet room in compliance with the requirements.
Strawberry Hill Farmers Institute Hall

12252 75A Avenue, Surrey, British Columbia, V3W, Canada

Formally Recognized: 1998/12/02

OTHER NAME(S)

n/a

LINKS AND DOCUMENTS

Strawberry Hill Farmers Institute fonds, City of Surrey Archives
City of Surrey Heritage Register web page

CONSTRUCTION DATE(S)

1909/01/01

LISTED ON THE CANADIAN REGISTER: 2009/02/26

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The Strawberry Hill Farmers Institute Hall is a utilitarian, front-gabled rectangular building located on a prominent site at the corner of 75A Avenue and 122 Street in the Strawberry Hill neighbourhood of Surrey. The building is situated in a primarily residential area, and is set very close to the intersection.

HERITAGE VALUE

The Strawberry Hill Farmers Institute Hall reflects the presence and organization of early farmers who settled in the rich agricultural uplands of the Strawberry Hill neighbourhood, and serves as a testament to the success and persistence of the agricultural community in Surrey. By the early twentieth century, farming in Surrey (particularly berry farming) had developed into an important industry that supplied produce to Vancouver. Strawberry Hill derived its name from the strawberries harvested by the area's Japanese settlers from between the stumps of old growth trees, prior to the land being fully cleared. The Strawberry Hill Farmers Institute was founded on September 3, 1909, and the Hall was constructed with the help of donations, grants and volunteer labour on land donated by the first president of the Institute, George Henry Flux. An essential part of community life, the Institute held lectures on farming practices, hosted social activities and provided assistance to new settlers.

The Strawberry Hill Farmers Institute Hall is also significant as an excellent example of late-nineteenth and early-twentieth century vernacular agricultural hall architecture. Despite later alterations and additions, the simple gable-roofed structure and rectangular plan are still evident, and the all-wood interior remains substantially intact.

The Strawberry Hill Farmers Institute Hall is also valued as a significant link to the early Japanese families who settled on logged lots near Scott and Newton Roads in the early twentieth century.
CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Strawberry Hill Farmers Institute Hall include its:
- setting within a residential area of the Strawberry Hill neighbourhood
- minimal setback from the road and prominent corner location
- vernacular form, scale and massing, as expressed in its one-storey rectangular plan, gabled roof with exposed rafters and original window openings visible on the interior
- wooden construction with wooden siding under later vinyl siding
- original all-wooden interior features, such as a chamfered ceiling, wainscoting and paneling

RECOGNITION

HISTORICAL INFORMATION

ADDITIONAL INFORMATION

NEARBY PLACES

Rock Tree
12237 and 12245 91A Avenue, Surrey, British Columbia
The Rock Tree is a native mature Western Red Cedar growing out of a split glacial erratic boulder...

Nesbitt Residence
10455 River Road, Delta, British Columbia
The Nesbitt Residence is a modest one and one-half storey, wood-frame cottage, located uphill from...

Burkart House
MINUTES.

The Organization Meeting Aug 8th 1910

This meeting was held in Institute Hall which was built for the purpose by subscription and the fees paid by charter members.

The meeting opened by Mr. Bearley taking the chair.

Proposition: Mr. James that all the old officials be selected.

Amendment: Mr. Penney Cooke that new officers be elected to which seconded by Carrol.

Officers were duly elected as follows:

President: G. H. Fitz
Vice President: W. Stewart
Directors: Mr. Westlake

Mr. Wason
Mr. Gibson

Resistant: By Mr. Penney Cooke that the secretary be instructed to write Minister of Agriculture to have a government official attend next meeting to adjust same which was duly seconded by Carrol.

The meeting then adjourned owing to the lateness of the hour until such time we could hear from Gov —
No. 24, 504.  

The Mutual Fire Insurance Company of British Columbia

IV.

By this Policy of Insurance, in consideration of the payment of a Fee of One Dollar, and of an undertaking to pay a Fixed Payment of SIX & 25/100 Dollars per annum, and a Premium Note for the sum of TWENTY FIVE Dollars given to the named Company by STRAWBERRY HILL FARMERS INST. of SUTTON, in the District of NEW GATE, and Province of British Columbia (hereafter called the Assured), and in consideration of the payment of the said Annual Fixed Payments, and of the assessments (if any) levied on the said Premium Note, and the statement of the Assured contained in the Application, which statement the Assured warrants to be true, and which information shall form part of this Policy, I do insure the named Assured, their heirs, executors, administrators and assigns against loss or damage, by fire or lightning, to the amount of TWENTY HUNDRED & FIFTY Dollars, upon property situated on Pt. of S.W., Sec. 19, T.2, Municipality of Surrey, as per Application of the said Assured numbered as above and filed in the said Company’s office at Vancouver for and during the TERM OF THREE YEARS, commencing at noon on the 2nd day of October A.D. 1928 and ending at noon on the 2nd day of October A.D. 1931, the said insured property being represented as said Application as otherwise on insured, and as noted on the Hazard.

On Institute Hall $1000
On Ordinary Contents of Institute Hall 250

The term “Contents of Dwelling House” shall be held to cover household Furniture, Supplies, and Personal Effects, the property of the Assured, while contained in the building described, except Musical Instruments, Jewelry, and other articles mentioned in the enclosed list below.

The term “Farm Machinery and Implements” shall be held to cover such Machinery, Implements, Harness and Tools, the property of the Assured, as are used by them for the purposes of their occupation, while contained in the building described, except Threshing Machines and Woodworking Machines in operation, and Automobiles, Tractors and other Motor Vehicles.

Lawnscapes shall be covered against loss by fire while in the building described, but are covered against loss by lightning anywhere on the farm of the Assured.

No cow House or Stables, however, is held to be insured for more than $10000, no Chicken Coop for more than $5000, and no other Animal for more than $5000, unless particularly described and specially insured.

This Company shall not be liable for any damage greater than two-thirds of the actual cash value, at the time the loss or damage occurs, of any property destroyed or damaged and covered by this Policy, and the loss or damage shall be ascertained or estimated according to such actual cash value with proper deduction for depreciation from the time of the fire.

Provided that this Policy is issued to the Insurer and accepted by the Assured, subject to the Statutory Conditions and Company’s Regulations hereon endorsed.

All chandeliers must be placed, when not in use, in a safe place. Metal and earthenware chimneys are not permitted.

The assignment of the insured’s Interest in, or alteration of the Conditions of this Policy shall be binding on the Company unless made at the Head Office.

The assignment or brokering of policies is permitted if the assignee is accepted by the Mutual Fire Underwriters’ Association.

This Company shall not be liable for loss or damage when the building insured in containing the property insured be or become vacant or unoccupied for more than fifteen days without the consent of the Company in writing.

When, either from passion, placed ware, jewels, medals, paintings, carpets, curiosities, scientific and musical instruments, trinkets, works of art, articles of value, furs, fancies, clocks, watches, chandeliers, and mirrors are not insured unless mentioned in the Policy.

The Company is not liable for loss or damage by fire caused by the explosion, or combustion of any substance containing Nitro-glycerine, or from other High Explosives, stored or handled on, or near the insured premises, for which storing or handling the Assured or his representatives is responsible.

In Witness Whereof, this Policy is signed by the Vice-President and countersigned by the Manager-Secretary, under the Corporate Seal of the said Company, at Vancouver, B.C., this 1st day of November in the year of our Lord one thousand nine hundred and twenty-eight.

Signature

ASSIGNMENT AS SECURITY

For Value Received, hereby assign, transfer and set over unto managers, executors, administrators executed, administrators and assigns, the within Policy, and all right, title and interest therein and thereunto, and all benefits and advantages derivable therefrom. This Assignment, however, is made for securing payment of a mortgage for the sum of

$1000

made by

as Mortgagor to the said

as Mortgagee.

Upon satisfaction thereof this Assignment to be void.

Signature

Witness...

The consent of the Company is hereby given to the assignment of this Policy to

subject to all the terms and conditions of and affecting the same.

Manager-Secretary

Witness...

Manager-Secretary

Vancouver, B.C.

Vancouver, B.C.
<table>
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<tr>
<th>WARD</th>
<th>NO. ON ROLL</th>
<th>DESCRIPTION OF LAND</th>
<th>TAXES 1928</th>
<th>ARREARS AND DELINQUENT TAXES</th>
<th>INTEREST</th>
<th>TAX SALE</th>
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Received on: Strawberry Hill Farmers Institute by Cheque

The sum of One Hundred 33 Dollars ($1 33) in respect of the above mentioned taxes.

15/11/28

John F. Frigerie
Collector