STONEHURST

529 GIBSONS WAY, GIBSONS, BC

CONSERVATION PLAN

NOVEMBER 2024

DONALD LUXTON
AND ASSOCIATES INC

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DONALD LUXTON AND ASSOCIATES INC

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1 INTRODUCTION

Building Name:	Stonehurst, Inglis Residence
Civic Address:	529 Gibsons Way, Gibsons, BC
Legal Description:	Lot 22, Block 2, Plan VAP3307 (DL 686)
Year of Construction:	1914
Original Owner(s):	Frederick and Alice K. Inglis
Architect/Designer:	Unknown
Builder:	James, Andrew, and Frederick Inglis

Stonehurst, a notable Craftsman-style residence constructed between 1912 and 1914, is situated on a sloped lot with views of Howe Sound in Gibsons, British Columbia. The building features distinct architectural elements including side-gabled roof, full-width front verandah, and central shed roof dormers. The historic significance of Stonehurst is closely tied to its first owner, Dr. Frederick Inglis, who established the area's initial medical services from this site. Dr. Inglis, along with his family and brothers, built the house, which also served as the region's first medical clinic and pharmacy. The house has remained a significant community landmark, highlighting the early 20th-century growth of Gibsons. The house's Craftsman style, characterized by traditional designs and the use of local materials, underscores its cultural and historical value.

Proposed Redevelopment Scheme

The development scheme for this property has been prepared by Frits de Vries Architects + Associates. The major proposed interventions of the overall project are to:

- Preserve the building's form, scale, massing and location within the property boundary lines, with its frontage facing Gibsons Way;
- Rehabilitate the site to allow for the construction of a contemporary building addition behind the historic Stonehurst building, with a shared underground parkade;
- Rehabilitate the building through a renovation of its interior to accommodate six guest suites and a tea room with breakfast service within the envelope of the existing structure;
- Preserve intact exterior character-defining elements and restore missing, deteriorated, or heavily altered character-defining elements.
- Implement code, seismic and accessibility upgrades throughout the site, as needed.

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

2 STATEMENT OF SIGNIFICANCE

STONEHURST

529 GIBSONS WAY, GIBSONS, BC

Description of the Historic Place

Constructed from 1912 to 1914, Stonehurst is located along Gibsons Way near the intersection with School Road, in the town of Gibsons on British Columbia's Sunshine Coast. The one and one-half storey Craftsman-style residence is located on a sloped lot, with views to Howe Sound, and is characterized by its side gabled roof, full-width front verandah with square columns, and central shed roof dormers. Stonehurst is located on the unceded and ancestral territories of the Skwxwú7mesh (Squamish) people.

Heritage Value of the Historic Place

Stonehurst is valued as a community landmark due to its association with original owner and builder, Dr. Frederick Inglis, who provided the area's first official medical services from this location. Residents of Gibsons Landing had been seeking a physician for their community beginning in the early 1910s. Dr. Inglis responded to the call upon his arrival and was appointed as the area's first Resident Physician and the Medical Health Officer by the Province. Construction of Stonehurst began shortly after the arrival of the Inglis family, consisting of Frederick, Alice, and their six children, with construction aided by Dr. Inglis' brothers, James "Jim" and Andrew. The exposed basement of the residence was purposely designed and allocated to serve as the area's first medical clinic and pharmacy. Dr. Inglis' role as Resident Physician required extensive travel throughout the Sunshine Coast, including the adjacent islands. He continued to perform this work until 1945 when his two sons, Hugh and Allan, took over his practice; Dr. Frederick Inglis passed away in 1950 at the age of 80. Alan relocated to Vancouver in 1948 and Hugh moved his family into Stonehurst where he continued to practice until 1962.

Stonehurst is significant for its association with the Inglis and Woodsworth families. Dr. Inglis earned degrees in both medicine and divinity from the University of Manitoba in 1905, the same year he married Alice K. Wyatt. As a pacifist and socialist, Dr. Inglis, found camaraderie with many of the Gibsons locals who shared similar political convictions. One of these individuals was James S. Woodsworth, a Methodist minister who arrived in Gibsons in 1917 with his family. During the First World War, James opposed the Church's pro-war stance; ultimately causing him to leave the congregation and his family's accommodation, which had been provided by the church. The Inglis' invited the Woodsworths, including their six children, to reside at Stonehurst in 1918, and the four adults and twelve children lived together until 1920 when the Woodsworths moved to Winnipeg. James would go on to help establish the federal Canadian Commonwealth Federations (predecessor to the New Democratic Party) in 1932 and served as its first leader for a decade. Dr. Inglis hosted many community meetings at Stonehurst discussing socialist ideology, which helped influence Woodsworth and his subsequent political career. Along with his ideologic and medical contributions to Gibsons, Dr. Inglis served as a Village councillor and helped establish consumer cooperatives.

Stonehurst is also valued for its association with the pre-First World War development of Gibsons during the Edwardian-era development boom. As the population grew during the 1910s and 1920s, demand for infrastructure including schools, churches, shops, and health services also increased. It was during this unprecedented period of growth that Dr. Frederick Inglis arrived in Gibsons and established Stonehurst as a community landmark.

Stonehurst is further valued as an excellent example of the Craftsman style of architecture. Descended from the more elaborate Arts and Crafts style, Craftsman style houses were popular across the province through the first few decades of the 20th century. The Craftsman style typically combined traditional designs, such as gabled roofs, large verandahs, and knee brackets with locally sourced natural materials, all of which can be found on Stonehurst. The name Stonehurst is also representative of the prominent and thoughtful use of stone as a primary building material throughout the site.

Character-Defining Elements

The elements that define the heritage character of Stonehurst are its:

- location along Gibsons Way in the town of Gibsons on British Columbia's Sunshine Coast;

- residential form, scale and massing, as expressed by its rectangular plan, one and one-half storey height with full-height basement, and side-gabled roof, with central shed roof dormer on the front and rear elevations (the rear elevation features a wall dormer), and a full-width verandah;
- wood-frame construction with a combination of siding types including cedar shingle cladding in the gable ends and dormer face, narrow lapped wooden siding on the main level, and board and batten vertical siding along the basement/ ground floor level, and wooden trim including cornerboards, bargeboards, exposed raftertails, brackets, and bellybands, the house also features a board-formed concrete foundation;
- features of the Craftsman style including: side-gabled roof structure with exposed raftertails, triangular knee brackets, and pointed bargeboards, and its small shed roof covering over the enclosed second storey sleeping porch; projecting full-width verandah, covered by shallow sloped shed roof with open soffit ceiling, closed balustrade with narrow lapped wooden siding, and regularly spaced square columns with square capitals; and a large, central bifurcated staircase with a closed balustrade leading to the verandah;
- wood frame and sash windows with dimensional wood trim including, but not limited to, single and double hung wood sash assemblies, large multi-pane fixed assemblies along the side elevation; and tripartite casement assembly on the porch level of the front elevation with awning style multipane transom above;
- wooden doors across all elevations including the original front door with inset glazing and moulded design elements;
- internal masonry chimney;
- interior features including:
  - original fireplace location, the original design of which featured locally sourced stones; and
- landscape elements including stone retaining walls and steps.


BEACH ROAD
SEA VIEW RD
MARINE
14
15
16
17
18
19
BLK 20
BLK E
Village Boundary
ROAD
SEE SHEET 2
TOWLES
STRYON'S LANDING

3 CONSERVATION GUIDELINES

3.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic building, while undertaking a rehabilitation that will upgrade its structure, services, and accessibility to increase its functionality for mixed-use services. As part of the scope of work, intact exterior character-defining elements will be preserved, while missing or extensively deteriorated elements will be restored.

Proposed Redevelopment Scheme

The development scheme for this property has been prepared by Frits de Vries Architects + Associates. The major proposed interventions of the overall project are to:

- Preserve the building's form, scale, massing and location within the property boundary lines, with its frontage facing Gibsons Way;
- Rehabilitate the site to allow for the construction of a contemporary building addition behind the historic Stonehurst building, with a shared underground parkade;
- Rehabilitate the building through a renovation of its interior to accommodate six guest suites and a tea room with breakfast service within the envelope of the existing structure;
- Preserve intact exterior character-defining elements and restore missing, deteriorated, or heavily altered character-defining elements.
- Implement code, seismic and accessibility upgrades throughout the site, as needed.

Due to the proposed addition to the historic building, all new visible construction will be considered a contemporary addition to the historic structure. The *Standards and Guidelines* list obligations for new additions to historic places. The proposed design scheme should follow these principles:

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

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

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

Relocation of Historic Building

An aspect of relocation is being proposed as part of the redevelopment scheme, which presents the lifting of the historic structure to allow for the construction of a shared underground parkade structure. Although the relocation scope is expected to be minimal and temporary, the following Relocation Guidelines should be implemented:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the historic building.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Appropriate foundation materials shall be used for the underground parkade, which provides the new foundation for the residence. Reinforced concrete is an appropriate material. The final relative location to grade should match the original as closely as possible, taking into account applicable codes and accessibility requirements.
- Provide utility installations for electricity, communication and other service connections

underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.

3.2 STANDARDS AND GUIDELINES

Stonehurst is a building of great significance to the Town of Gibsons and is listed in the Gibsons Heritage Inventory and Register. Parks Canada's ***Standards and Guidelines for the Conservation of Historic Places in Canada*** is the source used to assess the appropriate level of conservation and intervention. Under the *Standards and Guidelines*, the work proposed for Stonehurst includes aspects of preservation, restoration, and rehabilitation.

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

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

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

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

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.

Standards and Guidelines: Conservation Decision Making Process

UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**
  An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**
  On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE AND SUSTAINABLE USE**
  Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**
  Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**
  While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**
  The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

INTERVENING

- **UNDERTAKE THE PROJECT WORK**
  Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**
  The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining 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 the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

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

Additional Standards relating to Restoration

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

3.3 CONSERVATION REFERENCES

The following conservation resources should be referred to:

National Park Service, Technical Preservation Services. Preservation Briefs

- Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
- Preservation Brief 4: Roofing for Historic Buildings.
- Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
- Preservation Brief 9: The Repair of Historic Wooden Windows.
- Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
- Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
- Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.
- Preservation Brief 18: Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining

Elements.
- Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.
- Preservation Brief 32: Making Historic Properties Accessible.
- Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.
- Preservation Brief 45: Preserving Historic Wooden Porches.
- Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

3.4 SUSTAINABILITY STRATEGY

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

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

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

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*
>
> *These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*
>
> ***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*
>
> ***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

3 CONSERVATION GUIDELINES

Four Pillars of Sustainability [CityPlan 2030 - City of Norwood]

3.5 ALTERNATE COMPLIANCE

As a listed building on the Municipal Heritage Register, Stonehurst may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

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

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

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

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

3.6 SITE PROTECTION AND STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that Stonehurst is left vacant, it should be secured against intrusion and vandalism through the use of appropriate fencing and security measures. This is especially important if the building is missing windows or doors, or if they have been removed temporarily, or the structure is left elevated for any period of time. Security measures may include mothballing the historic property and/or hiring a security guard for the duration of the work. Generally, once a heritage property is no longer undergoing conservation work and is under occupancy of its owners, lockable doors and lower level windows and continued monitoring by the owners should be adequate protection. A comprehensive site protection

plan should be developed in discussion between owner, contractor and/or architect. Plan may be reviewed by Heritage Consultant, is desired.

In the event that Stonehurst is damaged or destroyed, the owner will be required to pay the damages and may face additional fines. Section 21.2 under the Preservation Intervention category of the Heritage Conservation Act states "if the minister considers that property protected under section 13 (2) is subject to damage or deterioration and is being unreasonable neglected by the owner, the minister may order the owner, on terms and conditions and to specifications that the minister considers appropriate, to preserve the property at the expense of the owner or at the expense of the owner and the government on a cost sharing basis".

The following checklist will ensure that work items for the protection during the temporary mothballing of the historic structure are not inadvertently omitted and the listed heritage resource secured:

MOISTURE

- ◯ Is the roof watertight?
- ◯ Is exterior cladding in good condition to keep water out?
- ◯ Is the site of the temporary location properly graded for water run-off?

VENTILATION

- ◯ Have steps been taken to ensure proper ventilation of the building?
- ◯ Have interior doors been left open for ventilation purposes?
- ◯ Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

PESTS

- ◯ Have nests/pests been removed from the building's interior and eaves?
- ◯ Are adequate screens in place to guard against pests?
- ◯ Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

SECURITY

- ◯ Are smoke and fire detectors in working order?
- ◯ Are wall openings boarded up and exterior doors securely fastened?
- ◯ Are plans in place to monitor the building on a regular basis?
- ◯ Are the keys to the building in a secure but accessible location?
- ◯ Are the grounds being kept from becoming overgrown?
- ◯ Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
- ◯ Is the site securely fenced and regularly patrolled?
- ◯ Is the building signed identifying it as a protected heritage building with a phone number for citizens to call with questions or concerns or report vandals?

The building to be retained as part of the redevelopment scheme must be protected from movement, deformation, or damage throughout all phases of demolition, excavation, and construction. Pre-construction surveys such as laser scanning or high-resolution imaging may be used to document the façade's condition before construction commences.

Temporary stabilization measures, such as shoring, bracing, or scaffolding, should be installed to support the building during construction, and must be implemented under the guidance of a qualified structural engineer. Special care is required when excavating below ground levels, as the removal of soil can lead to settlement or stress in both supported and unsupported structures. The engineer should oversee the design and installation of these systems to ensure proper load distribution and safety.

4 CONSERVATION STRATEGY

A condition review of the Stonehurst building was carried out during a site visit in March of 2024. In addition to the visual review of the exterior of the building, paint samples were taken from exterior building materials and examined. The strategies for the preservation and rehabilitation of the building are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following section describes the materials, physical condition, and conservation strategies for Stonehurst, based on Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.

4.1 SITE

Stonehurst is located along Gibsons Way, neighboring the corner lot at the intersection of Gibsons Way and School Road in the historic neighborhood of Gibsons Landing of the town of Gibsons, British Columbia. Formerly known as the Inglis Residence, this heritage building finalized construction in 1914 and occupies a prominent position at the front of the property, facing Gibsons Way with views of Howe Sound and the Gibsons Harbour. The building is situated on an elongated rectangular lot characterized by steep slopes, with a noticeable front setback that features a retained front yard. Access to the building is provided via a gated driveway from Gibsons Way. Behind the historic building stand two small wood-frame sheds near the back property line, a sizable garden mid-lot, and an interior residential parking lot.

Historically, Stonehurst featured a small wood-frame garage located at the site's southern corner entrance, adjacent to the then-unpaved driveway, which was secured by a small metal gate. The residence boasted an open frontage and a spacious front yard enclosed by a stone retaining wall. The name Stonehurst aptly

Aerial view of Stonehurst site, 2024 [Google Earth]

4 CONSERVATION STRATEGY

Stonehurst as viewed from Gibsons Way in 1940 [Sunshine Coast Museum Archives 2089]

Present-day Stonehurst as viewed from Gibsons Way, 2024 [Donald Luxton & Associates]

reflects the prominent use of stone as a primary building material throughout the site. Presently, the frontage of the site features vegetation covering the stone retaining wall and a modern gated perimeter.

The proposed redevelopment plan entails a thorough rehabilitation of the site, allowing for the construction of a contemporary building situated behind Stonehurst. This project will include a shared underground parkade, serving both the historic and new structures. To facilitate parkade construction, the historic building will need to be temporarily relocated, with the intent to meticulously return it to its original position. Efforts will be made to maintain its original grade, frontage, and orientation toward Gibsons Way as closely as possible, preserving the building's historical context and relationship to the site.

It is imperative that all heritage resources within the site be safeguarded against damage or destruction at all times. For further details, please refer to Section 3.6: Site Protection and Stabilization.

CONSERVATION STRATEGY: REHABILITATION

- Rehabilitate the site to allow for the construction of a small-scale contemporary multi-building addition behind the historic Stonehurst building, with a shared underground parkade;
- Preserve the building's original location and frontage facing Gibsons Way. All site rehabilitation work should occur within the property lines.
- Design the addition at rear to be "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as stated in **Standard 11**.
- Allow for site drainage improvements through the provision of adequate and thoughtful landscape design and drainage measures.

Stonehurst as viewed from the south west corner, with views to Howe Sound [Donald Luxton & Associates]

4.2 FORM, SCALE AND MASSING

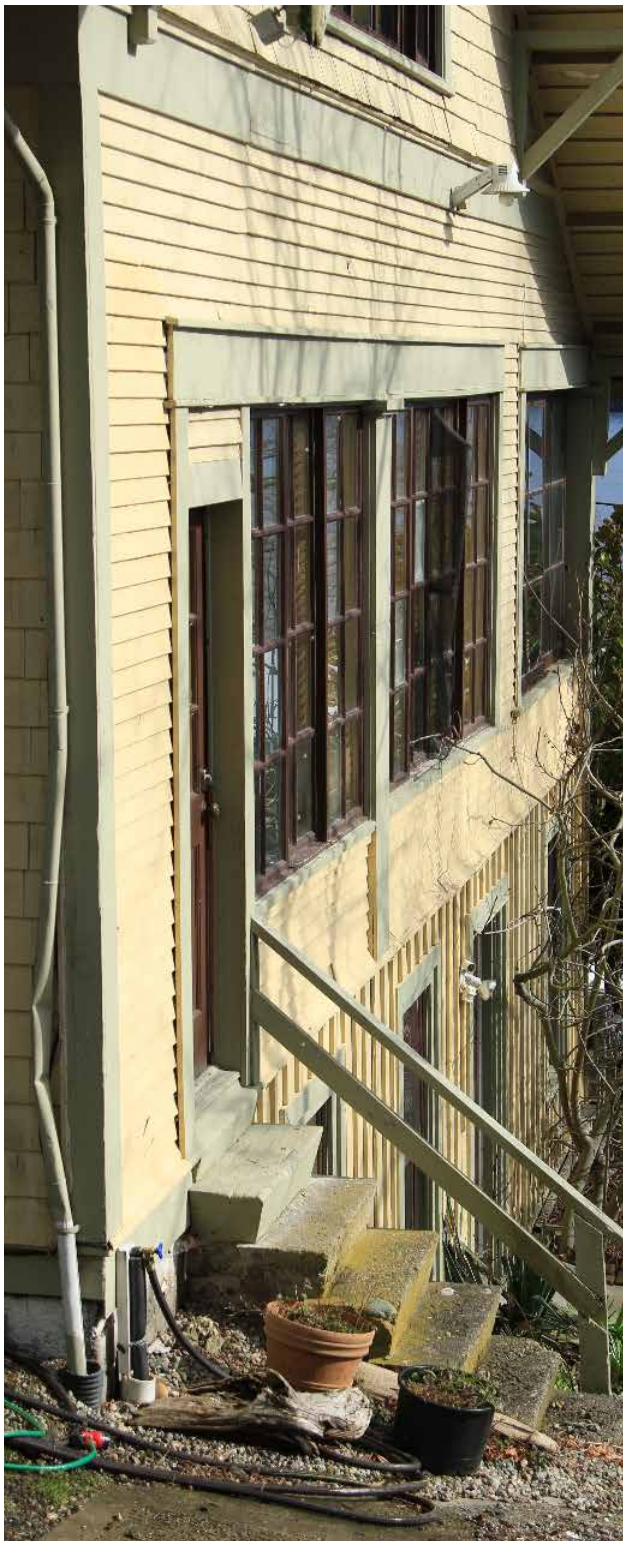
Stonehurst maintains its original form, scale, and massing, as expressed by its rectangular plan, notable one and one-half storey height with full-height basement above ground and prominent residential character. The imposing silhouette of the residence is accentuated by a side-gabled roof, complete with central shed roof dormers at the front and rear. Adding to its charm, the building boasts a spacious front full-width verandah featuring a prominent central bifurcated staircase and a tall, enclosed balustrade that connects the upper floor with the front yard.

The building has seen minor interventions to its from, including the introduction of large multi-pane windows to its southern enclosed upper gable-end verandah, southern side verandah at main floor, and to the ends of the full-width frontal verandah. The site has also seen numerous landscape upgrades. The interventions noted to date were determined to have no negative impact on the building's heritage value.

As part of the redevelopment scheme, the form, scale and massing of Stonehurst will be largely preserved as viewed from Gibsons Way.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Preserve the original integrity of the overall form, scale and massing of the building.
- Retain the building's frontage facing Gibsons Way.
- Preserve the building's location and relationship to grade by lifting the building to allow for the construction of a shared underground parkade, and reinstating it back to its original location as closely as possible in terms of placement, orientation, and elevation.
- Preserve the historic building's relationship to finished grade, as much as possible.
- Carefully dismantle any exterior character defining-elements that are unable to be relocated in-situ with the main structure such as the chimney and front verandah elements. Salvage all original materials in good, reparable condition, and reinstate upon relocation.



Right: South-west side view showing siding profiles for cedar shingles, narrow wood lapped siding, and board and batten, 2024. [Donald Luxton & Associates]

4 CONSERVATION STRATEGY

1920 Archival photograph of Stonehurst, showing its presentation from the south-east corner [Sunshine Coast Museum Archives 2089] 2086]

- To ensure the prolonged preservation of the new foundation, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones to help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, provided it respects the historic fabric of the site.

4.3 FOUNDATIONS

Stonehurst features a full-height basement with board-formed concrete foundations. The foundations are composed of a concrete slab-on-grade and western partial foundation walls. Reinforcement of the concrete foundations was undetermined.

As part of the proposed redevelopment plan, the existing foundations will be removed to facilitate the construction of a shared underground parkade, which will support both the historic and new structures. The new parkade, constructed of reinforced concrete, will be designed to accommodate Stonehurst's updated building foundations. Necessary seismic reinforcements will be incorporated into the foundation design. Careful attention will be given to construction methodologies to prevent any potential damage to the above-grade structure during rehabilitation work in adjacent areas, following the building's repositioning.

CONSERVATION STRATEGY: REHABILITATION

- Construct new reinforced concrete foundations for the Stonehurst building as part of the new underground parkade superstructure. New concrete material should match original in appearance, as viewed from the exterior.
- To ensure the prolonged preservation of the new foundation, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones to help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, provided it respects the historic fabric of the site.

4.4 EXTERIOR WOOD-FRAME WALLS

4.4.1 WOOD-FRAME STRUCTURE

Built in 1914, Stonehurst stands as a revered example of Craftsman-style architecture, renowned for its traditional wood-frame construction crafted from locally sourced materials of exceptional quality.

A comprehensive structural assessment of the historic wood framing is required to determine its current condition and the extent of structural upgrades required. Additionally, consideration will be given to temporary framing necessary for the relocation and repositioning of the structure. It is anticipated that all structurally sound members of the framing structure will be preserved as part of the proposed redevelopment scheme. This includes the historic exterior wall studs, exterior siding and roof structure such as roof rafters and sheathing.

All seismic upgrades and structural enhancements will be executed with utmost care to uphold the heritage value of the exterior wall assembly and to minimize any adverse impact on its character-defining elements.

CONSERVATION STRATEGY: PRESERVATION

- Due to the integrity and historical significance of the wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Structural engineer to conduct a detailed structural assessment to determine the current condition of the historic framing, and appropriate seismic upgrade scope required. Design structural or seismic upgrades so as to minimize the impact to the character-defining elements, preserving the original wood-frame structure of the historic building.
- Utilize Alternate Compliance Methods outlined in the BCBC for fire and spatial separations including installation of sprinklers where possible.

Condition of wood trim elements: triangular knee bracket, exposed rafter tails, pointed bargeboards, 2024. [Donald Luxton & Associates]

4.4.2 HISTORIC WOOD SIDING

The exterior of the building features various original wood siding types including cedar shingle cladding in the gable ends and dormer face, narrow lapped wooden siding on the main level, and board and batten vertical siding at the basement level.

Further investigation and exploratory work is required to identify specific areas where past interventions will require removal or restoration back to its original configuration and construction. However, as character-defining elements, all original wood siding elements will be preserved and repaired as needed as part of the proposed scope of work. All repairs must use in-kind materials and match the original work as closely as possible, both physically and visually.

CONSERVATION STRATEGY: PRESERVATION AND RESTORATION

- Document the composition, form, profile, dimensions and condition of visible original wood siding before undertaking any intervention.
- Preserve intact original wood siding in good or repairable condition on all elevations, and clean surface for repainting.
- Repair parts of the exterior walls by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, of extensively deteriorated or missing parts of the exterior wall assembly. Repairs should match the existing work as closely as possible, both physically and visually.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

4 CONSERVATION STRATEGY

Stonehurst, south elevation [Donald Luxton & Associates]

Stonehurst, east elevation [Donald Luxton & Associates]

4.4.3 HISTORIC WOOD TRIM

Stonehurst presents largely intact surviving Craftsman style wood trim elements which, due to their significance as character-defining elements, will be largely preserved as part of the redevelopment scheme. The side-gabled roof of the residence counts with trim elements including exposed rafter tails, triangular knee brackets, and pointed bargeboards; all of which will be preserved with the structure and repaired as needed. The exterior of the house features handsome bargeboards, corner boards, and bellyband; all of which will be preserved and repaired, as needed.

All repair work will use visually and physically compatible materials such as wood. Replacement trim work, only where needed, must be compatible in size, scale, material, style and colour.

CONSERVATION STRATEGY: PRESERVATION

- Preserve original surviving trims and decorative elements. Restore missing or heavily deteriorated elements in-kind, using visually and physically compatible materials such as wood.
- Combed and/ or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.

Archival image of Frederick and Alice Inglis at Stonehurst, dated 1940. Original verandah elements can be seen behind the couple, including contrasting coffered ceiling and robust column with capital. [Sunshine Coast Museum Archives, 2073]

4.5 VERANDAH

Stonehurst is typified by a low balustrade full-width front verandah which remains largely intact and in fair condition with most of its original elements including traditional low-height of approximately 24” tall. Historically, the verandah interior featured a coffered ceiling painted in a contrasting pattern of dark panels and light beams and crossbeams. The coffered ceiling is extant and in good condition.

The verandah has seen multiple interventions, primarily the introduction of large multi-pane window inserts on each end. To ensure the heritage character of the house is preserved, the balustrade design should reflect that of the original, including its open configuration and low-height. As such, the large multi-pane window inserts will be removed.

To comply with current safety codes, alternative compliance measures will be implemented at the low-height balustrades, such as the use of metal pipe rail or glass panels.

CONSERVATION STRATEGY: PRESERVATION

- Remove large multi-pane window inserts to restore open verandah configuration.
- Preserve original lower height balustrade. Implement alternate compliance methods to achieve the required 42” height under current safety codes.
- New possible alternative materials may be glass panels, metal pipe rails or a combination of both.

Current condition of verandah coffered ceiling, 2024. [Donald Luxton & Associates]

4.6 FENESTRATION

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

4.6.1 WINDOWS

Stonehurst counts with largely intact wood frame and sash windows in original locations providing a balanced and symmetrical architectural expression. The front of the house is notable for its four original one-over-one double-hung windows at its central shed roof dormer and tripartite casement windows on the porch level with awning style multi-pane transom above. The rear elevation mirrors the front, with four one-over-one double-hung windows at the rear wall dormer. The south elevation features large multi-pane window inserts which are not original to the time of construction. The north elevation features one-over-one single and double hung window assemblies of various sizes.

As part of the redevelopment scheme, original wood windows will be preserved, where possible, and restored in-kind to match originals based on physical evidence and archival images. All new window assemblies are to be compatible with the character of the building, matching original scale, material, style and colour, based on physical evidence and archival documentation.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Preserve surviving window openings that are original to the time of construction. Limit interventions to window openings and assemblies to the rear façade of the building.
- Restore missing window openings to their original locations and sizes, where possible and feasible, based on physical evidence and archival images.

Tripartite casement window with awning style multipane transom above at porch level, 2024. [Donald Luxton & Associates]

- Preserve and repair existing window sashes as required, using in kind repair techniques where feasible. Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Where new windows are required, introduce new wooden windows that are compatible with the style, era and character of the historic place, or a replica based on documentary evidence including sash horns.
- Window repairs and replacements should be undertaken by a contractor skilled in heritage restoration.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

4.6.2 DOORS

Stonehurst features wooden doors across all elevations including the original front door with inset glazing and moulded design elements.

As part of the redevelopment scheme, original wood doors will be preserved where possible. Where needed, new doors will be compatible with the character of the building, matching original material, style and colour.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Retain the door openings in their original locations, where possible, and preserve and repair all original doors as needed. Limit interventions to door openings and asemblies to the rear façade of the building.
- New doors should be visually compatible with the historic character of the building.

Existing front door with inset glazing and moulded design, 2024. [Donald Luxton & Associates]

4.7 ROOF

As part of the redevelopment scheme, the original side-gabled roof structure will be carefully rehabilitated to preserve its historic form and appearance as viewed from Gibsons Way. Original exterior roof elements, such as exposed rafter tails, triangular knee brackets, and pointed bargeboards, will be preserved and restored to match the originals in-kind wherever possible. Non-original elements, such as skylights, will be removed to restore the historic roof presentation.

The central shed roof dormer on the front elevation will be partially preserved and sensibly rehabilitated to allow for the introduction of a thoughtful balcony area. This shed roof dormer integrates into the overall historic roofline, providing additional functionality and access to natural light while preserving the main roof's slope.

A localized intervention will be introduced at the rear wall dormer to accommodate a connecting corridor between the historic building and the new addition. This corridor will provide a seamless yet distinguishable link, utilizing a modern glass enclosure to maintain visual separation between the old and new structures. Structural and design measures will ensure the wall dormer retains its original form, while the new corridor harmonizes with the historic character of the building without imposing on the existing architecture.

The proposed approach prioritizes the retention of structurally sound original roof framing members, ensuring that these elements are maintained wherever possible to preserve the building's heritage value. Any interventions for structural upgrading will be carefully designed to meet current seismic and building code requirements without compromising the historic integrity of the roof. Additionally, the roofing membrane will be sensitively rehabilitated, using materials and methods that honor the historic character of the building, ensuring durability and compatibility with the original structure.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Preserve the overall historic roof form as viewed from Gibsons way, limiting major interventions to the rear of the building.

4 CONSERVATION STRATEGY

Front elevation central shed roof dormer. [Donald Luxton & Associates]

Rear wall dormer with shed roof. Side skylights are not original to the building. [Donald Luxton & Associates]

- Strengthen the original roof framing members with minimally invasive seismic reinforcements that meet current codes. Reinforcements should be integrated in a way that is compatible with the historic structure, ensuring structural stability without compromising the visual integrity of the original roof.
- Retain the front elevation central roof dormer's historic form, incorporating structural reinforcements as needed to support the balcony addition. Carefully align any new balcony elements to avoid altering the original slope and profile of the dormer within the overall roofline.
- At the rear wall dormer, implement concealed structural supports within the existing framing to accommodate the new glass corridor connection.
- Repair or replace original roof elements, including rafter tails, knee brackets, and bargeboards, using in-kind materials that match original profiles and finishes.
- Rehabilitate the roofing membrane and cladding in a manner that respects the historic appearance of the building.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained.

4.7.1 CHIMNEY

Stonehurst features an internal masonry chimney that is original to the time of construction, contributing to the building's historic character and architectural integrity. As part of the redevelopment scheme, the intent is to preserve the chimney above the roofline, along with its original fireplace location within the interior. Due to the planned relocation and elevation of the building, the chimney may require dismantling or additional stabilization measures to ensure its structural integrity during the process.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the chimney above the roofline, along with the internal fireplace in its original location within the interior.
- Chimney may require structural stabilization or dismantling and reconstruction as part of the house relocation plan. Existing brick should be salvaged and used in the reassembly of the chimney above the roof line.

Condition of internal chimney [Donald Luxton & Associates]

- If required, brickwork may be repointed and cleaned using a natural bristle brush and mild rinse detergent.

4.8 EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. Derivation of a preliminary colour scheme is underway by the Heritage Consultant, based on on-site paint sampling and microscopic paint analysis with is on-going. The colours will be matched to Benjamin Moore's Historical True Colours Palette.

Further on-site analysis is required for final colour confirmation. Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

CONSERVATION STRATEGY: TO BE DETERMINED

- Restore with appropriate historic colour scheme for exterior painted finishes.

4 CONSERVATION STRATEGY

PRELIMINARY COLOUR TABLE: STONEHURST, 529 GIBSONS WAY, GIBSONS

Element	Colour*	Code	Sample	Finish
Wood shingle siding and narrow lapped siding	Craftsman Brown OR Strathcona Mahogany	VC-32 SW-2838		Flat
Board and batten siding	Vancouver Green	SW-2847		Flat
Exterior window and door trims, soffits, balustrades, brackets	Edwardian Buff	SW-7691		Semi-Gloss
Window sashes	Vancouver Green	SW-2847		Gloss
Verandah floors	Edwardian Porch Grey	SW-7075		Semi-Gloss
Verandah coffered ceiling; panel5 and crossbeams	TBC AND Edwardian Buff	TBC SW-7691		Semi-Gloss

*Paint colours to be matched from Benjamin Moore or Sherwin-Williams *Historical True Colours.*

5 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of Stonehurst.

The Maintenance Plan should include provisions for:

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

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

5.1 MAINTENANCE GUIDELINES

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

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

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

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

5.2 PERMITTING

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

5.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that asserts “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

5.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The

building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

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

5.5 INSPECTIONS

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

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

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

5.6 INFORMATION FILE

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

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

5.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will

help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section ***6.6 Information File***.

5.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

5.7.1 INSPECTION CHECKLIST

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

EXTERIOR INSPECTION

Site Inspection:

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

Wood Elements:

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

Condition of Exterior Painted Materials:

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

Verandahs / Porches:

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

Windows:

- ◯ Is there glass cracked or missing?
- ◯ Are the seals of double glazed units effective?
- ◯ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ◯ If the glass is secured by beading, are the beads in good condition?
- ◯ Is there condensation or water damage to the paint?
- ◯ Are the sashes easy to operate? If hinged, do they swing freely?
- ◯ Is the frame free from distortion?
- ◯ Do sills show weathering or deterioration?
- ◯ Are drip mouldings/flashing above the windows properly shedding water?
- ◯ Is the caulking between the frame and the cladding in good condition?

Doors:

- ◯ Do the doors create a good seal when closed?
- ◯ Do metal doors show signs of corrosion?
- ◯ Is metal door sprung from excessive heat?

◯ Are the hinges sprung? In need of lubrication?
◯ Do locks and latches work freely?
◯ If glazed, is the glass in good condition? Does the putty need repair?
◯ Are door frames wicking up water? Where? Why?
◯ Are door frames caulked at the cladding? Is the caulking in good condition?
◯ What is the condition of the sill?

Gutters and Downspouts:

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

Roof:

◯ Are there water blockage points?
◯ Is the leading edge of the roof wet?
◯ Is there evidence of biological attack? (Fungus, moss, birds, insects)
◯ Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
◯ Are the nails sound? Are there loose or missing shingles?
◯ Are flashings well seated?
◯ Are metal joints and seams sound?
◯ If there is a lightening protection system are the cables properly connected and grounded?
◯ Does the soffit show any signs of water damage? Insect or bird infestation?
◯ Is there rubbish buildup on the roof?
◯ Are there blisters or slits in the membrane?
◯ Are the drain pipes plugged or standing proud?
◯ Is water ponding present?

5.7.2 MAINTENANCE PROGRAMME

RECOMMENDED INSPECTION CYCLE:

Daily

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

Annually (Spring)

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

Five-Year Cycle

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

Ten-Year Cycle

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

Twenty-Year Cycle

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

Major Maintenance Work (as required)

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

APPENDIX A: RESEARCH SUMMARY

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