THE STEWART - LOUGH RESIDENCE

5768 Larson Place, West Vancouver, British Columbia

STATEMENT OF SIGNIFICANCE & BACKGROUND
APRIL 2022
CONSEVATION PLAN
NOVEMBER 2022

dewhirst lessard
consulting

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Name: The Stewart-Lough Residence
Address: 5768 Larson Place, West Vancouver B.C.
First Owner: Robert George Stewart-Lough
Designer: Robert George Stewart-Lough
Date of Construction: 1957

Statement of Significance

1. Description of the Historic Place

The Stewart-Lough Residence is a 1957 simple two-storey wood frame, post and beam house located on top of a steep rocky hillside of the Eagle Harbour neighbourhood, in the West Vancouver District of British Columbia. The neighbourhood is located south of Marine Drive between the Nelson Creek and the Eagle Creek, facing the ocean's shore which supports a marina, yacht club, park, and a beach. The property includes the residence, a car port, a patio, a deck, extensive field stone landscaping features and abundant vegetation.

2. Heritage Value

The Stewart-Lough residential property is valued for its environment, the style of the house, and its association with the Stewart-Lough family.

Eagle Harbour is a neighbourhood with land pre-empted as early as 1886 and has been a recreational area since the 1920's. The neighbourhood is a mixture of old and new construction. The entire area is forested abundantly with protected trees and vegetation. The Stewart-Lough Residence is set on top of a hill which comprises of four original lots assembled by Stewart-Lough in 1946. The present smaller property was created in a 1979 subdivision which retained the distinctive character of the original lot with its shape, orientation, and natural vista. The landscaping of the property takes advantage of its rocky site with the house surrounded by mature Douglas fir, cedar and spruce trees, rhododendrons, and stepped rockery.

The modern residence is in keeping with some of the outstanding mid-century architectural design built in West Vancouver. The flat roof, extensive running windows, panel siding, open interiors, and connection with the exterior landscape characterize the modern style in the dramatic environment of the West Coast.

The residence is associated with Robert George Stewart-Lough who assembled the property, designed and built the house, and lived in it with his family from 1957 until 1974. He was an engineer by trade and a Major in the Seaforth Highlanders of Canada. Stewart-Lough was born in 1914, in British Columbia, married twice had one son, one daughter, and a stepson. He retired in Lantzville on Vancouver Island in 1974 and passed away in 1988 at the age of 76, in Nanaimo. Brigadier John Robertson Stewart-Lough was the father of Robert George. He was born in Edinburgh, Scotland and arrived in British Columbia in 1908 after service in the British army. At the outbreak of the Second World War, he served with distinction in England as a brigadier and was appointed a Commander of the Order of the British Empire. He died in 1970 at the age of 82.

3. Character-defining Elements

The elements that define the heritage value of the Stewart Lough House include the following:

- Continuous residential use
- Location and orientation of the house on the hilly Eagle Harbour property
- Mid-century modern house style with glass living room pavilion
- Gently sloping flat roofs, post and beam structure, running windows, panel and corrugated siding, wooden casement and fixed windows, ventilators, exposed rafter beams with notched tails, and concrete block chimney.
- Open plan interiors, wall panelling, angled fireplace with a hearth in the living room and dining room, exposed posts and ceiling beams
- Exterior patio, deck, and car port, abundant vegetation and rockery including walkways, retaining walls, steps

Index:

Consultant: Heritage consultant: dewhirst lessard consulting

The firm dewhirst lessard is a consulting firm specializing in building conservation; we offer services in conservation documentation for the purpose of Development Permit Applications and Heritage Revitalization Agreements. Barbara Dewhirst and André Lessard have extensive experience as practicing architects and have been involved in numerous heritage projects in BC, Alberta, and Ontario. We have completed restorations, rehabilitations, and adaptive reuse projects from design to construction.

André Lessard, the principal in charge has experience in planning, design and construction. He is a building conservation specialist. André, a former member of the AIBC, is a member of the Canadian Association of Heritage Professionals, and former president of the BC chapter and member of the national board of directors. He is a former member of the Vancouver Heritage Commission. André is also a LEED Accredited Professional, including field certification experience (BD+C). He has lectured for twelve years in "Building Science for Architectural Conservation" at University of Toronto and Ryerson University.

1. Statement of Significance Background

1.1. Preface

The Stewart-Lough Residence located at 5768 Larson Place is a R. G. Stewart-Lough designed home constructed in 1957. The dwelling was identified as a "secondary" heritage resource in The West Vancouver Survey of Significant Architecture 1945-1975, an inventory of properties with heritage significance prior to inclusion on the District's Community Heritage Register.

The current owner purchased the property in 2001 and wishes to initiate a Heritage Revitalization Agreement (HRA) with the West Vancouver District, in order to create a separate lot within the existing property in exchange of the preservation and rehabilitation of the recognized historic place.

1.2. Content and Methodology

The *Statement of Significance* (S.O.S.) is a synopsis of the heritage values of the historic structure. Research and documentation supporting the S.O.S. are included in the background associated with the statement. This document is not an exhaustive assessment of the historic structure, neither is it a definitive statement about the heritage building. This report aspires to be a framework to compile information and to establish the relation between history and the conservation strategy for the heritage property. The guidelines used to assess the Heritage values are the *"Standards and Guidelines for the Conservation of Historic Places in Canada";* Parks Canada 2003 (revised 2010).

1.3. Source and Documentation

Dreamers and Designers, by Francis Mansbridge, Harbour Publishing 2018
From Cottages to Community, by Francis Mansbridge, West Vancouver Historical Society, 2011
Eppich House II, Greg Bellerby, Hugo Eppich 2019
West Vancouver Archives online
Vancouver Archives, online maps & photos
Vancouver Public Library and Photos, maps
District of West Vancouver, West Map (GIS), Records, Planning, and Heritage
West Vancouver Heritage Inventory 1988
West Vancouver Heritage Register, Commonwealth 2008
West Vancouver Heritage online; Mid-century modern House Style
Pacific Streamkeepers Federation web site
West Vancouver Historical Society
Ancestry and Newspapers.com
Wikipedia, and Google Map
West Coast Title Search

2. Heritage Character

2.1. Location

Figure 1: Downtown Vancouver in red (Wikipedia)

The Stewart-Lough Residence is located in the Eagle Harbour neighbourhood at the west end of the West Vancouver District, less than four kilometers south of Horseshoe Bay along Marine Drive. Eagle Harbour is situated between the Gleneagles and Caulfeild neighbourhoods, also between the Nelson Creek and the Eagle Creek.

With a Marine drive access to the northeast and the Howe Sound on the southwest side, Eagle Harbour is a residential enclave built on the rugged slopes of West Vancouver. The neighbourhood's southern point and the Eagle Island, separate the Eagle Harbour from the Fisherman's cove.

Figure 2: West Vancouver Neighbourhood Map (Franco Diligenti Real Estate Corporation)

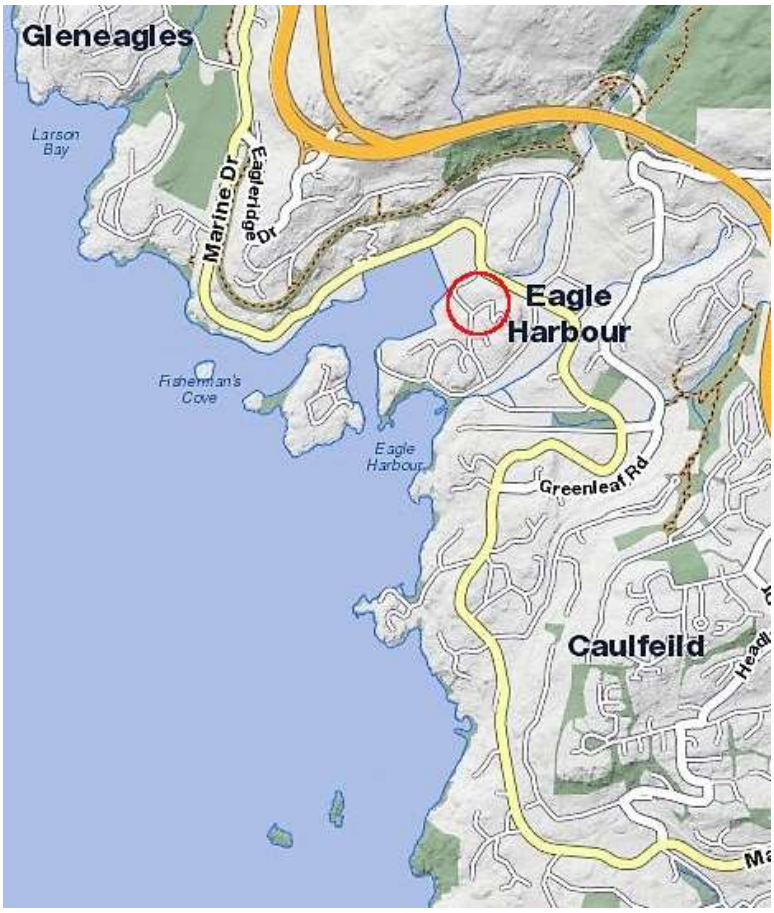

Figure 3: Larson Pl in the red circle in Eagle Harbour (West Map GIS)

Figure 4: The Stewart-Lough House on Larson Pl (West Map GIS)

Figure 5: The Stewart-Lough House with the Thunderbird Marina in the top left corner and the Eagle Harbour at the bottom left (Google)

2.2. Property and House

The property at 5768 Larson Place is 15,319 Sqft (0.35 Acre). The lot is a steep free form forested piece of land with street frontages on the west and south side. The variation of the elevation between the low area of the property and the high area where the house is built is approximately forty feet (twelve meters). A wooden gate is located at the bottom of the property and a free-standing wooden canopy stands at the entrance to the front yard garden. A car port is located next to the house on the upper street frontage.

The Stewart-Lough Residence is a two-storey post and beam wood frame construction of 3,250 Sqft. The lower floor is 1,925 Sqft and the upper floor 1,326 Sqft. The main floor patio is 640 Sqft and the upper deck 180 Sqft. The house is nested into a rocky embankment on the east side of the house. The main feature of the house is a projecting one-story living room with fully glazed windows on three sides. The living room is located on the lower floor facing north, west and south. Other rooms on the lower floor include the entrance hall, a powder room, the dining room, the kitchen, the family room and a den. An angled two-sided stone fireplace separates the living room from the dining room. Doors from the dining room give access to a large west facing patio. Rooms on the upper floor include the hall, one family room, two bedrooms, the master bedroom, one ensuite bathroom, and another bathroom. There is a narrow wood deck spanning between the two bedrooms on the north side of the house.

The low slope roofs of the Stewart-Lough Residence are flat with generous overhang and exposed rafters. Windows are double glazed, generally fixed with a few casements providing cross ventilation. Each room is provided with aerators equipped with bug screens. The cladding is constructed of painted plywood panels and corrugated lap siding. A dual concrete block chimney hovers on top of the second-floor roof.

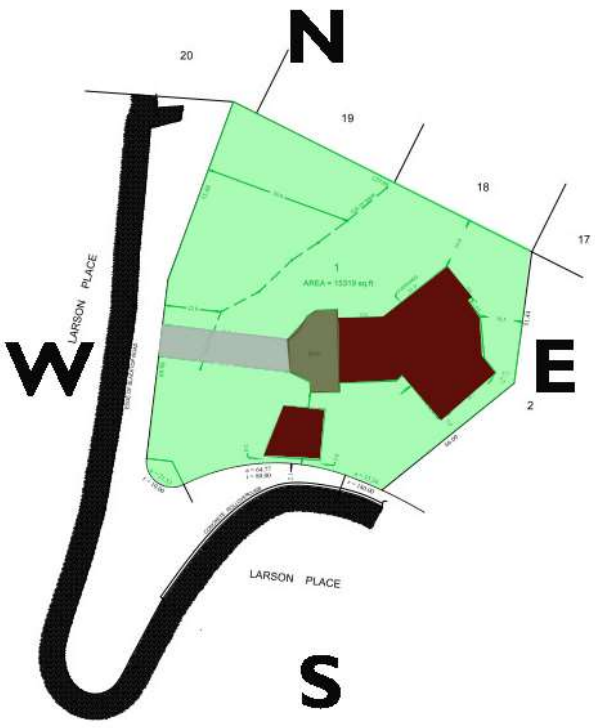

Figure 6: Survey & project orientation: LOT 1, Blk 9, DL 772, PL 17718

Figure 7: View of house and deck from bottom of Larson Place

Figure 8: View of lower Larson Place and garden entrance from house deck looking west

Figure 9: Larson Pl from bottom to house entry

Figure 10: View of Car port at top of Larson Pl

Figure 11: Mountain view from house deck

Figure 12: 5765 & 5775 Larson Place adjacent properties northwest of the Stewart-Lough House

Figure 13: Southwest elevation of main house and front entrance with south elevation of the living room wing

Figure 14: West elevation of the living room wing with main house beyond

Figure 15: Southeast elevation of main house with adjacent embankment

Figure 16: Northwest elevation of main house

Figure 17: North elevation of living room wing

Figure 18: North elevation of car port from deck with southwest corner of main house on the left

Figure 19: North view of deck

Figure 20: View of west facing deck from living room

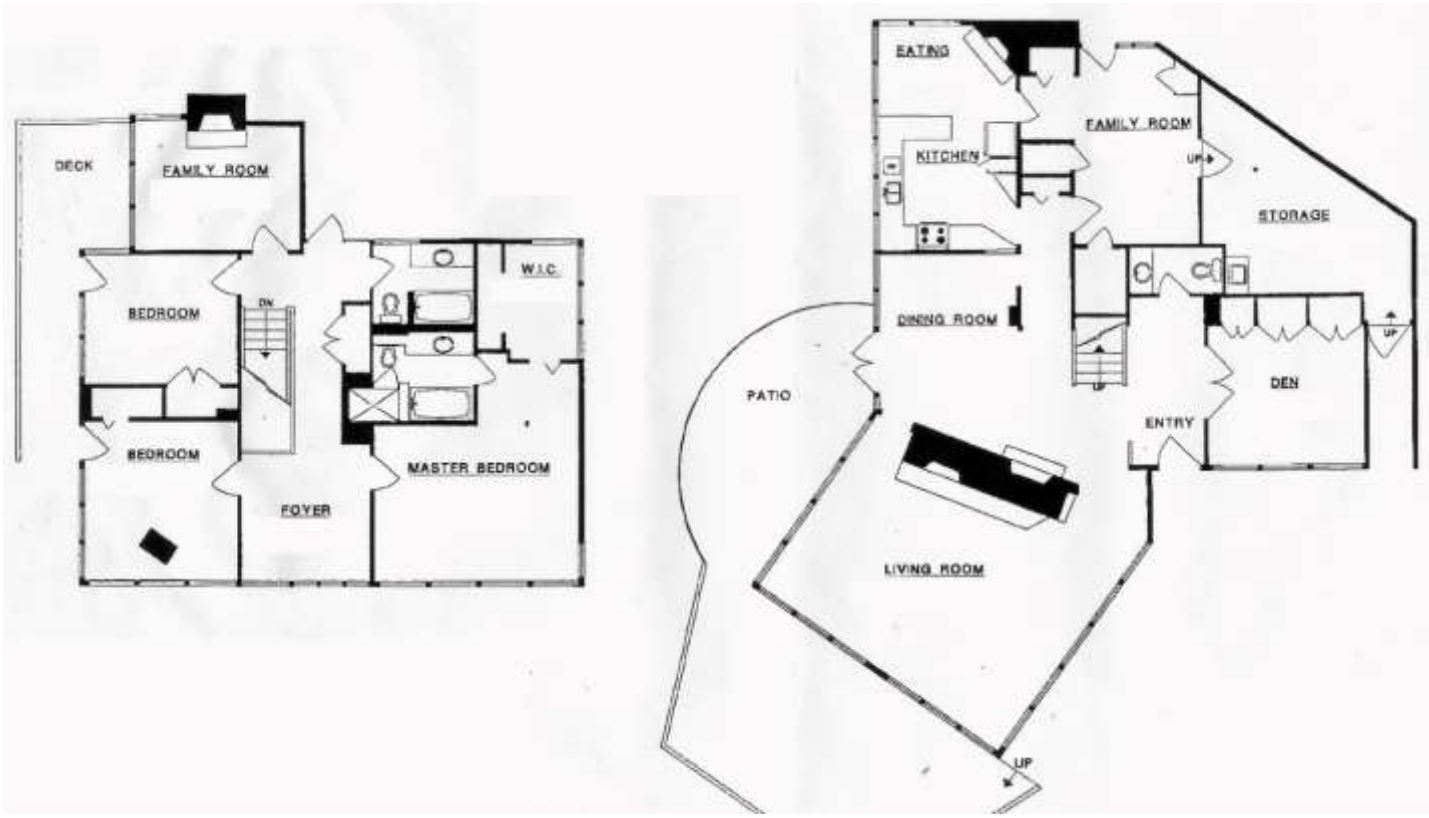

Figure 21: Real Estate Plans from 2001 with upper level on the left and lower floor on the right (provided by owner)

Figure 22: Southwest corner of Livingroom

Figure 23: View of front yard entrance from den

Figure 24: Kitchen looking northwest

Figure 25: Livingroom fireplace

Figure 26: West view of deck at the dining room

Figure 27: View of east embankment from lower floor family room

Figure 28: Upper floor hall with staircase on the right

Figure 29: Northwest upper floor deck

Figure 30: Aerator

Figure 31: Front door

2.3. Regulatory Framework

The property of the Stewart-Lough Residence is zoned RS4: the intent is primarily to maintain the residential character of the district in the form of one-family dwellings with or without a secondary suite and with or without a laneway house, infill, multiple conversion dwellings, two-family dwellings, and infill and multiple conversion dwellings in conjunction with retention of character houses.

3. Historical Context *"Geography is fate." Irving Layton*

3.1. West Vancouver

West Vancouver is a District Municipality in the province of British Columbia. West Vancouver is on the traditional and unceded territories of the Coast Salish People the Squamish, Tsleil-Waututh and Musqueam First Nations. The Skwxwú7mesh Úxwumixw (Squamish People, villages, and community) occupied and governed this territory since beyond recorded history. The First Nations village at the mouth of the Capilano River became the Capilano Indian Reserve (Xwemelch'stn) in 1923, a separate legal entity from the District of West Vancouver.

Together with the District of North Vancouver and the City of North Vancouver, it is part of a local regional grouping referred to as the North Shore municipalities, or simply "the North Shore". The District Municipality of West Vancouver was incorporated on March 15, 1912, after separating from the District of North Vancouver.

West Vancouver is home to 22 creeks and tributaries, ten of which are salmon bearing including: The Nelson Creek, bordering the northern edge of Eagle Harbour area, is 5.1 square km, 4.94 km long, with an elevation from 0 to 1130 m at the Black Mountain Plateau. Coho salmon are found at Fisherman's Cove along the Thunderbird Marina and Chum salmon to the Cranley Drive impasse, Cutthroat trout throughout, and Steelhead to Marine Drive. The Eagle Creek, bordering the Southeastern side of Eagle Harbour area, is 3.8 square km, 2.21 km long, with elevations varying from 0 – 460 m at the Black Mountain downslope. Chum salmon are found from Eagle Lake to Eagle Harbour and Coho salmon to Westport.

There is an important Heritage Conservation Area just southeast of Eagle Harbour, where the Stewart-Lough Residence is located. Lower Caulfeild is the collection of private residences, St. Francis-in-the-Wood Anglican Church, and public lands situated on the peninsula between Pilot Bay and Caulfeild Cove. The Lower Caulfeild area is a historic neighbourhood that combines the natural beauty of the coastal landscape with the picturesque English architectural and garden landscape traditions adapted by British settlers to coastal British Columbia. Originally part of a large parcel of land purchased in 1899, Lower Caulfeild was conceived by Francis Caulfeild as a village of good design set naturally in the landscape, with the coastline primarily reserved for public enjoyment. It was subdivided with properties of varying size and shape, irregularly arrayed along narrow, winding country lanes. The landscape of Lower Caulfeild is important for the prominence of its natural features. The "Old House" is the first house built in Caulfeild by Francis W. Caulfeild in which he lived in; it is located at 4619 Piccadilly South. Keith Road was constructed through West Vancouver to Eagle Harbour in 1892. *(West Vancouver Heritage Conservation Area Guidelines)*

There were two canneries established over the years in West Vancouver. The Great Northern Cannery was built in West Vancouver in 1900, despite the strike that shook the canning industry that year. Millerd and Co. purchased the plant in 1935 and it became their main plant for many years. Great Northern only started to see real success in 1936 when it began canning Chum salmon. The cannery operated continuously until it was sold to the Fisheries Research Board in 1968. The Eagle Harbour Cannery was built at Eagle Harbour in West Vancouver by the National Canning Co. onto the foundations of a proposed sawmill at the mouth of the Eagle Creek. The cannery building burned down in 1910 and was purchased by the Eagle Harbour Packing Co. around 1912. The Cannery experienced financial difficulties and closed in 1918. *(Defiance)*

In November 1938, the Lions Gate Bridge was opened to traffic, allowing extensive growth of the semi-populated community, previously only accessible by ferry. Some homes in West Vancouver date back to the 1920s and 30s, though most of the currently existing dwellings were built in the 1970s and 80s, and mostly in British Pacific Properties' developments. (Wikipedia)

Figure 32: 1973 Nelson Creek Bridge view from the Eagle Harbour - 2166.WVA.RAH

Figure 7: Nelson Creek and Eagle Creek with Stewart-Lough House in red - Pacific Stream Keeper map

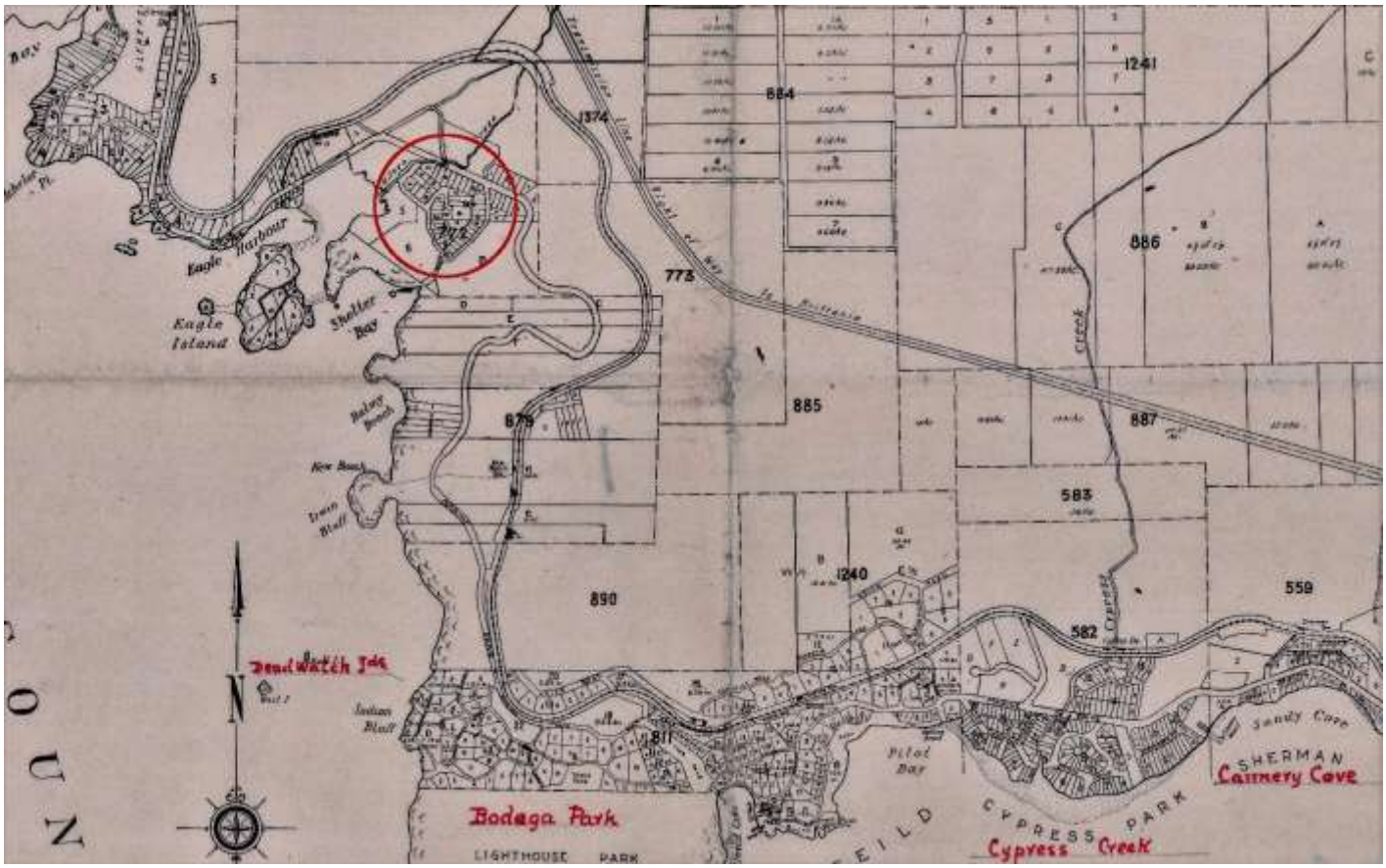

Figure 33: 1927 partial Map of West Vancouver with Eagle Harbour in red circle; from Gleneagle to Sandy (Cannery) Cove - CVA AM1594-MAP 302

Note: In the above 1927 map (1923? In the CVA catalog), Shelter Bay is currently named Eagle Harbour. Also note that only the Nelson Creek (Written "Nilsen") appears on the map. The samilar spelling discrepancy is found with Larson, which is sometime written "Larsen".

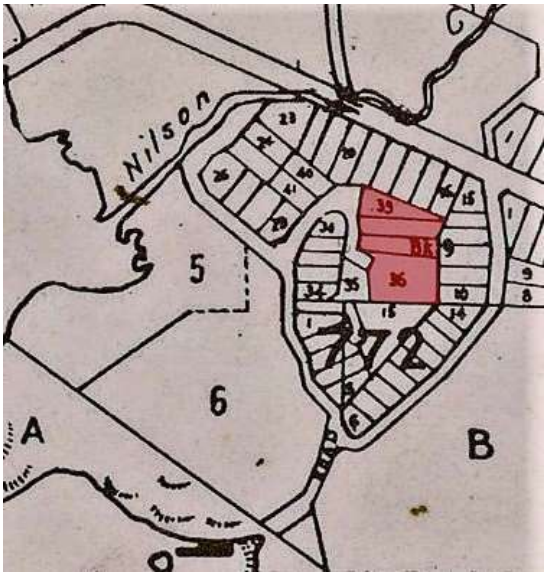

Figure 34: 1927 Eagle Harbour with 1957 property in red which at the time includes Lots 36-39. AM1594-MAP 302

Figure 35: 1920 Great Northern Cannery at Sandy (Cannery) Cove - CVA-SFN-1547

Figure 36: 1905 Eagle Harbour cannery (From Cottages to Community by F. Mansbridge)

Figure 37: 1918 Eagle Harbour Cannery 541.WVA.THO

Figure 38: Lower Caulfeild Heritage Conservation Area (West Van District)

Figure 39: 1932 Caulfeild first house - 011.WVA.CAU

3.2. Eagle Harbour

"As in many of West Coast's neighbourhoods, the first non-native residents in Eagle Harbour were eccentrics looking for freedom. To some extent this is still the case, as the combination of islands and steep hillsides, where eye-catching houses cling precariously to their foundations, give many of the area's inhabitants an isolation and privacy to pursue their passions."
Francis Mansbridge – Cottage to Community

The Harbour and Creek were named after the Eagle Island where a large number of eagles nested. Eagle Harbour was first pre-empted about 1886 by August Nelson, a farmer at Hasting Mill, who started a small sawmill here with Ainsley Mouat. Abundant ocean resources led to the establishment of Eagle Cliff Cannery, which burned down in 1910. Cannery cabins were subsequently rented out during the summer. Edward "Holy Joe" Collett, who pre-empted land in 1889 at Kew Beach (then Holy Joe's Cove), where he produced charcoal for the Fraser River salmon canneries. In 1913, Quinton James Trotter acquired twenty hectares of Joe's land. He renamed it Kew Beach because the point was in the shape of the letter Q. Trotter built ten rental cottages on the beach facing the cannery, each equipped with a clinker boat.

During the 1920's, the number of recreational possibilities increased. Over in Fisherman's Cove, Mr. & Mrs. Harry Kolthammer set up a store/post office with boat rentals in 1924. Shortly after, Mr. & Mrs. Charles Smith settled in Eagle

Harbour and opened the Eagle Harbour Tea Rooms in 1926 for summer business, offering cabin and boat rentals. In the 1920's an Olympic-standard diving tower, the first in British Columbia, brought swimmers and divers from North Shore and Vancouver to the annual regatta. About 1950, a restaurateur Nick Kogas, originally from Greece, constructed a wooden replica of the Doric Temple of Athena on the waterfront north of Kew Beach; it was torn down in 1978. The community remained small and close-knit through the 1950's. At the time there was only one house north of Marine Drive. There were some eighty houses in Eagle Harbour and just about everybody knew each other. The Smith Home became the Eagle Harbour Yacht Club, founded in 1969. West Vancouver has more boats over ten meters than any other community on the coast.

Figure 40: 1909 Fisherman's Cove and Eagle Harbour 0039.WVA.RAH

Figure 41: 1928 Eagle Harbour - 3457.WVA.PHO

Figure 42: 1928 First beach Eagle Harbour - 3083.WVA.PHO

Figure 43: 1930's Eagle Harbour-WVA httpeagleharbour.netwp-contentuploads201512EHYC_Temple_03.jpg

Figure 44: 1930's Eagle Harbour-032.WVA.LEY

Figure 45: 1937 Eagle Harbour - i 0356.WVA.HAR

Figure 46: 1940's Eagle Harbour- 3- 3442.WVA.PHO

Figure 47: 1950's Eagle Harbour

Figure 48: 1959 Eagle Harbour with Parthenon in the background - 3444.WVA.PHO

Figure 49: 1960's Parthenon replica by Nick Kogas 3431.WVA.PHO

Figure 50: 1987 Totem pole at Eagle Harbour WVA 2585-03-01.103.09.DWV

Figure 51: 1990 Paulson's Curve-3248.WVA.PHO

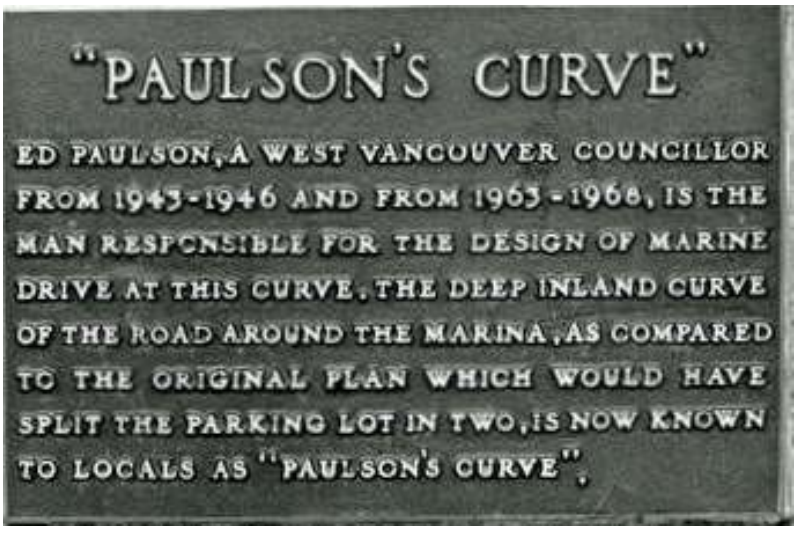

Figure 52: 1990 Plaque near the Thunderbird Marina 3066.WVA.PHO

4. Building History and Chronology

4. 1 The Neighbourhood

The immediate surrounding neighbourhood of the Stewart-Lough House has a mixture of residential styles of different ages. Large shapeless lots have been subdivided over time allowing recent construction adjacent to older ones. Several mid-modern houses and recent contemporary houses as well as older cabins and bungalows fill the steep hill of the Eagle Harbour neighbourhood looking down to the marina. There are two other heritage residences listed on the Heritage Register: The Paul Merrick House at 5762 Larson Place, and The McLeod House at 5765 Seaview Place. The Stewart-Lough House was identified as a "secondary" heritage resource in the West Vancouver Survey of Significant Architecture 1945-1975 before it was included in the Heritage Register. Due to the stringent tree protection policy of the West Vancouver, the Eagle Harbour is well forested and the environment surprisingly natural with an abundance of tall trees. One of the major amenities of the neighbourhood is the Eagle Harbour Park situated nearby to Eagle Harbour Yacht Club, north of Parthenon Park and Kew Beach.

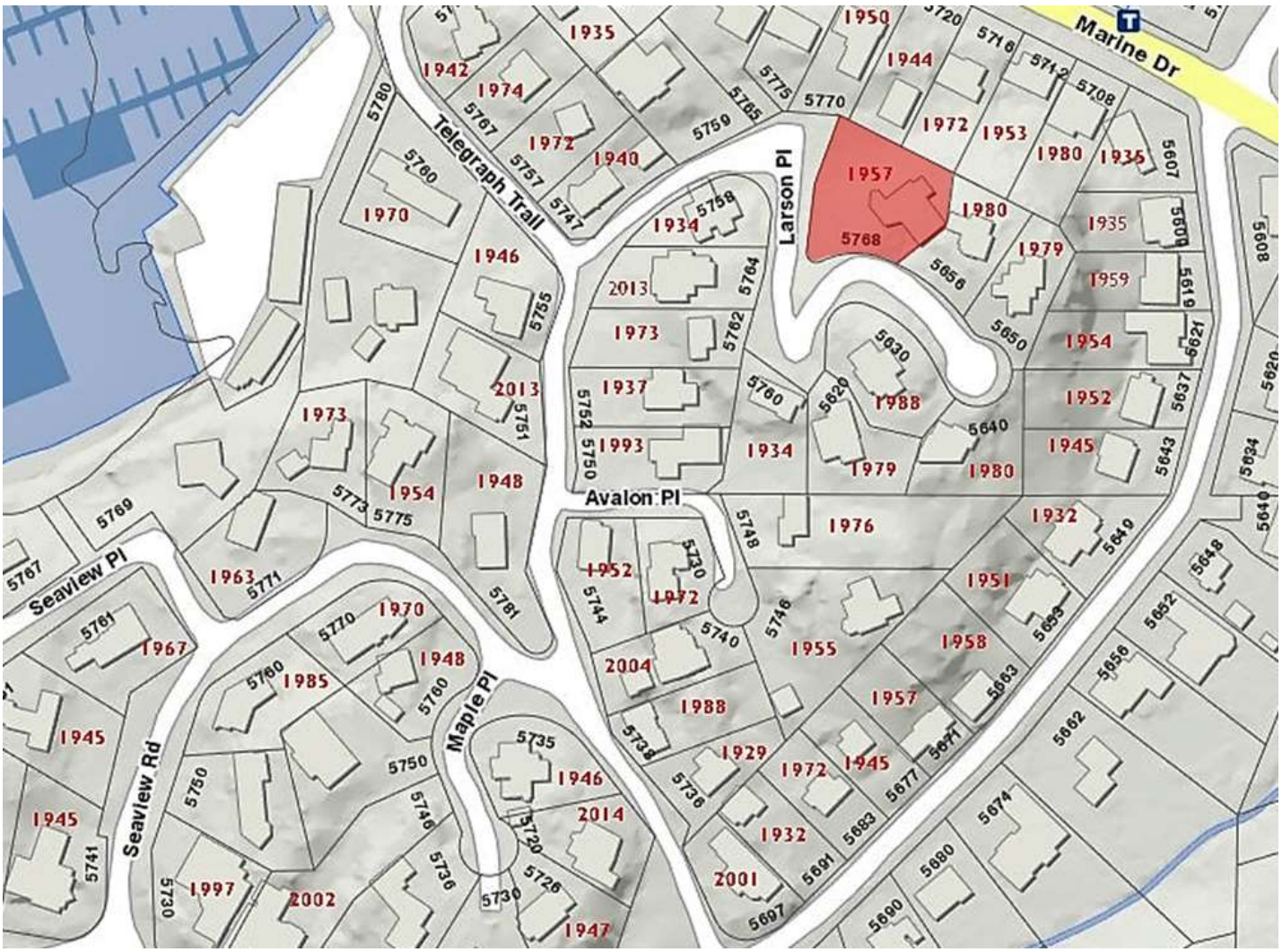

Figure 53: Eagle Harbour Neighbourhood with current dates of construction in red; Eagle Harbour Road on the right inside (West Map GIS)

Tree cutting permits: private property In the West Vancouver District A permit is required to cut protected trees: • trees of any species 75 cm in diameter or larger • Arbutus, Garry oak, Pacific yew, Pacific dogwood, Yellow cedar, and Shore pine 20 cm in diameter or larger • trees 10 centimeters in diameter or larger that are located within 15 metres of the top of a watercourse bank, through an Environmental Development Permit • heritage trees (as part of the Community Heritage Register) Note: the diameter is measured 1.4 metres from the ground.	How to apply 1. Obtain an arborist report outlining the proposed work and rationale based on the Tree Bylaw. 2. Complete the application form: 3. Applications must now be submitted using the Document Upload Centre. Emailed submissions will not be accepted. 4. Once your application has been received and processed, an application fee slip will be emailed to you. This typically takes up to five days depending on the volume of permits received. Fee: $300 for any pruning work or removal of one tree plus $100 for each additional tree removal, if applicable. Application fees are non-refundable. 5. Note: replanting and a security deposit may be required. 6. The review of a completed application usually takes two to three weeks. 7. If your application is approved, the permit will be sent to you by email. 8. The tree permit must be posted on site, in a visible location from the street, during the work.

West Vancouver District – Web Site

Figure 54: 1974 Merrick House, 5762 Larson Pl.- SoS

Figure 55:1934 Fisherman's house at 5758 Larson Place

Larson Place, the street address of the Stewart-Lough Residence, is named after Peter Larson, a resident of West Vancouver who originally owned "Gleneagles". He was proprietor of the North Vancouver Hotel, one block west of Lonsdale Avenue which he built in 1902. He also built and operated the Canyon View Hotel on the Capilano River in 1909.

Larson became owner of the Gleneagles site shortly after the year 1900 when he acquired a Crown Grant for approximately $319.00. In 1912, the year of the incorporation, the Assessment Roll indicates that Larson was the owner of the District Lot 771, comprising 223 acres. The western part of the lot was used as the Larson family Ranch.

Figure 31: 1914 Peter Larson's farm. Larsen Bay in the Gleneagles- 0117.WVA.RAH

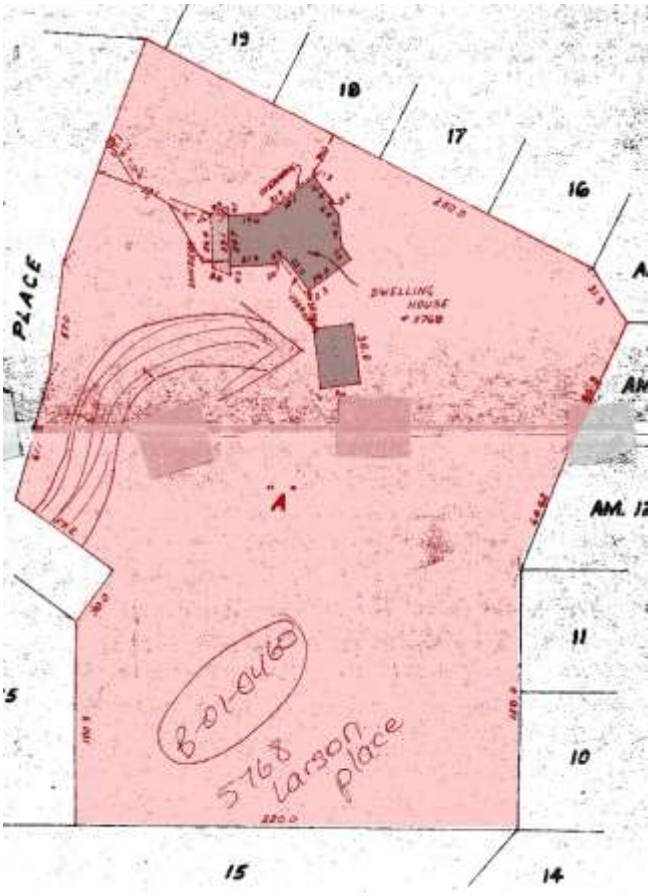

Figure 56: Property boundaries as purchased by R.G. Stewart-Lough in 1946 consolidated in 1954 - West Van District Building Records

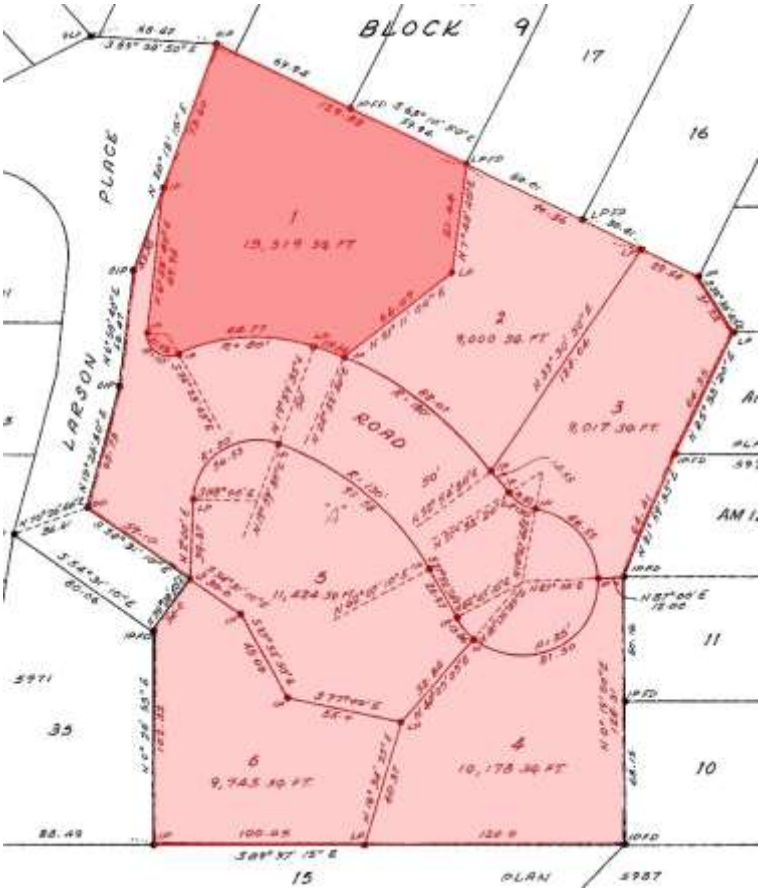

Figure 57: 1979 Survey of subdivision of Stewart-Lough property with darker shade indicating the current boundaries of 5768 Larson Place- Land Registry

4.2. The Stewart-Lough House

This West Vancouver residence at 5768 Larson Place was originally designed and built by Robert George Stewart-Lough. From 1946, Stewart-Lough bought parcels of land within Block 9 of DL 772, lots 36 to 39, and subsequently, in 1954 consolidated the entire hilltop where he wanted to construct his house. The house was completed in 1957 with the sole road access at the bottom of Larson Place. Meanwhile, Stewart-Lough took advantage of the Veterans Land Act between 1960 until 1973 when he reinstated his ownership of the property. He sold the house and the extensive lot to Horst Erich Roenitz which was then passed on to Isobel May Roenitz, who in turn sold the property to Crest Realty Ltd. in 1978.

Crest Realty created lot "A" which excluded the northern part of the property. The following year, Crest Realty created lot 1, 2, and 3 and as a result created a subdivision of the whole property into six lots. The subdivision includes 1.5 Acres of residential properties in addition to the extension of Larson Place. The road extension provided road access directly to the Stewart-Lough House, located on Lot 1, which is the largest of the six properties. 5768 Larson Place was then purchased by Vaughan Binkle-Wright in 1979 and the following year by John Francis Richmond. A new car port was built in 1984. The current owners purchased the house in 2001 from the Cayfords.

Current legal description: LOT 1 BLOCK 9 DISTRICT LOT 772 PLAN 17718

Title No.	Registered Owner	Registered	Cancelled	Prior Legal(s)	Charges
H87049A	John Francis Richmond	1980-11-17	1987-09-02	see above	Cancelled
G88947	Vaughan Binkle- Wright	1979-11-14	1980-11-17	same as above	Nil pertinent
G38031L	Crest Realty ltd.	1979-06-12	1979-11-14	lots1,2,3 Blk9 DL772 PL17718	Nil pertinent
F65599L	Crest Realty ltd.	1978-09-18	1979-06-12	lot "A" Blk9 DL772 PL5971	Nil pertinent
C64674L	Isobel May Roenitz	1975-10-10	1978-09-18	same as above	Nil pertinent
B64888L	Horst Erich Roenitz	1974-10-03	1975-10-10	same as above	Nil pertinent
A32416	Robert George Stewart-Lough Dorothy Carmen Stewart-Lough	1973-05-25	1974-10-03		Nil pertinent
417516	The director, Veterans' Land Act	1960-02-22	1973-05-25		Nil pertinent
309183	Robert George Stewart-Lough	1954-06-08	1960-02-22		Cancelled
	A149777l, B149778l, C309181l			Title 309183: 3 titles:	
(A)149777L	Robert George Stewart-Lough	1946-05-31	1954-06-08	lots37,38,39 BLK9 DL772DP5971	Cancelled title
(B)149778L	Robert George Stewart-Lough	1946-05-31	1954-06-08	lot36 Bl 9 DL772 NW DP5971	Cancelled title

Titles from West Coast Title Search, April 2022

Veterans' Land Act, *passed 20 July 1942, following a Canadian tradition dating from the 17th century of settling ex-soldiers on the land. In 1919 a Soldier Settlement Act had provided returned First World War veterans who wished to farm with loans to purchase land, stock and equipment. Over 25,000 took advantage of the scheme, although many had to abandon their farms between the wars because of heavy debts and adverse farming conditions. The VLA, designed to overcome some of the problems inherent in the 1919 plan, gave Second World War veterans choices. With only a small down payment, ex-servicemen could purchase land with the help of a government loan; additional funds were available for livestock and equipment. Repayment terms allowed settlers time to re-establish themselves without incurring heavy financial obligations. Veterans were also encouraged to settle small rural or suburban holdings as part-time farmers or to substitute commercial fishing for full-time farming. In 1950 the VLA began to provide loans to veterans who wished to construct their own homes. Under the Veterans' Land Administration, a branch of the Department of Veterans Affairs, over 140,000 ex-servicemen had sought assistance before new loans were terminated in 1977.*

4.3. Persons of Interest

Robert George Stewart-Lough, the designer and owner of 5768 Larson Place, was born in 1914, in British Columbia. His father was Brigadier John Robertson Stewart-Lough, and his mother's name was Lily. He was an engineer by trade and a Major in the Seaforth Highlanders of Canada. He was known to be active in the Capilano area. He built his house in 1957 and raised his son Rob (for Robin), also referred as John Robert in the 1954 Christening photo below. He also had a daughter, Deryn and a stepson Michael Siddal. Stewart-Lough married Eryl Charles Edwards of Winnipeg in 1939. He had a second wife by the name of Dorothy Carmen. While in West Vancouver Mrs. Stewart-Lough was active in the Vancouver social circles, and Stewart-Lough was president of the District Association, at one time. He retired in Lantzville, Vancouver Island, in 1974 and passed away in 1988 at the age of 76, in Nanaimo.

Vancouver's infantry Regiment	
The Seaforth Highlanders of Canada are Vancouver's infantry regiment, based in Vancouver, British Columbia. First established on November 24, 1910 by a group of members in the local Vancouver Scottish community, these individuals sought to raise a local Canadian Highland Regiment in association with The Seaforth Highlanders of the Imperial Service. *As a reserve force in the Canadian Forces, The Seaforth Highlanders have served in times of war, humanitarian and disaster relief and in peacemaking efforts abroad, and during times of civil emergency at home. The Regiment is comprised of volunteer soldiers who offer their time, their commitment to serve, their skills and their ever-lasting dedication to achieving the Canadian freedoms we enjoy today.*	*Following the WW2, The Seaforths reverted to peace-time Reserve status, but continued training for civil defense tasks. The Regiment also provided a rifle company that served with the 1st Canadian Highland Battalion as part of Canada's NATO contribution in Germany. The regiment has gone on to contribute to its history and adding Afghanistan to its battle honours. Over time, tens of thousands of Vancouverites have proudly served as part of Canada's Seaforth Highlanders, and have continually sought to maintain peace and prosperity.* *Located at the Seaforth Armory on Burrard Street in Vancouver, the Regiment continues to train as infantry soldiers and contribute reserve soldiers to operations both domestically and overseas on an international scale. In the last 25 years, The Seaforths have deployed on UN and NATO operations in Egypt, Cyprus, The Golan Heights, Namibia, Croatia, Bosnia-Herzegovina, Afghanistan, Ukraine, and Latvia. (Seaforth Highlanders of Canada)*

Brigadier John Robertson Stewart-Lough was the father of the designer and owner of 5768 Larson Place. Stewart-Lough was a soldier most of his life; he was born in Edinburgh, Scotland and arrived in B.C. in 1908 after service in the British army. He ranched in the Okanagan for a while, then went overseas with the 172nd Battalion, CEF at the outbreak of First World War. He later transferred to the 72nd Battalion Seaforth Highlanders. In 1935, he assumed command of the Seaforth's. Between the two wars he had a business in Vancouver. At the outbreak of the Second World War, he served with distinction in England as a brigadier and was appointed a Commander of the Order of the British Empire. His wife Lily was born in Belfast, Northern Ireland in 1889. He had a son Robert, the engineer and owner of 5768 Larson Place, and a daughter Elsie, and five grand children. He retired to Vancouver Island soon after the Second World War. He died in 1970 at the age of 82. His wife Lily died in 1988 at the age of 93.

STEWART-LOUGH — Robert G., of Lantzville, formerly of West Vancouver, on January 1, 1988, in Nanaimo Hospital, age 76 years. Mr. Stewart-Lough was a Major in the Seaforth Highlanders. He retired to Lantzville (Vancouver Island) in 1974, though he remained active in his profession as a professional engineeer. He is survived by his loving wife Carmen, at home; son Rob, of Vancouver; daughter Deryn, of Kamloops; step-son Micheal Siddall, of North Vancouver; 4 grandchildren and 1 sister Elsie Cameron, of Lantzville. Memorial service on Thursday, January 7, 1988 at 1 p.m. from the Bowen Chapel, 1720 Bowen Road, Nanaimo with Rev. David McKay officiating. Cremation. In lieu of flowers donations may be made to the Salvation Army. Arrangements through the Memorial Society of B. C. and First Memorial Funeral Services.

Figure 58: Robert G. Stewart-Lough Obituary Vancouver Sun,_Jan 4_1988

Figure 33: John Robertson Stewart-Lough Father of Robert G. Stewart-Lough Obituary, The Province, Jan26,1970

Brig. Lough dies at Burns dinner

Brig. John Robertson Stewart Lough, CBE, DSO, MC, VD, a soldier most of his life, died here Saturday while visiting his regiment, the Seaforth Highlanders.

Brig. Lough, 82, of Lantzville, Vancouver Island, collapsed and died at the Seaforth Armories after he had made a short address during the annual sergeants' mess Burns dinner, a traditional event with the regiment for 40 years.

He was born in Edinburgh, Scotland, and came to B.C. in 1908 after service with the British regular army. He ranched for a time in the Okanagan, then went overseas with the 172nd Battalion, CEF, at the outbreak of the First World War.

He later transferred to the 72nd Battalion Seaforth Highlanders.

Brig. Lough was awarded the Military Cross and Bar, and also the Distinguished Service Order medal for gallantry in action, a rare award for a captain, as he was at the time.

When the Seaforths were reorganized after the First World War, he was appointed adjutant. In 1935 he assumed command of the Seaforths.

Between the wars he was in business in Vancouver. At the outbreak of the Second World War, he served with distinction in England as a brigadier and was appointed a Commander of the Order of the British Empire.

Brig. Lough retired to Vancouver Island soon after the Second World War but continued to support his regiment. He was wearing his medals when he died.

FAMILY: His wife, Lily; a son, Robert of West Vancouver, a daughter, Mrs. (Elsie) Douglas Cameron of Montreal, and five grandchildren.

SERVICE: 2 p.m. Wednesday, St. John's United Church, Vancouver.

BRIG. J. R. S. LOUGH

STEWART-LOUGH - Lily, peacefully in Hospital in Nanaimo, B.C. on March 3, 1982. Born in Belfast, Northern Ireland, age 93. A resident of Lantzville, B.C. for 29 years. Predeceased by her loving husband Brigadier J.R. Stewart-Lough in January 1970. Survived by her son Robert & her daughter Elsie (Mrs. D.W. Cameron), both of Lantzville, 5 grandchildren, 5 great grandchildren, 2 sisters, Maisie (Mrs. Walter O'Neill) of Parksville, B.C. and Winnifred (Mrs. Peter Callas) of Victoria, B.C. Funeral Service was held Friday, March 5th in the Chapel of First Memorial, Cedar Highway. Reverend Martin Dohm-Smidt officiated.

Figure 59: Robert's mother Lily Obituary, Times, Mar 11, 1982

Canadian Diabetes Association Raffle. 1st prize, No. 92062, Mrs. Carmen Stewart-Lough, Venture Rd., RR 1, Lantzville; 2nd prize, No. 50567, Mr. Konrad Moen, 6288 Thorne Ave., Burnaby; 3rd prize, Mrs. Edith Knippshild, No. 82171, Gen. Del., Koksilah, B.C.

Figure 60: Robert's wife: Carmen Diabetes Raffle, Province, Mar 2, 1982.

Vancouver Man To Wed in East

THE engagement is announced in Winnipeg of Miss Eryl Charles Edwards, elder daughter of Mr. and Mrs. I. C. Edwards of Mulvey avenue, Winnipeg, and Mr. Robert Stewart Lough of this city, son of Colonel and Mrs. R. J. Stewart Lough, also of Vancouver. The wedding will take place in Winnipeg on July 14.

Figure 61: The Province, Jul 8, 1939

Mrs. R. G. Stewart-Lough of West Vancouver has had an assortment of people. Most transients referred to her have been those with some form of transportation, like a motorbike or an old truck, because of her out-of-the-way location.

She has had no trouble, she said. The Stewart-Loughs have a 17-year-old son who particularly enjoys being host to other young people.

"To look at them you would wonder, sometimes," Mrs. Stewart-Lough said. "But they have all proven to be nicely mannered. We have learned an awful lot by sitting right here and talking to them."

Figure 62: Vancouver, August 3, 1971

ANNUAL MASS CHRISTENING of Seaforth Regiment children took place Sunday. From left are Cpl. Arthur Dewar with Craig and Alexander; Sgt. Larry Smeaton with Michael; Maj. R. G. Stewart-Lough with John; Capt. Andy Foulds with Steven; Pte. Orville Hamilton with Kim and Mark; Sgt. Bud March with David; Capt. Duncan MacLennan with Duncan jr.; Pte. F. A. Rice with Stanton; Pte. T. A.

*Figure 63: The Province, Nov_22, 1954_*

Sun Staff Reporter

WEST VANCOUVER — Homeowners in the west end of the West Vancouver can look forward to three years of inconvenience due to the impending widening of the Upper Levels highway.

But 60 members of the Eagle Harbor and District Association have had their fears of a chaotic 36 months allayed somewhat as a result of an explanatory meeting with engineers in charge of the project, held at Gleneagles Golf Club.

The subject of the residents' concern is knwon officially as Project 1715, Trans-Canada Highway, Contract No. 1.

It is a $6.3 million project to rebuild a 3.1-mile segment of the highway from Horseshoe Bay to Cypress Creek.

While "grubbing" work is under way at the Horseshoe Bay end, the main construction on what will become a four-lane, divided highway will not start until early in March, according to Barry Drummond, project manager for Dawson Construction Ltd., which holds the contract.

It calls for some new roadway, seven structures, such as underpasses and overpasses, and two major bridges — one at Nelson Creek and the other at Cypress Creek.

Dillinham Corp. will build the two bridges.

Nelson Harris, immediate past-president of the district association, said he had "no idea of the magnitude" of the project until he attended the meeting.

"Everyone seemed caught by the length of this project," he told The Sun. "We are most concerned about the rerouting of the children on the roads and of the increase in traffic.

ART LANGLEY
. . . "many problems"

"However, I give full marks to the highways people for getting their engineers to explain the project."

R. G. Stewart-Lough, another past-president, and a professional engineer, said he was shocked to learn of the project's extent.

He said he felt the job could be done in 1½ years rather than in three as planned but conceded that the work, limited to a daytime operation, would be extended.

"We realizee there will be a lot of problems," commented Mayor Art Langley.

The traffic problems will be dealt with in meetings during the next few weeks between project engineers and municipal manager E. G. Barnes.

The ratepayers' fears were eased by statements from four engineers who told them: There will be no blasting without warning to adjacent householders, and no massive parade of work trucks divertedon to Marine;

The operation is to be governed by West Vancouver's anti-noise bylaw;

A public relations unit will be set up near Westmount where anyone may have questions answered and be able to check maps.

Wallace Calder, North Vancouver region project supervisor for the department of highways, one of the speakers at the meeting, told The Sun that the project, starting at Horseshoe Bay and working eastward, will have 1.7 miles of ramps and 2.2 miles of constructed highway and that basically, it will follow the existing highway.

Caldder listed the seven "minor" structures as:

Argyle Avenue overpass; Horseshoe Bay underpass;

Figure 64: Vancouver Sun February 15, 1971

Figure 65: Robin Stewart-Lough, son of R.G. Stewart-Lough in grade 4, 1962-63 at the Caulfeild School (Facebook class reunion)

5. Heritage Analysis

5.1 Architectural Style

From 1945 to 1975, West Vancouver was a centre of innovative residential design that became known as the West Coast Style. Local landscapes and climate had great influence on the development of the new style. Perched between forested mountains and expansive ocean, in a rainforest climate, West Vancouver's natural setting presented unique challenges and opportunities that came to be reflected in West Coast Style houses. *(West Vancouver District)*

The Stewart-Lough Residence has all the attributes of the modern design described in the West Vancouver's West Coast Style characteristics, as listed below.

Common elements

Building sites in West Vancouver were often rocky and irregular, with spectacular views of the ocean or native forests. These constraints and opportunities demanded inventive new designs simply to make construction feasible or to take advantage of site characteristics. The rejection of traditional styles and design details led to the use of complex geometric forms and open-plan layouts, with rooms often used for more than one purpose. Natural light was a central element, and glass was used extensively for both windows and skylights. West Vancouver's temperate climate meant architects and designers were less hindered by climatic constraints.

Local landscapes and climate had great influence on the development of the new style. Perched between forested mountains and expansive ocean, in a rainforest climate, West Vancouver's natural setting presented unique challenges and opportunities that came to be reflected in West Coast Style houses.

Design characteristics

As the West Coast Style evolved, certain common design elements emerged that would come to characterize the style:

- post and beam construction
- exposed timber structural members
- extensive glazing and skylights
- open floor plans
- integration of interior and exterior spaces
- wood finishes on both interior and exterior (often stained)
- flat or minimally canted roofs
- orientation to views or natural features
- integration with natural setting, extensive use of native trees and landscaping

Examples of West Vancouver mid-century modern architecture:

Figure 66: 1952 Baker House designed by Ron Thom, Photo by M. Knowles

Figure 67: 1962 Graham Residence, Erickson-Massey Architects, Photo S. Pullan - West Vancouver Art Museum

5.2 Integrity

Following a preliminary review, we have identified some of the elements added, altered or removed from the original design. The following is based on available construction documents and visual observation. Further investigation will provide a better understanding of the original building:

BUILDING ELEMENT	DATE	COMMENTS
Property	1957	The original property purchased by R.G. Stewart-Lough was substantially larger
Driveway	1979	Driveway and stair access from lower Larson Place are now abandoned
West facing deck	1979	The deck was extended sometime after the road extension
Car port	1984	The current car port was built after Larson PL. was extended
Main stairs balustrade	199?	Spanish revival woodwork; completely out of character
Car port enclosure	2001	The south wall of the car port was completed by the current owner
Flooring	2001	The original floors were carpeted and have been replaced with a hard wood floor
Wall tiles	2001	Several surfaces around the living room fireplace have been refinished with tiles
Kitchen and bathrooms	2001	These rooms have been renovated to meet current standards

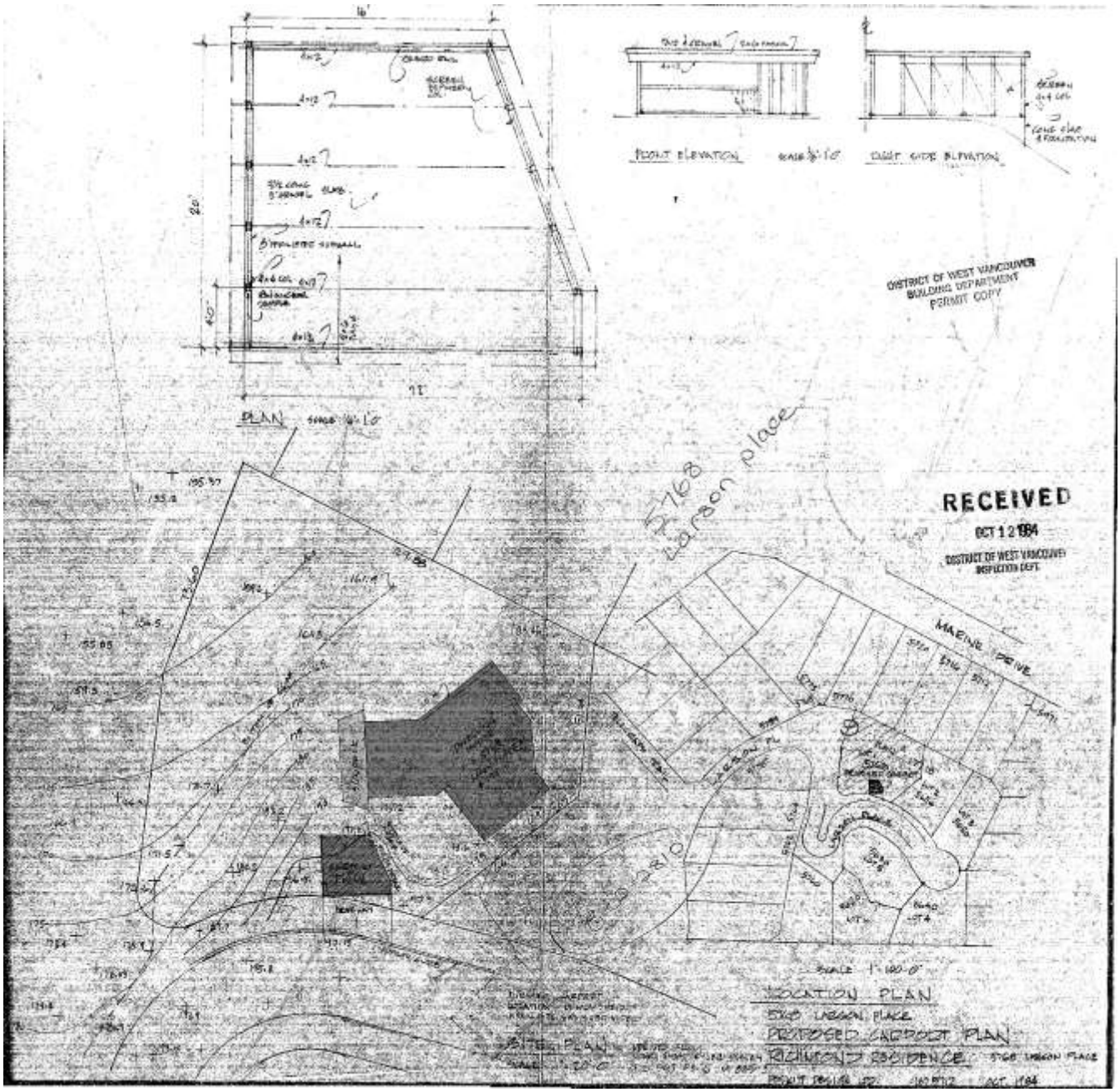

Figure 68: 1984 Permit Drawing for new car port on behalf of John Francis Richmond - West Vancouver Building Records

End of Statement of Significance Background

DRAFT

THE STEWART - LOUGH RESIDENCE

5768 Larson Place, West Vancouver, British Columbia

CONSERVATION PLAN

NOVEMBER 2022

dewhirst lessard consulting

2095 Thompson Road, Gabriola BC V0R 1X7
308-1251 Cardero St. Vancouver BC V6G 2H9
dewhirstlessard@shaw.ca

Name: The Stewart-Lough Residence
Address: 5768 Larson Place, West Vancouver B.C.
First Owner: Robert George Stewart-Lough
Designer: Robert George Stewart-Lough
Date of Construction: 1957

Table of Contents:

Consultant:

Heritage consultant: dewhirst lessard consulting

The firm dewhirst lessard is a consulting firm specializing in building conservation; we offer services in conservation documentation for the purpose of Development Permit Applications and Heritage Revitalization Agreements. Barbara Dewhirst and André Lessard have extensive past experience as practicing architects and have been involved in numerous heritage projects in BC, Alberta and Ontario. We have completed restorations, rehabilitations and adaptive reuse projects from design to construction.

André Lessard, the principal in charge, has experience in planning, design and construction. He is a building conservation specialist. André, a former member of the AIBC, is a member of the Canadian Association of Heritage Professionals, a former president of the BC Chapter and, member of its National Board of Directors. He was a member of the Vancouver Heritage Commission in 2009-2010. André is also a LEED Accredited Professional, including field certification experience (BD+C). He has lectured for twelve years in "Building Science for Architectural Conservation" at University of Toronto and Ryerson University.

CONSERVATION PLAN

The Conservation Plan consists of a series of recommendations pertaining to the preservation, rehabilitation and/or restoration of the subject historic place. The Conservation Plan is divided into three sections: the first is a condition survey of the character-defining elements and the historic site in general, the second is a series of recommendations for the conservation and maintenance of the character-defining elements, and the third is a review of the proposed development highlighting the impact of the design onto the historic site and building fabric. In addition, we have included a long-term maintenance program in the appendix. There is also an assessment of the integrity of the historic structure in section 5.2 of the Statement of Significance, included above; this section lists the features which are not original to the house.

1. Condition Survey

This condition survey comprises of visual observations during the site visit on April 2, 2022. We reviewed the exterior, the interiors of the house and its property. Generally, the building is in fair condition. The purpose of the survey is to document the current condition of the historic place and more specifically the condition of the character-defining elements, those subject to conservation intervention where required. The choice of character elements is instructed by the *Standards and Guidelines for the Conservation of Historic Places in Canada* as well as the history of the building. The current list of character-defining elements is included in the April 2022 *Statement of Significance, above.*

For the purpose of this document, the southern exposure with the free-standing garage onto Larson Place is the front of the house, the northern exposure is the back of the house, the western exposure looking down onto lower Larson Place is the deck side and, the eastern exposure is nested into a rocky hill and is the embankment side.

1.1: Property

The area of the property at 5768 Larson Place has changed considerably over time. From a typical West Vancouver lot, Robert Stewart-Lough assembled four adjacent lots before building his house in 1957. This large property gave Stewart-Lough control of his immediate surrounding and the resulting views of the harbour and mountains. Located on the highest elevation of his steep property, the house was difficult to access. Larson Place was extended to the top of the escarpment in 1979, which created the opportunity to divide the property into six newly defined lots. 5768 remains the largest lot of the six properties but has been reduced considerably since Stewart-Lough owned it. At the time, a new car port was built and the existing deck was extended to hover over the sloping land.

The lower slope of the current property is steep and deprived of major trees, typically found in the area. A neglected wooden gate stands at the lower Larson Place's Street frontage. The pathway up to the house has not been maintained and there are no visible traces of the original driveway. The view of the house from lower Larson Place is compromised by the deck extension and its heavy wooden balustrade, which is incongruous to the original structure. The play of the skewed roof geometry, however, is still visible above the deck.

The existing car port at the upper Larson Place was built in 1979 and was recently completed by the current owner. Its low slope roof enclosure is consistent with the house design. The white panels and dark post and beam structure gives the appearance of belonging to the house; it does not distract from the historic place but does not add anything to it either. An arched wooden gate and fence separates the house forecourt and the street. The heavy timber gate is overgrown with ivy and plants and while being practical, does not exhibit the design flair of the house. The car port has a pedestrian door at the back, leading to the house deck by way of wooden stairs.

Figure 69: The Stewart-Lough Residence seen from lower Larson Place with gate

Figure 70: Gate seen from Stewart-Lough deck

Figure 71: Stewart-Lough address gate and fence from upper Larson Place

Figure 72: 1984 Car port / garage facing top of Larson Place in front of the house with access door from deck

1.2: Landscaping and Foundation

Landscaping is an important factor in the design of a mid-century modern house. The house interior spills outside into different outdoor spaces. The Stewart-Lough House has three major outdoor areas; the forecourt between the street and the front door, the wooden deck, and the north side terrace. Each outdoor space is defined by distinctive floor surfaces. A concrete walkway runs along the south side of the house and to the street gate; the forecourt is characterized by the only green lawn on the property. Cut stone steps defines the forecourt from the edge of the street. The deck is a rambling wooden platform with a heavy wooden balustrade. The outdoor wooden deck was originally a faceted shape until the deck was extended in the 1970's; the elegant structure of the original deck includes knee bracing, whereas the extension comprises tenuous wooden posts. A one step transition between the forecourt bridges the two distinct outdoor spaces. A similar transition step between the deck and the north terrace is articulated by a low wooden gate. The terrace is a flag stone surface with a light metal railing which appears to be original due to its lightness and circular trajectory.

Other features highlight the outdoor spaces, such as curved stone steps. The house was designed as if it hovers over the land, due to exposed crawl spaces and point load footings. The house is nested into an embankment on the east side. The rock face visible from several rooms of the house is also an important feature of the property. The landscaping elements of the Stewart-Lough house have been neglected and cluttered with tools and furniture. Missing flag stones, damaged wood planks and rusty metal is omnipresent around the house.

Figure 73: Forecourt lawn and concrete pathway

Figure 74: North side terrace stone steps edge

Figure 75: Stone steps from forecourt to Larson Place

Figure 76: Flag stones at north side terrace

Figure 77: Stone embankment on the east side of the house viewed from the second floor family room

Figure 78: Step up to the deck

Figure 79: Stone embankment on the east side of the house

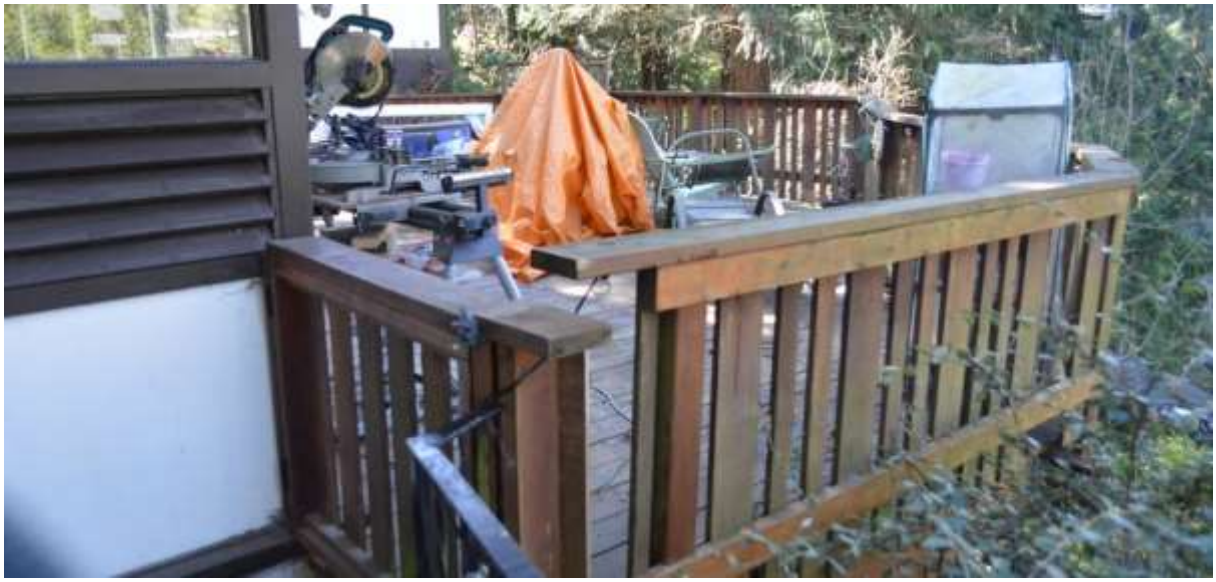

Figure 80: Wood railing around deck with gate to north side terrace

Figure 81: Wooden board deck floor

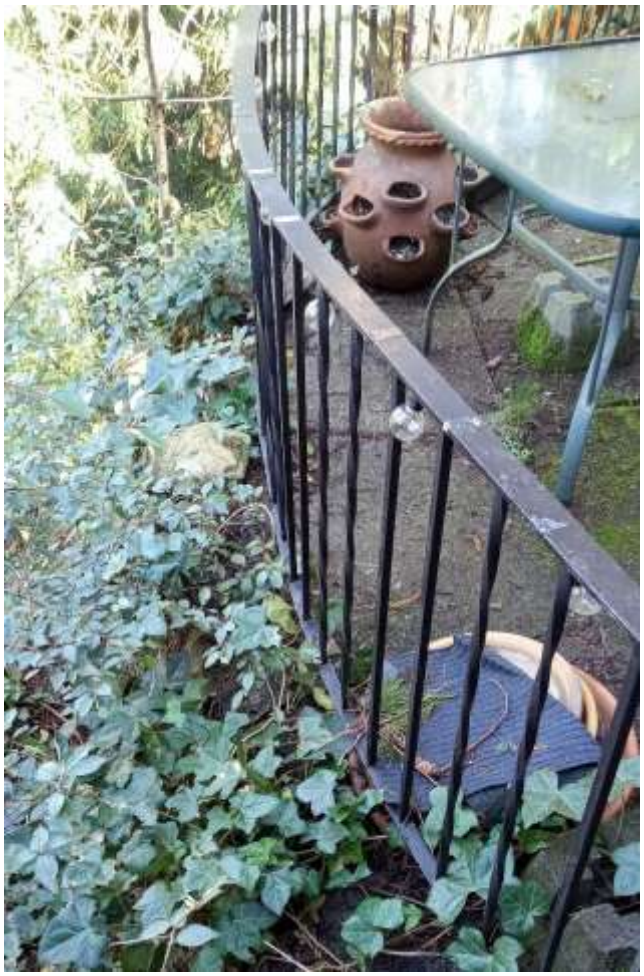

Figure 82: Original steel railing around north side terrace

Figure 83: Crawl space under the east side of the house

Figure 84: Concrete footing and drain pipe

1.3: Massing

Highlighted by the extensive roof overhang, the Stewart-Lough House is distinctive for the twisted geometry of the living Room pavilion and the main body of the house. The main fireplace also participates in mediating the two geometries with an orientation of its own, indicated by the angle of the chimney. The massing is visible from all sides of the house.

Figure 85: Original deck with 1970's extension on the right

Figure 86: House geometry

Figure 87:Free standing glazed living Room

1.4: Roof, Overhang and Rafters

The low pitch (slope) roofs are typical of the mid-century modern houses on the west coast. The main roof slopes down to the northeast corner, and the living room pavilion from south to north. Roof drains were not visible at the time of visit, but there is no evidence of spilling rain water at the low side of the roofs; two rain water leaders are located on the north side of the house. A shallow curb stops the rain water from spilling on the sides of the roofs. The extensive overhang has protected the faces of the house since it was built. Exposed rafters are running through the exterior walls and at the ceiling of the interior spaces. Window transoms negotiate the constant top of windows with the rake side of the roof. Generally, the thin plastered fiber board soffits, rafters, flashing and facia boards are in good condition. Paint is flaking intermittently at the facia boards. Punched metal vents along the soffit's outer edge rake side of the roof, indicate the presence of insulation and air space in the roof's assembly. Rafters are supported with posts at the exterior walls, interior partitions and in some instances free-standing posts.

Figure 88: Roof overhang with exposed rafters

Figure 89: Roof overhang with exposed rafters

Figure 90: Corner detail of roof overhang

Figure 91: Master bedroom window venetian blinds with transom lites

Figure 92: Exposed rafters projecting to the outside

Figure 93: Free standing post supporting rafters

Figure 94: Southeast corner with roof overhang

Figure 95: Roof soffit vents and paint pealing at fascia

1.5: Cladding Panels, Louvers and Ventilators

The wall assembly includes exterior plywood veneer, continuous wooden louvers in front of ventilators, head boards, studs and posts between windows and interior lining. Generally, the exterior cladding of the house is in good condition. We have not noticed cracked panels or deflected structure. The building appears to be very sturdy and well maintained. Some sliding doors of the ventilators are damaged from extensive use. Generally, the ventilators are equipped with rudimentary bug screens and metal door handles. The interior lining is made of a particle board, scored and painted white, thus contrasting with the post and rail supports. As far as we know, there is little insulation in the exterior walls nor is there an air/vapor barrier.

Figure 96: Wall panels, louvers, windows and transom

Figure 97: Interior finish panel with forced air grill

Figure 98: Exterior wall panels

Figure 99: Continuous louver

Figure 100: Sliding panel door ventilator

1.6: Bedroom Balcony

On the north and east side of the house, small portions of the main floor roofs are accessible from the two secondary bedrooms as well as the hall. A precarious wooden railing runs along the edge of the roof overhang. The railing is slanted toward the outside with a wide top plate and one horizontal board, thus exemplifying a typical minimalist design of the mid-century modern style, but do not conform to building code requirements. There is no finished surface onto the roofing felt. These roof surfaces are not apparently used frequently and may have been intended for maintenance only.

Figure 101: North side terrace

Figure 102: Second floor balcony

1.7: Internal Fireplace and Chimney

The random field stone clad fireplace stands between the living room and the dining room, with separate hearths facing both rooms. A bookshelf was added on one side of the masonry fireplace. The masonry monolith is set at an angle of its own, neither corresponding to the orientation of the living room walls nor the dining room walls. This peculiar angle of the chimney shaft is carried through the house, the second floor bedroom and above the roof. The exposed chimney shaft is made of concrete blocks; the side exhaust openings are located on the southwest and northeast faces of the chimney. The fireplace masonry is in good condition but the exposed concrete block chimney in fair condition.

Figure 103: Living Room fireplace facing the deck

Figure 104: Living Room fireplace facing the Dining room

Figure 105: Chimney shaft trough bedroom

Figure 106: Chimney shaft facing south

Figure 107: Chimney shaft facing eat

1.8: Exterior doors

Exterior doors are significant in this house for giving access to the three outdoor spaces. The front has a solid wood door with a distinctive scored pattern, original hardware, and a transom lite. The dining room has a double door fully glazed with transom and side lites. The storage door on the east side is half glazed with side windows. The second-floor bedroom and hall doors are solid wood doors with side windows. All the doors are in good condition, especially the front door.

Figure 108: Front door

Figure 109: Original hardware

Figure 110: Bedroom B door

Figure 111: Dining room door

Figure 112: Storage door

1.9: Windows

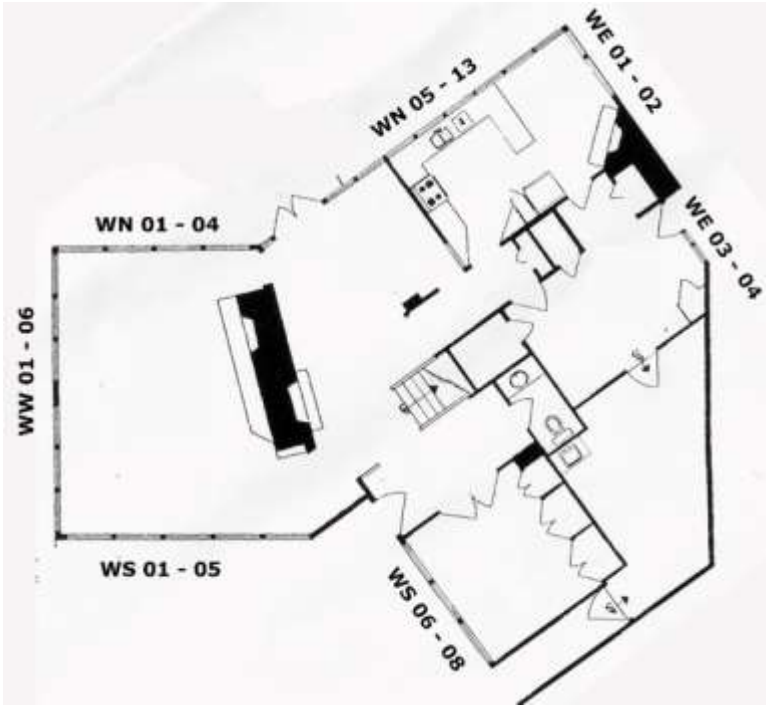

Figure 113: Main floor windows

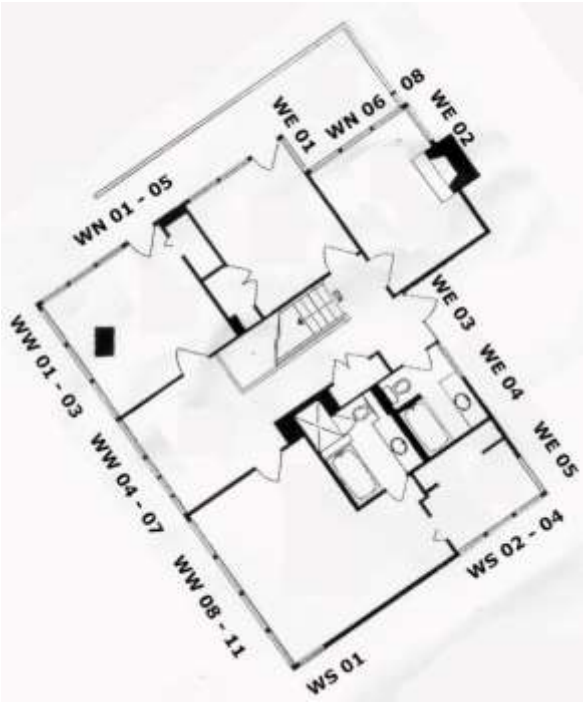

Figure 114: Mai floor windows

SOUTH	LOCATION	WINDOW TYPE
Main WS 01	Living Room	Fixed with transom
Main WS 02	Living Room	Fixed with transom
Main WS 03	Living Room	Fixed with transom
Main WS 04	Living Room	Fixed with transom
Main WS 05	Living Room	Fixed with transom
Main WS 06	Den - Office	Fixed with transom
Main WS 07	Den - Office	Fixed with transom
Main WS 08	Den - Office	Fixed with transom
Second WS 01	Master Bdrm	Casement w/ transom
Second WS 02	Walk-in closet	Fixed with transom
Second WS 03	Walk-in closet	Fixed with transom
Second WS 04	Walk-in closet	Fixed with transom
WEST		
Main WW 01	Living Room	Fixed with transom
Main WW 02	Living Room	Fixed with transom
Main WW 03	Living Room	Fixed with transom
Main WW 04	Living Room	Fixed with transom
Main WW 05	Living Room	Fixed with transom
Main -WW 06	Living Room	Fixed with transom
Second WW 01	Bedroom	Fixed with transom
Second WW 02	Bedroom	Fixed with transom
Second WW 03	Bedroom	Fixed with transom
Second WW 04	Hall	Fixed with transom
Second WW 05	Hall	Casement w/ transom
Second WW 06	Hall	Fixed with transom
Second WW 07	Hall	Casement w/ transom
Second WW 08	Master Bdrm	Fixed with transom
Second WW 09	Master Bdrm	Fixed with transom
Second WW 10	Master Bdrm	Fixed with transom
Second WW 11	Master Bdrm	Fixed with transom

NORTH	LOCATION	WINDOW TYPE
Main WN 01	Living Room	Fixed with transom
Main WN 02	Living Room	Fixed with transom
Main WN 03	Living Room	Fixed with transom
Main WN 04	Living Room	Fixed with transom
Main WN 05	Dining Room	Fixed with transom
Main WN 06	Dining Room	Fixed with transom
Main WN 07	Dining Room	Fixed with transom
Main WN 08	Kitchen	Fixed
Main WN 09	Kitchen	Casement
Main WN 10	Kitchen	Fixed
Main WN 11	Kitchen	Fixed
Main WN 12	Breakfast	Fixed
Main WN 13	Breakfast	Fixed
Second WN 01	Bedroom A	Fixed with transom
Second WN 02	Bedroom A	Fixed with transom
Second WN 03	Bedroom A	Fixed with transom
Second WN 04	Bedroom B	Fixed
Second WN 05	Bedroom B	Fixed
Second WN 06	Family Room	Fixed
Second WN 07	Family Room	Fixed
Second WN 08	Family Room	Fixed
EAST		
Main WE 01	Breakfast	Casement
Main WE 02	Breakfast	Fixed
Main WE 03	Family Room	Casement w/ transom
Main WE 04	Family Room	Casement w/ transom
Second WE 01	Bedroom B	Fixed
Second WE 02	Family Room	Fixed
Second WE 03	Hall	Fixed
Second WE 04	Bathroom	Fixed
Second WE 05	Walk-in closet	Casement w/ transom

Most of the windows at the Stewart-Lough House are fixed with double glazed with sealed units. Casement windows are strategically located for cross ventilation. The top of windows are generally lining up leaving the transom lites to mediate the slope of the roof. The windows are framed with posts and rails; there are minimum sills and no casing, inside or outside. The windows are in good condition throughout the house.

Figure 115: West side windows with transom WW 01 – WW 06

Figure 116: Living Room windows with transom WW 01 – WW 03

Figure 117: Kitchen and Breakfast windows WN 05 - 13

Figure 118: Living Room fixed windows WS 01 - 05

Figure 119: WS 03 – 04 Fixed window sill

Figure 120: Storage door and window WE 03 -04

Figure 121: Casement opening

Figure 122: Fixed window head WS 01

1.10: Residential floors

There have been very few changes to the original interiors, except for the main stair balustrade, and the kitchen white painted posts and beams. The kitchen ceiling has been reinforced with steel members; as a result, the kitchen has been repainted including posts and beam, as well as the inside frame of the windows. The style of the stair balustrade is Spanish revival and completely incongruous with the mid-modern style of the house. Some improvements in keeping with the style of the house have also been implemented such as the new wood floors replacing the original carpet. New decorative tiles have been added on concrete block surfaces in the living dining room and entrance hall. A skylight may also have been added in the second-floor hall. The interiors are in good condition.

Figure 123: Kitchen structure painted white

Figure 124: Steel structural member reinforcing the kitchen ceiling

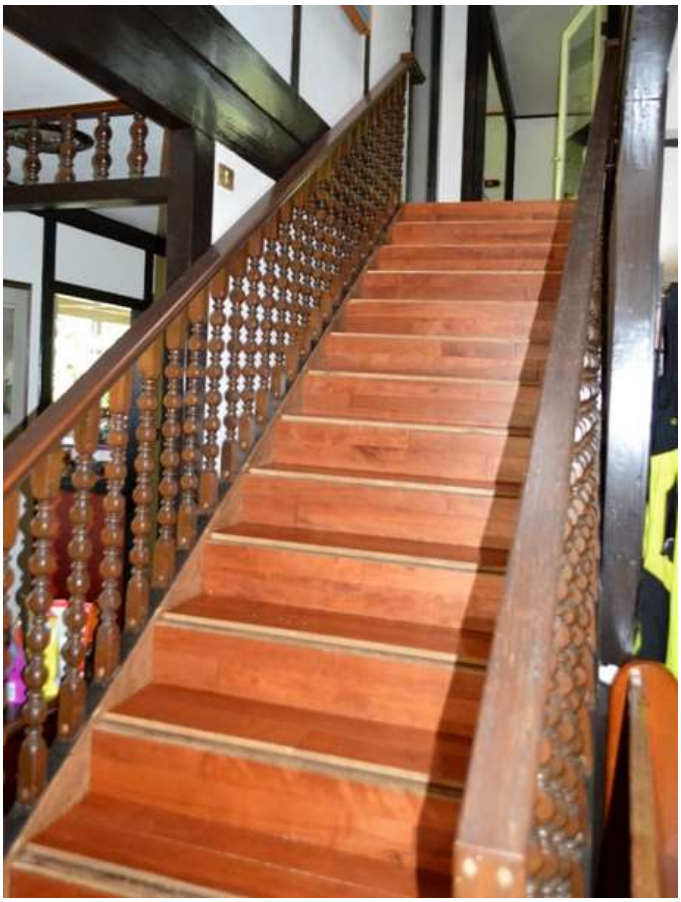

Figure 125: Main stair balustrade

Figure 126: Staircase guards and balustrade

Figure 127: New wood floor

Figure 128: New decorative tiles

Figure 129: Second floor hall skylight

2. Recommendations

The following recommendations are based on accepted conservation principles found in "*The Standards and Guidelines for the Conservation of Historic Places in Canada*". These recommendations prescribe strategies to preserve, rehabilitate and/or restore the character-defining elements, listed in the *Statement of Significance*, and any part of the property that would impact the historic place. The recommendations do not necessarily apply to immediate interventions but may apply to future work, some of which will be ongoing maintenance work.

- ***Preservation*** refers to Character-defining elements, original or recent, recommended to be maintained.
- ***Rehabilitation*** refers to repair and consolidation of existing Character-defining elements as well as the interventions to existing character elements added in a recent past.
- ***Restoration*** refers to replacement of elements including literal reconstruction or inspired by known past residential design of the same style and appropriate historic models found in Vancouver.

These recommendations are pertaining to the Character-defining elements of the house, but may include considerations for the property in general.

1. **Property;** *Restoration*: The view of Stewart-Lough house from the lower Larson Place should be maintained. The relationship of the house to upper and lower Larson Place should be also maintained. The view down the escarpment should be clear of any large structure, especially extensive relentless roofs. Additions to the site should be distinct and compatible, including style, material and colours. The existing "Historic Place" should be perceived as a whole. The grounds should be clear of debris.

2. **Landscaping;** *Rehabilitation:* Defined outdoor areas around the house should be maintained; distinctive material and surfaces of each outdoor spaces, such as lawn, flag stones and wood deck, should be rehabilitated and maintained consistently with existing material.

   The circular metal railing on the north side of the house should be maintained and refurbished; the rust should be removed, the surfaces cleaned, the railing stabilized and refinished in matching colour. Flag stone surfaces on the north side of the house should be extended to the entire space defined by the circular metal railing. The wood deck structure should be reviewed by a qualified engineer, especially the 1970's deck extension; the removal of the 1970's deck extension should be considered. The deck floor should be reviewed and repaired where required with matching material, in kind, size and profile. Replacing the existing wood railing with a lighter metal one should also be considered. The concrete walkway from the deck to the entrance, and street should be kept and the existing lawn maintained. Loose and cracked concrete should be repaired if possible or replaced in parts with matching material. Steps from the walkway to the wooden deck, and the street should be maintained. The stone steps to the street should be rehabilitated with matching material. Stone walls and stair features should be rehabilitated with matching material, in size and design. Outdoor spaces should be clear of debris, extraneous tools and furniture.

   The embankment on the east side of the house should be maintained. The stones slope should be stabilized and drainage reviewed to avoid rockslides. The sloping grounds of the escarpment on the west side of the house should be cleaned of dead branches and wild invasive plants. Consideration should be given to planting new trees of native species; the property should have a character consistent with the rest of the neighbourhood.

3. **Massing;** *Preservation*: The massing features of the house should be preserved. The extensive roof overhang, the glazed living room pavilion and the skewed geometry of the two roofs, set back and exposed crawl space, should be preserved. Additions compromising the main features of the exterior should not be considered. The character of the house relies on the lightness of its geometry, the slender structures and the amount of glazing. Obstructions to these features would be a depreciation of the house character.

4. **Roofs**; *Rehabilitation*: The low pitch roofing of the Stewart-Lough House should be reviewed by a qualified roof inspector for potential ponding. All areas of the roofs should have enough slope to efficiently evacuate the rain water. The roofing membrane should be replaced at the end of its usable life with an appropriate roofing system

resistant to Ultra-violent light, vegetal growth, and falling branches. Flashing and edge curbs should also be reviewed. The thickness of the roof assembly should remain the same as existing, therefore there should not be additional insulation on top or below the existing roof assembly in order to maintain the slender appearance of the hovering roofs. Rain water evacuation drainage system should be reviewed and repaired if damaged, including the rain water leaders on the north side of the house. The rain water leaders should be matching and compatible with the style of the house.

5. **Soffits;** *Rehabilitation*: The roof overhang plastered fiber board soffits should be reviewed for their stability, moisture content, and content of hazardous material. The effectiveness of the punched metal vents should also be reviewed. The metal vents should be removed, cleaned, stripped and refinished. Damaged metal vents should be replaced with matching material.

6. **Fascia boards;** *Rehabilitation/preservation*: The roof facia boards should be refinished since paint is pealing and chipping at several locations. Paint colour should match the existing. Damaged boards should be replaced with matching material, in kind, size and profile; entire lengths should be provided; patching is not acceptable.

7. **Rafters:** *Preservation:* Exposed continuous rafters inside and outside should be preserved. The colour and finish of the rafters should be maintained as existing. The rafter tail profile should be preserved. Damaged rafters should be replaced with material matching the existing, in kind, size and profile; localized repairs are acceptable in the case of rafters.

8. **Structure:** *Preservation:* The post and beam structure should be reviewed for deflection, cacks, and stress by a qualified structural engineer. Replacement of structural members, if required, should be reviewed by a qualified structural engineer and the heritage consultant.

9. **Footings**: *Preservation/Rehabilitation*: Footings should meet the requirements to resist seismic events. The position of the footings should be preserved and only minimum changes to size and profile of the footing are acceptable. Stability of the existing footing material should be reviewed by a qualified structural engineer.

10. **Crawl space:** *Rehabilitation:* The hovering of the house over the land is manifested by the open crawl spaces at the northeastern corner of the structure. The crawl space should be free of debris and should not be used for storage. Posts and beams supporting the house should be visible where possible. The tail ends of the main floor beams should be preserved and repaired if damaged with matching material and profile. The ground under the house should be kept dry. The drainage system around the footings should be reviewed and improved if deficient.

11. **Bedroom balcony;** *Rehabilitation:* The deck surface of the bedroom balcony should be suitable for walking. Paving material is not necessary but a durable mod-bit or PVC surface is acceptable, as long as it meets environmental standards. Any significant additional load should be reviewed by a structural engineer. The guard should conform to the building regulations while maintaining its streamline profile and minimalist design. Horizontal wires or plate glass infill may be used to improve the safety of the guard. Building authorities should review the improvements and approve its construction; a qualified structural engineer should also review the guard design for its stability and loading.

12. **Exterior panelling**; *Rehabilitation/Restoration:* The exterior wall assembly should be preserved. Repairs to the exterior walls should only include matching material and composition. If insulation is found inside the wall a review by a building envelope specialist should be considered; a hazardous material investigation should also be initiated.

13. **Ventilators:** *Rehabilitation*: Ventilator doors, sliding operation, and hardware should be reviewed, rehabilitated and refinished with matching material, in kind, size and profile. Numbers and locations of ventilators should be

preserved. Bug screens should also be repaired where needed. The continuous wooden louvers in front of the ventilators should be dismantled if required, cleaned and refinished to allow free movement of air through ventilators. The exterior wooden louvers should be maintained; missing lengths should be replaced with matching material, in kind, size, and profile. Unless a different original colour is found, the paint colour should be the same as the existing.

14. **Windows**; *Preservation/rehabilitation:* Windows and transom lites should be reviewed by a qualified window specialist. Leaking sealed units should be replaced and replacement installed in the same manner as existing. Window sill, and casings should remain the same as existing. The location and number of casement windows should be maintained. Casement windows should be reviewed and their smooth operation rehabilitated if required. Window frames should be refinished where needed, matching existing lustre and colour.

15. **Exterior doors:** *Preservation:* The front door should be preserved including its finish and hardware. The transom lite should be maintained as found. Other exterior doors should be maintained and refinished if required. Smooth operation of doors should be reviewed and rehabilitated where needed. Location and type of exterior doors should remain the same as existing.

16. **Internal brick chimney;** *Rehabilitation:* The main fireplace between the living room and the dining room should be preserved, including its skewed orientation. Consider maintaining concrete block surfaces since the "brutalism" is a hallmark of the period. The chimney shaft through the house should be maintained and free-standing, as currently existing. The exterior chimney exposed above the roof should be rehabilitated; damaged concrete blocks should be replaced with matching material, in kind, size and profile. The design of the chimney cap should be maintained. If the fireplace is to be operational, the height of the exposed shaft above the roof should conform to current standards, without altering the design of the existing chimney cap.

17. **Interiors**; *Restoration:* Consideration should be given to replacing the main stair balustrade with an appropriate modern design. The current wooden balustrade along the stair stringer and guard at the second-floor opening is incongruous to the style of the house. If a new balustrade design is considered, please submit to the heritage consultant for advice. The kitchen post and beams, as well as the window interior have been painted white, incongruous to the rest of the house, where there is a marked contrast between structure and paneling. The exposed rafters, window posts, rails and sills should be dark brown consistent with the rest of the house.

18. **Painting**: *Preservation:* The interior and exterior dark brown colour of the posts, beams, window frames, rails and sills should be preserved, the white colour of exterior and interior panelling should also be maintained, since they may be original. The dark slate colour of the roof fascia boards should also be maintained. Unless proven differently, we are of the opinion that these colours, paint and/or stain, are original, although it is likely that the colour may have been altered due to ultra-violet exposure. Discovery of colour under existing coats should be reported to heritage consultant.

19. **Site review**: We recommend that a Heritage specialist be retained to perform periodic site review when alterations are in progress in order to ensure the integrity of the historic fabric. The consultant should also be advised of any discoveries on site in order to adjust the conservation strategy, if deemed necessary.

3. Review of the proposed development:

TO FOLLOW

END OF CONSERVATION PLAN

APPENDIX:

A1: Standards and Guidelines for the Conservation of Historic Places in Canada *excerpt*

The Standards for the Conservation of Historic Places in Canada are intended to promote responsible conservation practices that help protect Canada's irreplaceable historic places. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about which features of a historic place should be maintained, and which can be altered.

Applying the Standards

Conservation in the context of these Standards refers to retaining the heritage value of historic places and extending their physical life. Retaining the heritage value of historic places is primarily ensured through *interventions* that have a physical effect on the tangible elements of a historic place that do not obscure damage or destroy character-defining elements. The latter consist of the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of the historic place. It is useful to consider conservation under three distinct headings: *Preservation*, *Rehabilitation* and *Restoration,* while recognizing that a given conservation project will often include a combination of these activities.

Preservation involves protecting, maintaining and stabilizing the existing form, material and integrity of a historic place, or of an individual component, while protecting its heritage value. There are nine Standards relating to *Preservation,* and they must all be applied to a *Preservation* project. Since protection, maintenance and stabilization are at the core of *all* conservation projects, all nine *Preservation* Standards must be applied to *any* conservation project.

Preservation should be considered as the primary treatment when (a) the historic place's materials, features and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; (b) depiction during a particular period in its history is not appropriate; and (c) a continuing or new use does not require extensive alterations or additions. *Preservation* tends to be the most cautious of the conservation treatments and retains the most materials. It is therefore most appropriate when heritage values related to physical materials dominate. A plan for Preservation should be developed before work is undertaken.

Rehabilitation involves the sensitive adaptation of a historic place or of an individual component for a continuing or compatible contemporary use, while protecting its heritage value. This is achieved through repairs, alterations and/or additions. Three Standards relate to *Rehabilitation* and all three must be applied to a *Rehabilitation* project, in addition to the nine Preservation Standards.

Rehabilitation should be considered as the primary treatment when (a) repair or replacement of deteriorated features is necessary; (b) alterations or additions to the historic place are planned for a new or continued use; and (c) its depiction during a particular period in its history is not appropriate. *Rehabilitation* can revitalize historical relationships and settings and is therefore most appropriate when heritage values related to the context of the historic place dominate. A plan for *Rehabilitation* should be developed before work begins.

Restoration involves 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, as accurately as possible, while protecting its heritage value. Two Standards relate to *Restoration,* both of which must be applied to a *Restoration* project, in addition to the nine *Preservation* Standards.

Restoration may be considered as the primary treatment when (a) the significance of a historic place during a particular period in its history *significantly* outweighs the potential loss of existing materials, features and spaces from other periods; (b) there is substantial physical and documentary or oral evidence to accurately carry out the work; and (c) contemporary alterations and additions are not planned. *Restoration* is most appropriate when strong associative or symbolic heritage values have been obscured and can be revealed through removals, repairs and replacements based on detailed historical evidence. Before the work begins, a particular period (i.e., the restoration period) must be selected and justified, and a plan for *Restoration* should be developed.

General Standards (all projects)

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

2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.

3. Conserve *heritage value* by adopting an approach calling for *minimal intervention.*

4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.

5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements.*

6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.

7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an *intervention.*

8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements,* where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place,* and identifiable 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 or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of 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.

A2- Building Code Equivalencies

Excerpts from the BC Heritage Branch Web site:

The B.C. Building Code is a regulation made under the Municipal Act. It is based, in large measure, on the National Building Code of Canada. The code is essentially a set of minimum provisions respecting the safety of buildings with reference to public health, fire protection and structural sufficiency. It is not intended to be a textbook on building design, advice on which should be sought from qualified sources. Its primary purpose is the promotion of public safety through the application of appropriate uniform building standards.

The Building Code Recognizes Heritage Buildings. The B.C. Building Code defines heritage buildings as the following: Heritage buildings are buildings that are legally recognized by the Province or local government as having historic, architectural or cultural value for the Province or their communities. To qualify as a heritage building under the Building Code, a building must be designated or recognized by the Province or the municipality where the site is located.

There are relaxations in the Building Code for Heritage Buildings. The B.C. Building Code supplies a table of "Alternate Compliance Methods" for heritage buildings. The Building Code states:

It is generally recognized that the Building Code was primarily written for new construction and provides for a performance level that is significantly higher than what exists for many older buildings. To apply present Building Code requirements to existing buildings, in many cases, is impractical and with Heritage Building may compromise historic appearances or authenticity. Therefore, the Table of Alternate Compliance Methods was developed to provide alternate methods for complying with the performance level intended by the Building Code.

For Alternate Compliance Methods Table: Contact your local major bookstore or visit the reference section at your local library for a copy of the "B.C. Building Code".

A3- BC Energy Efficiency Act

Heritage BC post (updated October 2022)

New regulations for the manufacture of windows, doors and skylights in B.C. took effect in 2009. Brought in under the BC Energy Efficiency Act, the regulations are part of a broad provincial strategy to reduce energy consumption in buildings. While designated buildings, thus buildings included in the heritage register by the Council under the Vancouver Charter, are exempt from the regulations, other heritage buildings are not. Existing windows and doors in heritage buildings may be refurbished without reference to the regulations, but replacement windows and doors will have to conform to the new rules. This includes storm windows.

A4- MAINTENANCE

In keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), a maintenance program should be implemented ensuring the good condition and the longevity of the historic site. Vigilance and constancy are essential dispositions in maintaining an historic site.

Light cleaning and minor repairs can be achieved on a regular basis. Major repairs, alterations and changes to the appearance of the historic site require a Heritage Alteration Permit issued by the City. http://vancouver.ca/home-property-development/heritage-alteration-permit.aspx

All interventions to the character-defining elements of a historic site must comply with the *Standards and Guidelines for the Conservation of Historic Places in Canada (2010).* The following is an inspection checklist to help the owner and/or care-taker of the historic site to identify potential problems with his/her property; this is not an exhaustive list and is meant as a general guide of some of the type of issues met as a normal life-cycle of a residential property:

Site:

Drainage; rain run-off away from the building foundations, sidewalks and neighbours
Dampness: excessive accumulation of dampness harboured in crawl spaces
Roots: assailing of roots onto structures and waterproof membranes
Trees: organic droppings on roofs and eavestroughs from adjacent trees
Branches: friction and intrusion of branches onto buildings elements
Plants: crowding of exterior walls and surfaces by plants and vines
Paving: cracks and organic growth in paving stones and pavements
Steps: level and railing safe and secure
Services: safe and minimum number of exposed conduits and wires
Vermin: hoarding of material harbouring insects and vermin
Critters: enclosed spaces secured from easy access
Birds: roosting ledges subject to guano accumulation

Foundation:

Walls: exposed foundation walls may cause water penetration
Spalling: cracks and dislodged parging material
Movement: foundation walls shrinking and/or settling
Slanting: crooked and slipping footings due to unstable ground
Level: uneven foundation due to irregular settlement
Deflection: sagging transom and lintels due to unstable structure
Salt: presence of efflorescence in foundation walls
Moisture: rising dampness around foundations indicates poor drainage
Ponding; puddles adjacent to building will find its way into walls
Spray: splashing of water onto building causes deterioration

Exterior woodwork:

Grade: soiling of siding may be caused by water absorption at grade
Condensation: surface temperature difference creates condensation
Fungi: evidence of surface mold and/or moss is caused by dampness
Climate: bleached and/or soiled due to environmental conditions
Shape: dimensional deformation and warping of planks and lumber
Split: cracked wood and fallen knots indicates movement and dryness

Surface: soiling by rust, mildew or bleeding may require refinishing
Fasteners: rust and displaced nails and screws indicates movement
Joints: opened joints between wood members indicates movement and/or shrinkage
Paint: blistering, alligatoring and peeling caused by age, application or layering

Doors and Windows:

Glass: missing or broken
Putty: missing or aged putty may indicate loose glass
Vents: ease of sash operation and condition of hardware
Condensation: surface deterioration may be due to condensation
Frame: dimensional deformation and warping of frame prevent smooth operation
Head: rain water wash may be due to missing or ineffective top flashing
Sills: weathering sills may be due to soiling and sitting rain water
Drip: rain water wash below window may be due to missing or defective drip
Sealant: missing or aged sealant between siding and frames may cause leaks
Weather-stripping: continuous weather-stripping is effective in keeping weather out
Hardware: locks, latches and closers functioning properly

Flashing and eavestroughs:

Flashing: missing or defective at top of ledges, walls adjacent to roofs, chimneys, roof valleys and ridges
Eavestroughs: secure, continuous and allowing easy flow; watertight and connected to downspout
Rain water leader: continuous and watertight evacuating into drainage system away from building

Roof:

Surface: moss and soiling is visible when the roofing membrane or shingles holds humidity
Eaves: the leading edge is wet when water accumulates and ponds at eaves
Shingles: displacement of shingles indicates poor fastening
Popping: nails and/or screws protruding indicates movement
Flashing: continuity of flashing at area of discharge
Woodwork: damage from leaks at closed soffits, barge board and roof trim

Attic:

Insulation: wet insulation indicates roof leaks or missing vapour barrier
Ceiling: soiled gypsum boards at upper ceiling indicates leak or condensation
Ventilation: excessive humidity in attic indicates lack of ventilation
Birds: guano in the attic indicates presence of rodents or birds
Structure: structural movement causes roof leaks

Basement:

Floor: cracked floor indicates ground water and/or movement
Wall: wet surface indicate condensation and/or ponding against foundation walls

Cleaning:

Method: use non-abrasive cloth and soap to clean exterior elements of historic si**te**