

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

A Bylaw to Enter into a Heritage Revitalization Agreement  
(19739 McNeil Road)

---

**WHEREAS**, it is deemed expedient to enter into a Heritage Revitalization Agreement Bylaw 2780, 2017; AND

**WHEREAS** the property at 19739 McNeil Road, known as the McElhinney Residence, is listed on the City's Heritage Register and has heritage value; and

**WHEREAS** the City of Pitt Meadows and the Owner of the property at 19739 McNeil Road wish to enter into a Heritage Revitalization Agreement in respect of the property to ensure conservation of the property;

**NOW THEREFORE**, the Council of the City of Pitt Meadows in open meeting assembled, ENACTS AS FOLLOWS:

**PART 1 CITATION**

- 1.1 This bylaw may be cited as **City of Pitt Meadows Heritage Revitalization Agreement Bylaw No. 2780, 2017;**

**PART 2 SEVERABILITY**

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

**PART 3 HERITAGE REVITALIZATION AGREEMENT**

- 3.1 The Municipal Council of the City of Pitt Meadows hereby authorizes the City of Pitt Meadows to enter into a Heritage Revitalization Agreement with Heidrun Bader for the property located at 19739 McNeil Road and legally described as: Lot 11 Sections 2, 3, 10 & 11 Township 40, New Westminster District Plan 2112 in the form of such Agreement attached to and forming part of this bylaw as Schedule "A".

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 2

READ a FIRST and SECOND time the 21<sup>st</sup> day of November, 2017.

PUBLIC HEARING held the     day of     , 2017.

READ a THIRD time the     day of     , 2017.

FINALLY CONSIDERED AND ADOPTED the     day of     , 2017.

---

Mayor John Becker

---

Corporate Officer Tina Penney

Page 3

# HERITAGE REVITALIZATION AGREEMENT FOR 19739 MCNEIL ROAD

(Pursuant to section 610 of the Local Government Act)

THIS AGREEMENT made the       day of       , 2017

**BETWEEN:**

THE CITY OF PITT MEADOWS  
12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

(The “City”)

AND:

HEIDRUN BADER  
19739 McNeil Road  
Pitt Meadows, BC V3Y 1Z1

(The “Owner”)

WHEREAS:

- A. A local government, may, by bylaw, enter into a heritage revitalization agreement with the owner of heritage property pursuant to section 610 of the *Local Government Act*;
- B. The Owner is the registered owner of that parcel of land, lying and being in the Municipality of the City of Pitt Meadows, in the Province of British Columbia, referred to as “the Lands” and more particularly known and described as:

Legal Description: Lot 11 Sections 2, 3, 10 & 11 Township 40, New Westminster District Plan 2112

Parcel Identifier: 012-517-062

Civic Address: 19739 McNeil Road, Pitt Meadows, BC

**CITY OF PITT MEADOWS**  
**HERITAGE REVITALIZATION AGREEMENT**  
**BYLAW NO. 2780, 2017**

Page 4

- C. The Lands are zoned General Agricultural (A-1);
- D. The Lands are located within the Provincial Agricultural Land Reserve and are subject to the regulations of the Agricultural Land Commission Act;
- E. A structure awarded full heritage designation under the *Local Government Act* supersedes the Agricultural Land Commission's mandate as set out in section 6 of the *Agricultural Land Commission Act*;
- F. Situate on the Lands is a dwelling constructed in circa 1910 known as the McElhinney Residence, which both the Owner and the City agree has significant heritage value that should be preserved;
- G. That the McElhinney Residence has been included on the City's Heritage Register since 2007 and is also included on the Provincial Register of Historic Places;
- H. The Owner has constructed an additional house on the property that is intended as the primary residence;
- I. The Owner wishes to retain the McElhinney Residence as a secondary farm house;
- J. Under Zoning Bylaw No. 2505, only one farm house is permitted on the lot;
- K. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or permit issued under Part 14 of the *Local Government Act*;
- L. Section 4.4.2 e) of the City's Official Community Plan states that "the City will consider offering incentives to encourage conservation, including zoning relaxations and Heritage Revitalization Agreements"; and
- M. The Owner and the City wish to preserve the McElhinney Residence and to provide for its preservation, rehabilitation, and maintenance in accordance with the terms of this Agreement, and have voluntarily agreed to enter into this Agreement setting out the terms and conditions by which the heritage value of the McElhinney Residence is to be preserved and protected, in return for specified variances to City bylaws.

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 5

NOW THEREFORE this Agreement witnesses that in consideration of the mutual promises exchanged in this agreement and for other good and valuable consideration (the receipt and sufficiency of which both parties acknowledge), the Owner and the City each covenant with the other pursuant to section 610 of the *Local Government Act*, as follows:

**1.0 DEFINITIONS**

1.1 In this Agreement the following words have the following meanings:

“Owner” includes a person who acquires an interest in the Lands and is thereby bound by this agreement, as referred to in this agreement.

“Preservation”, “Rehabilitation”, “Restoration” and “Maintenance” have their meanings defined in the Standards and Guidelines.

“Standards and Guidelines” means the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

“Director” means the person responsible for Community Services or their designate.

“McElhinney Residence” means the house located at 19739 McNeil Road that is identified on the City of Pitt Meadows Heritage Register.

**2.0 REDEVELOPMENT OF THE LANDS**

2.1 The Owner covenants and agrees with the City that it shall develop the Lands strictly in accordance with the terms of this agreement, and as required under the terms of any permit or approvals issued by the City respecting the development of or construction upon the Lands.

**3.0 OBLIGATION OF OWNER TO RESTORE AND CONSERVE MCELHINNEY RESIDENCE**

3.1 The parties agree that the McElhinney Residence has heritage value deserving of protection and conservation, and the Owner specifically agrees that the McElhinney Residence shall not be demolished in whole or in part, moved or removed, structurally altered, altered as to its façade or any other exterior element, or added to, except in accordance with the Heritage Conservation Plan prepared by Schueck Heritage Consulting,

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 6

completed in October 2017 and attached hereto as Appendix "A" (the "Conservation Plan").

- 3.2 The Owner covenants and agrees it shall preserve, rehabilitate, restore and maintain the McElhinney Residence in accordance with the Conservation Plan (the "Work").
- 3.3 Prior to the commencement of the Work the Owner shall obtain from the City all necessary permits and licenses from the City, including where necessary, and without limitation, a heritage alteration permit.
- 3.4 The Work shall be done at the Owner's sole expense in accordance with the Conservation Plan, and with generally accepted engineering, architectural, and heritage conservation practices.

If any conflict or ambiguity arises in the interpretation of the Conservation Plan, the parties agree that the conflict or ambiguity shall be resolved in accordance with the *Standards and Guidelines*.

- 3.5 The Owner shall, at its sole expense, engage a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia with membership in BCAHP or CAHP (the "Registered Professional") to oversee the work and to perform the duties set out in this Agreement.
- 3.6 The Registered Professional shall:
  - a) prior to commencement of the Work, provide to the City an executed and sealed Confirmation of Commitment in the form attached hereto as Appendix "B".
  - b) Erect on the Lands and keep erected throughout the course of Work a sign of sufficient size and visibility to effectively notify contractors and tradespersons entering onto the Lands that the Work involves protected heritage property and is being carried out for heritage conservation purposes;
  - c) obtain the City's approval for any changes to the Work, including any amended permits that may be required;
  - d) upon substantial completion of the Work, provide to the City an executed and sealed Certification of Compliance in the form attached hereto as Appendix "C"; and
  - e) notify the City within one business day if the Registered Professional's engagement by the Owners is terminated for any reason.

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 7

**4.0 TIMING OF WORK**

The Owner shall commence and complete all actions required for completion of the Work as set out in the Conservation Plan and in this Agreement within one year following the adoption of the Bylaw authorizing this Agreement.

**5.0 CONFORMITY WITH CITY BYLAWS**

5.1 Except with respect to a provision of a bylaw that is expressly varied by this Agreement, and only to the extent of the authorized variance, nothing contained or implied herein shall prejudice or affect the rights and powers of the City in the exercise of its functions under any public or private statutes, bylaws, order and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the parties.

**6.0 APPLICATION OF THIS AGREEMENT**

6.1 Unless otherwise stated, the terms and conditions of this Agreement respecting the McElhinney Residence apply only to the structure and exterior of the McElhinney Residence, including, without limitation, the walls, roof, and all exterior doors, windows, and architectural ornamentation.

**7.0 SPECIAL PERMIT REQUIRED FOR ALTERATIONS**

7.1 Following completion of the Work in accordance with this Agreement, the Owner shall not alter the heritage character of the exterior appearance of the McElhinney Residence, except as permitted by a heritage alteration permit issued by the City.

**8.0 BYLAW VARIANCES**

8.1 The following provisions of the City Bylaws are varied:

a) Zoning Bylaw No. 2505, as amended (the “Zoning Bylaw”)

i. Despite Section 8.1.3 a) of the Zoning Bylaw, the maximum density may be two farm houses per lot.

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 8

- ii. Despite Section 8.1.7 a) of the Zoning Bylaw, the minimum distance from a watercourse, key ditch, and constructed ditch may be 12 metres.

**9.0 CODE COMPLIANCE UPGRADES**

- 9.1 In addition to the work required by any applicable enactment, the Conservation Plan and pursuant to this Agreement, the alteration and restoration of the McElhinney Residence must include completion of the following:
  - a) Upgrading the entire McElhinney Residence to comply substantially with all applicable requirements of the British Columbia Building Code and the British Columbia Fire Code as required by the Director;

**10.0 BUILDING MAINTENANCE STANDARDS**

- 10.1 At all times the following substantial completion of the Work and pursuant to the Conservation Plan, the Owner shall:
  - a) maintain the exterior of the McElhinney Residence so as to present deterioration due to weather, rot, insects or rodents;
  - b) keep the exterior of the McElhinney Residence free from loose , rotted, or broken materials and objects;
  - c) keep all siding, window frames, railings, decks, stairs and other wood or metal materials on the exterior of the McElhinney Residence neatly finished and effectively protected from the elements by paint or stain;
  - d) maintain all architectural features of the McElhinney Residence in good repair and safe condition;
  - e) maintain all roofs, including fascia boards, soffits, cornices and flashings of the McElhinney Residence in a water-tight condition; and
  - f) Keep the Lands free from rubbish and debris, including any vehicle, trailer, boat or other object which is in a wrecked or derelict condition.

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 9

**11.0 DAMAGE OR DESTRUCTION BY FIRE OR OTHER PERILS**

- 11.1 In the event that the McElhinney Residence is damaged or destroyed to the extent of less than or equal to 75% of its value above its foundations, as determined by the Director, the Owner shall unless otherwise permitted in writing by the City, repair or reconstruct the McElhinney Residence subject to the issuance by the City of a heritage alteration permit or other lawful instrument of approval for buildings protected by way of a Heritage Revitalization Agreement, following which the Owner shall forthwith commence the repairs or reconstruction and complete the same within one year from the date of approval.
- 11.2 In the event that the McElhinney Residence is damaged or destroyed to the extent of more than 75% of its value above its foundations, as determined by the Director, the Owner may elect not to reconstruct the McElhinney Residence, in which case all use, density of use, and development of the Land shall thenceforth be in accordance with the Zoning Bylaw and all other applicable bylaws of the City. If the Owner does not elect to reconstruct the McElhinney Residence, in which case all use, density of use, and development of the Lands shall be in accordance with the Zoning Bylaw and all other applicable bylaws of the City. If the Owner does elect to reconstruct the McElhinney Residence, the reconstruction shall be subject to the issuance by the City of a heritage alteration permit or other lawful instrument of approval for buildings protected by way of Heritage Revitalization Agreement, following which the Owner shall forthwith commence the reconstruction and complete the same within one year from the date of approval.
- 11.3 DISAGREEMENTS REGARDING EXTENT OF DAMAGE
- a) Where the Owner disagrees with a determination by the Director for the City under either of sections 11.1 or 11.2, the Owner may at its cost and within 30 days of receipt of written notice of such determination submit to the City a written appraisal of the extent of damage above the foundation prepared by an insurance adjuster retained by the carrier of the current property insurance policy for the McElhinney Residence and licensed to practice in British Columbia under the *Financial Institutions Act*.
- b) The City shall within 30 days of receipt of the appraisal prepared by the said insurance adjuster notify the Owner in writing as to whether or not it accepts the findings of the appraisal.

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 10

- c) In the event that the City notifies the Owner that it does not accept the finding of the appraisal, the matter of the extent of the damage above the foundation shall be determined by binding arbitration by a single arbitrator under the *Arbitration Act*.

**12.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE**

- 12.1 Notice of this Agreement will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 610 of the Local Government Act, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of this Notice.

**13.0 NOTICE OF DEFAULT**

- 13.1 In the event that the Owner is in breach of or in default with respect to any term of this Agreement, the City may:
  - a) By registered mail; or
  - b) By hand delivery,

To the address of the Owner as shown on the most recent revised assessment roll within the meaning of the Assessment Act, give the Owner written notice of the breach or default and the Owner shall remedy the same within thirty (30) days of the date of receipt of the notice, or within such longer time as the City may in its discretion specify in the notice, or in writing upon subsequent application by the Owner. If the Owner fails or neglects to remedy the breach or default, without derogating from the ability of the City to seek and obtain from a court an order for specific performance, or from any other contract enforcement option, the City may by bylaw cancel this Agreement and the Owner shall for all purposes, including the satisfaction of any requirement set out in the Local Government Act, be deemed to have consented to such cancellation and shall ensure that all use and density of use of the Lands and the McElhinney Residence shall thenceforth be in accordance with the Zoning Bylaw and all other applicable bylaws of the City.

- 13.2 A notice under section 13.1 shall be deemed to have been received by the Owner 72 hours after the time of mailing or, if hand-delivered, upon the date of delivery.

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 11

**14.0 PROPERTY INSURANCE**

- 14.1 The Owner agrees to maintain at all times for the McElhinney Residence, at full replacement value, insurance against all risks of physical loss or damage from all insurable perils including but not limited to fire, earthquake, water escape and flooding.

**15.0 NO WAIVER UNLESS EXPRESSLY AGREED**

Except as specifically agreed in writing, no action or failure to act by the City shall constitute a waiver of any right or duty afforded it under this Agreement, nor any such action or failure to act constitute an approval, waiver or acquiescence in or of any breach or default hereunder.

**16.0 ENFORCEMENT BY CITY**

- 16.1 The parties agree that the enforcement of this Agreement shall be entirely within the discretion of the City and that the execution and registration of this Agreement shall not be interpreted as creating any duty on the part of the City to the Owner or to any other person to enforce any provision or the breach of any provision of this Agreement.

**17.0 INDEMNIFICATION AND RELEASE**

- 17.1 The Owner hereby releases, absolves and forever discharges the City, its officers and employees, from any and all claims, causes of action, actions, suits, proceedings and demands of any nature whatsoever which the Owner has or may have for any loss, damage, death or injury sustained by the Owner, arising directly or indirectly out of this agreement.
- 17.2 The Owner shall indemnify and save harmless the City, its officers and employees, from and against all claims, causes of action, actions, suits, proceedings and demands of any nature whatsoever and by whomever made, brought, or prosecuted, directly or indirectly arising out of or related to, occasioned by or attributed to a breach of any provision of this Agreement to be performed by the Owner, her agents or contractors.

**18.0 NO PARTNERSHIP OR JOINT VENTURE**

- 18.1 The parties agree that nothing contained herein creates a relation between the parties of partnership, joint venture or agency.

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 12

**19.0 PERSONAL LIABILITY LIMITED TO PERIOD OF OWNERSHIP**

19.1 The Owner covenants and agrees that for it, his heirs, administrators, executors, successors and assigns, that he will at all times perform and observe the requirements and restrictions hereinbefore set out but that with the exception of sections 17.1 they shall be binding on the Owner as personal covenants only during the period of his ownership of any interest in the Land.

**20.0 GENERAL**

20.1 Time shall be the essence of this Agreement.

20.2 The Owner shall execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City, acting reasonably, to give full effect to the intent of this Agreement.

20.3 The Owners shall not assign their interest in the Agreement within the consent in writing of the City.

20.4 This Agreement shall enure to the benefit of and be binding upon the Owner and successors, trustees and permitted assigns and all parties claiming through them, and this Agreement shall charge and run with the Land and enure to the benefit of and be binding upon the owners from time to time of the Land and his respective heirs, executors, administrators, trustees and successors and all parties claiming through them.

20.5 It is mutually understood and agreed between the parties that neither the Owner nor the City has made any representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

20.6 If any portion of this Agreement is declared invalid by a court of competent jurisdiction the remainder, provided that the invalid portion is not found by the court to be an integral part thereof, shall continue in full force and be construed as if the Agreement has been executed without the invalid portion.

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 13

- 20.7 Wherever the expressions “Owner” and “City” and the masculine gender are used herein, the same shall be construed to mean the plural, feminine or body corporate or politic were the contest or the parties so require, and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.
- 20.8 Any bylaw or statute referred to herein is a reference to a bylaw or statute of the City or the Province of British Columbia, respectively, as amended, revised, consolidated or replaced from time to time.
- 20.9 The paragraph or section headings contained in the Agreement are for convenience only and do not purport to define, limit, or extend the scope or intent of the language of the paragraphs to which they pertain.
- 20.10 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 20.11 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 20.12 Each of the parties will do, execute, and deliver or cause to be done, executed and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 20.13 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 20.14 This Agreement may be amended from time to time upon terms and conditions mutually acceptable to the City and the Owner only if the amendments are in writing and executed by the parties hereto and only if the amendments are authorized by bylaw of the City.

**CITY OF PITT MEADOWS  
HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2780, 2017**

Page 14

IN WITNESS WHEREOF the parties have executed this Agreement as of the day, month and year first above written.

---

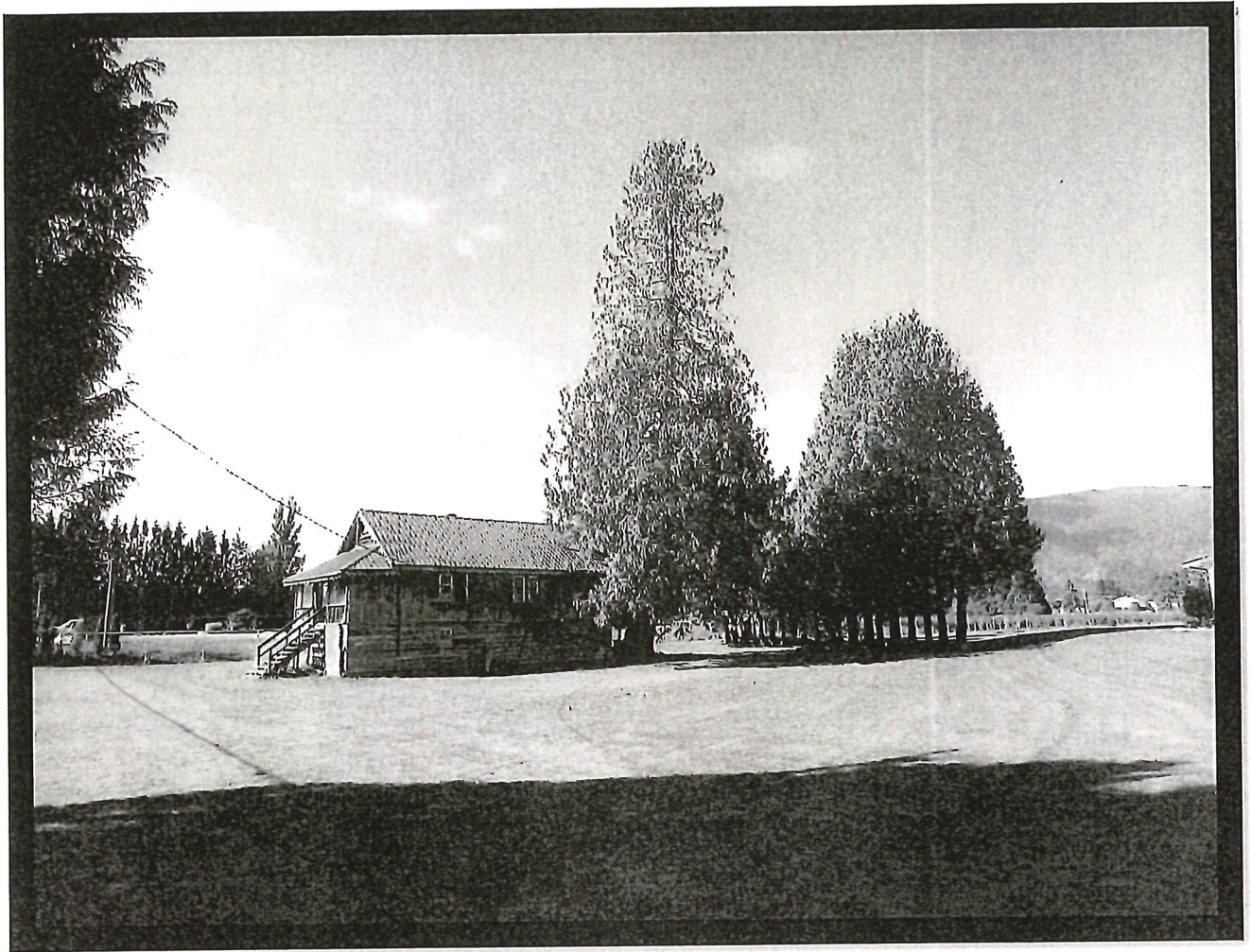
John Becker, Mayor

---

Tina Penney, Corporate Officer

Appendices:

- A. Heritage Conservation Plan prepared by Schueck Heritage Consulting, October 2017;
- B. Confirmation of Commitment;
- C. Certification of Compliance.



The McElhinney Residence  
19740 McNeil Road: Pitt Meadows, British Columbia

## HERITAGE CONSERVATION PLAN

October 2017

## Schueck Heritage Consulting

## Table of Contents

1.0	Introduction.....	4
2.0	Report Scope .....	4
3.0	Definitions .....	5
4.0	Location of Historic Site.....	6
5.0	Historic Background .....	6
6.0	Context .....	6
7.0	Statement of Significance.....	8
8.0	Conservation Plan.....	10
8.1	Heritage Conservation Standards.....	10
8.2	Site and Landscaping .....	11
8.3	Foundation .....	12
8.4	Wood Siding .....	12
8.5	Brick Facade.....	13
8.6	Windows.....	14
8.7	Front Porch.....	18
8.8	Exterior Doors.....	19
8.9	Decorative Barge Boards.....	20
8.10	Roof .....	21
8.11	Chimney.....	21
8.12	Gutters/Rain Water Leaders .....	22
8.13	Colour Scheme .....	22
9.0	Maintenance Plan.....	24
10.0	General Standards for Preservation, Rehabilitation and Restoration Approaches .....	25
11.0	Research and Sources: .....	27
11.1	Pitt Meadows .....	27
11.2	Heritage Register .....	27
11.3	McElhinney Family .....	28
11.4	Clayburn Brick.....	29

## 1.0 Introduction

The McElhinney Residence at 19740 McNeil Road, constructed in c. 1920, has heritage significance on a community and regional basis.

The City of Pitt Meadows has received an application for a Heritage Revitalization Agreement that would allow the existence of a second dwelling on the property (an existing situation as there is a newer dwelling on the property, constructed in 2016).

The intent of this Heritage Conservation Plan is to provide guidance for the restoration and maintenance of the McElhinney Residence in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada.

## 2.0 Report Scope

The Heritage Conservation Plan (HCP) includes a Statement of Significance (SOS), which describes why this building has heritage significance and which also identifies the specific elements of the building that need to be retained in order for the heritage significance to remain. The HCP also includes an element-by-element description and approach, as well as a maintenance schedule which should be followed once the project has been completed.

A site visit was conducted on September 26, 2017 with the owners, at which point the building was visually assessed, photographed, and the proposed project was discussed. All photographs included in this report are by the report author unless otherwise indicated.



### 3.0 Definitions

The heritage conservation approach of a place first requires an understanding of why that place is important. As part of this understanding, there are some key definitions that are helpful to know as they are used frequently in this report.

*Conservation:* all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.

*Historic Place:* a structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

*Heritage Conservation Plan:* a document that provides direction in the heritage conservation of a place, with guidance on specific elements of the place. Often forms part of the legal documentation for a Heritage Revitalization Agreement.

*Statement of Significance:* a statement that describes the historic place and that identifies the heritage value and character-defining elements of the historic place.

*Heritage Value:* the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

*Character-defining Element:* the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value.

## 4.0 Location of Historic Site

The McElhinney Residence is located on McNeil Road in Pitt Meadows, British Columbia. It is adjacent to a well-travelled paved road behind a hedge. The property is amidst a larger farming community.



Location Context Map (Google Maps)

## 5.0 Historic Background

The house was constructed in c. 1920 by first owner Olonzo Patten McElhinney.

According to Wrigley's British Columbia Directory, Pitt Meadows in 1921 was primarily a dairy and mixed farming community. It had a post office but the telegraph office was two miles away in Port Hammond. The city could be reached by steamer on the Fraser River or by "jitney" service (a bus or other vehicle carrying passengers for a low fare) from Vancouver. There were four churches (Anglican, Baptist, Presbyterian, Methodist) and two schools. Most of the area was protected with a dyke system and considered suitable for dairy and general farming. Some higher land in the southern area was noted as being suitable for fruit trees and poultry. The local production of milk (the primary focus of the dairy industry here) was \$50,000 annually (this in 1921 dollars). There was also a government Experimental Station at this time. (A copy of the 1921 Directory page can be found at the end of this document.)

McElhinney is listed in the 1921 Directory in Pitt Meadows with the trade "dairy farming". The last listing for him is 1932, at which point his trade is listed simply as "farming".

## 6.0 Context

The City of Pitt Meadows values its heritage and has identified an approach to heritage conservation in the Official Community Plan. In section 4.4.2, titled "Conservation", is the following:

*Whenever possible, heritage sites in Pitt Meadows are encouraged to be conserved in cooperation with private landowners for the public benefit of all citizens. In most cases, the City prefers heritage programs and policies that use incentives rather than regulations as a way of encouraging owners to maintain and restore their heritage properties.*

Section 4.4.2 identifies that Heritage Revitalization Agreements (HRA) can be used to encourage conservation and that the use of HRAs contribute to local economic development and community revitalization. This proposal complies with the above approach.

The subject property also falls under the jurisdiction of the Agricultural Land Commission (ALC) as it is within an Agricultural Land Reserve (ALR). The rules and regulations for property in the ALR must be followed. The City's Official Community Plan identifies that *"all uses and subdivision of Agricultural Land Reserve land, except those exempted under Section 11(1) of the Agricultural Land Commission Act, shall be in accordance with the provisions of the Act, regulations thereto and orders of the Commission"*. It is for this reason primarily that subdivision is not being sought as part of this proposal.



Site Context Map – Close View (Google Maps)

## 7.0 Statement of Significance

### Description:

The McElhinney Residence, constructed c. 1920, is located at 19740 McNeil Road in Pitt Meadows, British Columbia. It is a small, one and-a-half storey farm house with a gable roof, wood siding, metal-clad roof and an enclosed full-width front porch covered with a shed roof. It is situated in the south-west corner of a large, mostly flat property in a rural farming setting, with views of the distant mountains.

### Heritage Value:

The McElhinney Residence is valued for its historic significance, in particular for its association with first owner Olonzo Patten McElhinney and for its representation of 1920s Pitt Meadows farm-life.

Olonzo Patten McElhinney is important for his representation of a farming pioneer in what was a fairly young municipality (Pitt Meadows). Born in Halifax, Nova Scotia in 1880, he came to British Columbia (likely while in his 20s) and settled on Bowen Island, where he was also considered a pioneer. He relocated to Pitt Meadows in c. 1920 and settled on the subject property, where he constructed his simple farmhouse and carried out both dairy and general farming. Pitt Meadows at this time was comprised mostly of farms that, in the low lands, concentrated on dairy and, in the higher lands, on fruit and on poultry.

The house was undoubtedly intended to be a simple and functional farm house, comprised of a living room, dining room, kitchen, and two bedrooms. There is a fireplace between the dining room and the living room, which would have been the source of heat for the occupants. The house is unusual for the extra care that went into its design and construction. For example, the house was adorned with delicate scroll-worked barge boards around the entire roof line, including that of the covered porch. The size and placement of the windows are well-proportioned to the overall house, while providing practical interior natural lighting and exterior views. The siding has been placed so that the boards on the bottom half of the house and in the gable ends are horizontally placed and on the upper half they are placed vertically, likely in order to add interest to the look of the house.

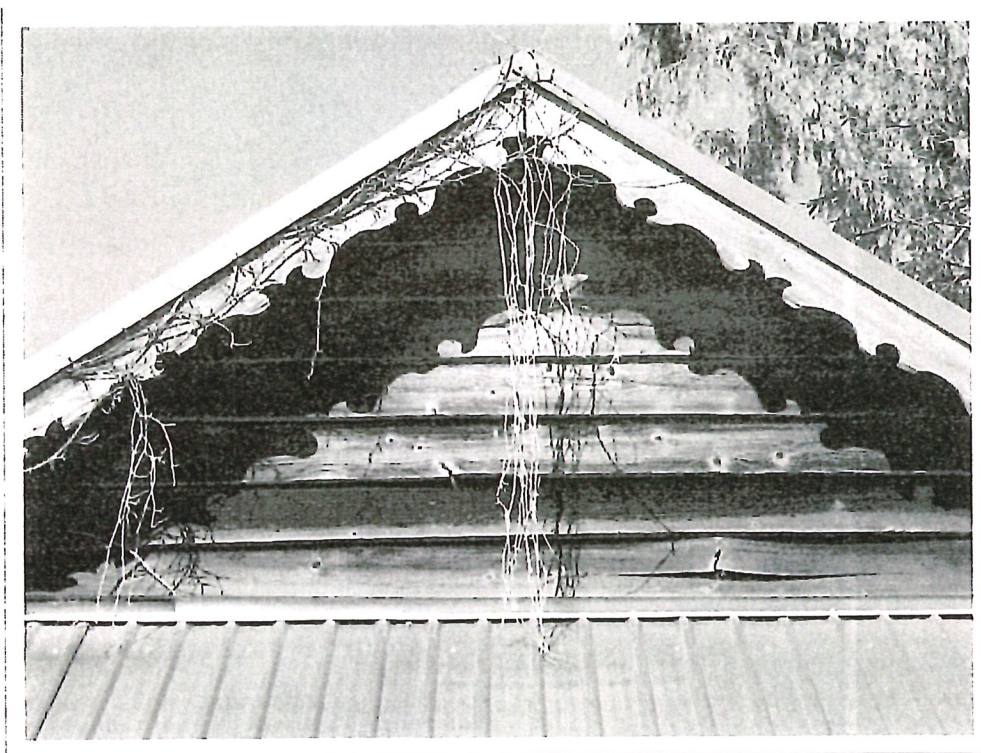
Additionally, there is a full-width covered front porch with a shed roof that has quite elegant proportions in relation to the house, and which evokes a sense of calm. Perhaps this is where Mr. McElhinney sat at the end of the day, sometimes on his own or with friends, in what were likely rare moments of respite from farming.

### Character-Defining Elements:

The heritage value of the McElhinney Residence is represented by the following character-defining elements:

- Location on McNeil Road, with siting of the house in the front (south-west) corner with open space around the house;

- One mature tree at the north-east corner of the house
- A stand of windbreaking trees behind the house on the north side
- Continuous residential use since c. 1920
- Residential form, scale and massing as expressed by its one-and-a-half storey height with gable roof
- Projecting, full-width front porch with shed roof
- Highly decorative (scrolled) barge boards on all sides of the roof and on the shed roof over the porch
- Wooden horizontal clapboard siding on the lower half of the house and in the gable ends
- Wooden vertical siding on the upper half of the house
- Fenestration pattern (number and location) of wood-framed windows on the main level of the house, all with 6/1 panes (except the kitchen and second bedroom windows which are 4/1)
- Fenestration pattern of the small square windows at the lowest level of the house
- Likely the original wood front door with fixed six-pane light in the top portion of the door
- Possibly the original wood rear door
- Brick internal chimney



## 8.0 Conservation Plan

### 8.1 Heritage Conservation Standards

The conservation and restoration of the McElhinney Residence will follow the “Standards and Guidelines for the Conservation of Historic Places in Canada” (The Standards and Guidelines), developed by Parks Canada as a pan-Canadian approach to heritage conservation. A copy of this document can be found on-line at: [www.historicplaces.ca](http://www.historicplaces.ca).

There are three main approaches to heritage conservation which can be applied to the place as a whole and to its individual elements. These are defined in the Standards and Guidelines as follows:

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

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

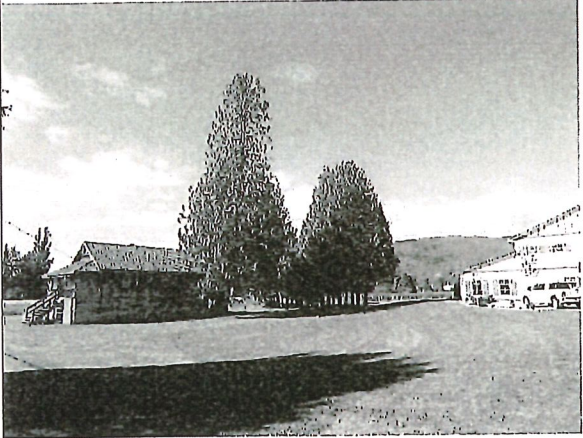
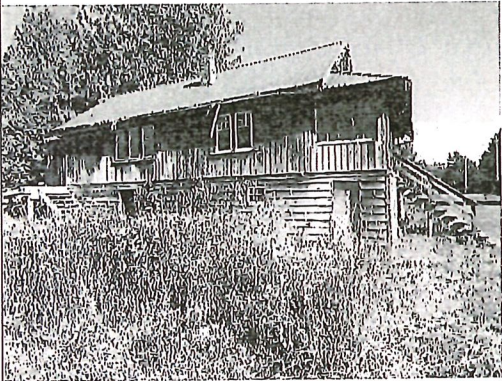
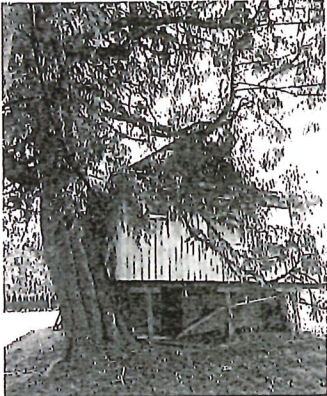
*Restoration:* the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

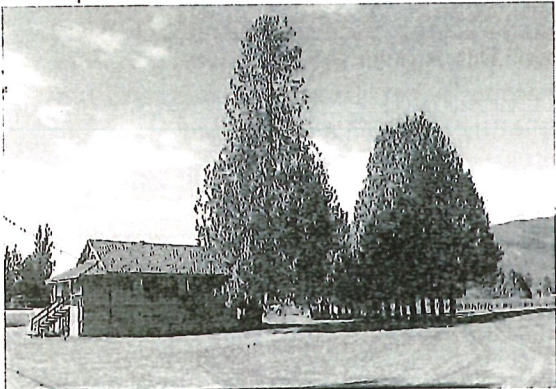
The overall conservation approach for the McElhinney Residence will be a combination of restoration and rehabilitation for the exterior of the building. The interior will be renovated and modernized and will not form part of the Heritage Conservation Plan. The general standards for the preservation, rehabilitation and restoration approaches may be found at the end of this document.

Please note that the inclusion of the McElhinney Residence in the Pitt Meadows Heritage Register makes it eligible for certain relaxations under the BC Building Code (see the Alternate Compliance Methods, Table A-1.1.1.1 of Appendix A). Additionally, as of 2009, Energy Efficiency standards do not apply to buildings that are listed on a Heritage Register (as this building is) or that are protected (as this building will be). Therefore, although the building will be expected to be more energy efficient than it is now, changes to such character-defining elements as the windows, glazing products, and doors (including door slabs) are not required to be removed or altered for energy efficiency reasons. The energy efficiency of the house can be achieved by improving insulation in the attic and basement, by improving mechanical systems, and by adding storm windows or a second layer of glazing to window assemblies. For more background on how to achieve better energy efficiency in historic buildings, please refer to Section 4.3 of the Standards and Guidelines.

The following table will identify which approach or approaches are most suitable for the character-defining elements.

## 8.2 Site and Landscaping

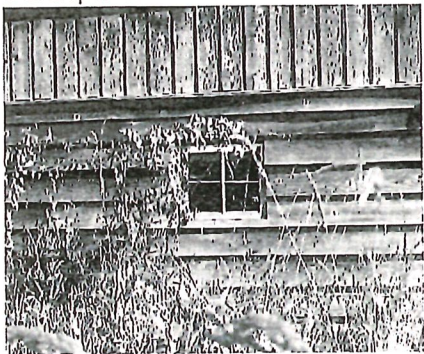
<p>Character-Defining Elements</p> 	<p>The house is located in the south-west corner of a large property that is mostly flat farmland with views of other farmland and of distant mountains.</p> <p>A new single-family dwelling is situated nearby to the north-east, but the subject house retains its rural setting.</p> <p>A row of coniferous trees is located to the north of the house.</p> <p>A large coniferous tree is located at the north-east corner of the house.</p>
<p>Conservation Approach</p>	<p>Retention (of trees) Rehabilitation/New (landscaping)</p>
<p>Description: Vegetation</p> 	<p>There is a small amount of weed-like vegetation remaining on the west side of the house that should be removed.</p> <p>Landscaping (such as small fruit trees, vegetables, flowers, shrubs) that is in keeping with typical farmstead gardens would be a positive addition, but is not necessary.</p> <p>It is important not to install plants or trees that would one day obscure the house from view or threaten its structure.</p>
<p>Description: Coniferous Tree</p> 	<p>The tree at the north-east corner of the house should be assessed by an arbourist in order to determine a) its condition, and b) if it poses a threat to the house.</p> <p>As a new foundation will be constructed, it would be acceptable to shift the house away from the tree, provided that the house ends up in roughly the same location as it is now. (Shifting it forward of or diagonally away from the tree would have little impact on the character-defining element of the siting of the house.) The Zoning Bylaw should be reviewed for set-back requirements.</p>

<p>Description: Row of Trees</p> 	<p>The row of trees on the north edge of the house should be retained.</p>
--	--

### 8.3 Foundation

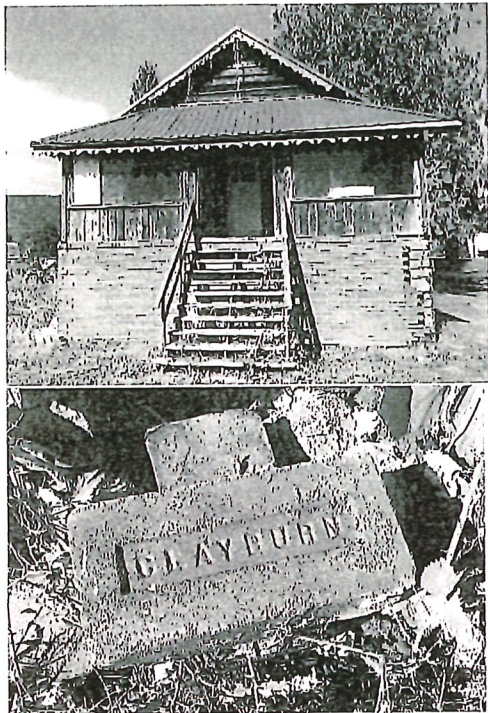
Character-Defining Elements	There is no heritage significance to the foundation.
Conservation Approach	New construction
Description	The building will require a new foundation, at which point it may be possible and acceptable to raise the building up to 2 feet. Raising it any more would compromise the relationship of the house to the landscape and should be avoided.

### 8.4 Wood Siding

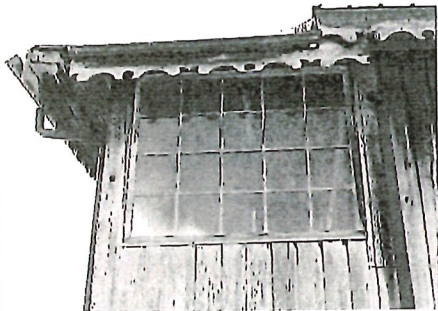
Character-Defining Elements	Both the horizontal and the vertical wood siding are character-defining elements.
Conservation Approach	Restoration/Rehabilitation
<p>Description</p> 	<p>The wood siding on the house is in fair to good condition. It should be left in-place and repaired if necessary.</p> <p>Any pieces that are beyond repair should be replaced with pieces that match the original in size, profile and material.</p> <p>Any cleaning of the siding should be carried out using a soft, natural bristle brush without water. If this is insufficient, then use warm water, mild detergent (for example D/2 Biological Solution) and a soft bristle brush.</p>

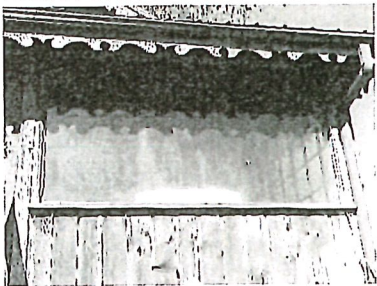

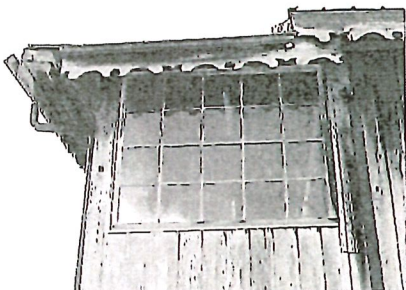

	Do not power wash, sand blast or use abrasive cleaning under any circumstances.
--	---

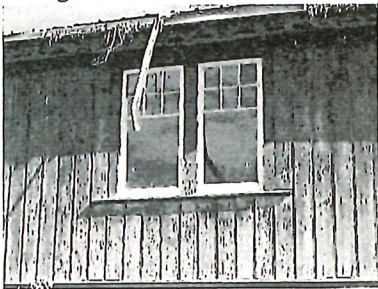
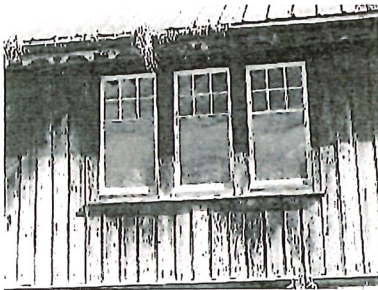


## 8.5 Brick Facade




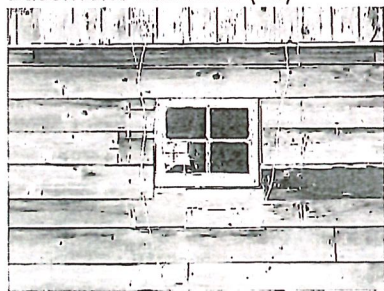
Character-Defining Elements	Although not a strong character-defining element, the bricks themselves do have some value for their origin.
Conservation Approach	Rehabilitation or Replacement
Description 	<p>The brick façade is attached to the lower façade of the front (south) elevation of the house and is in reasonable condition except where it is pulling away from the house.</p> <p>The bricks that are comprised of Clayburn bricks in good condition, although a number of them have fallen to the ground with the shifting of the façade away from the building structure.</p> <p>Clayburn brick was manufactured in Abbotsford between 1905 and 2011 and was a popular choice for both large- and small-scale buildings. Without detailed research it is difficult to determine when this brick façade was installed, thus making its heritage value questionable.</p> <p>It is therefore reasonable that the current owner be the one who decides whether or not to rehabilitate the brick façade on the house after the new foundation has been installed. If this approach is chosen, then the brick facade should be carefully dismantled, the individual bricks cleaned and stored out of the weather. When ready, the façade can be re-built later, using new bricks that match in colour where necessary.</p> <p>If this approach is not chosen, then the applicant is encouraged to salvage the brick and re-use it on site in some other way (pathway edging, planter, etc.)</p>

## 8.6 Windows

Character-Defining Elements	<p>The original windows on the main portion of the house have strong heritage value.</p> <p>The windows that form part of the front porch have heritage value in terms of overall design, but not in terms of individual significance.</p> <p>The windows on the north elevation of the rear porch do not have heritage value.</p>
Conservation Approach	Restoration/Rehabilitation
Description	<p>The original windows (glass, frame and sash) should be assessed by an expert familiar with historic windows in order to determine the existing condition of each. Those windows that are repairable should be restored (either in-place or – after documenting their location - by carefully removing them and then re-installing after they are repaired).</p> <p>The windows may be rehabilitated to make them more energy efficient, provided that the heritage value is not lost in the process. For example, the original glass should be retained but a second layer of glass could be installed within the existing frame. Installing storm windows during cooler weather is another option.</p>
<p>Front Porch Windows – Front-facing (west side)</p> 	Glass and frames may be replaced with new.

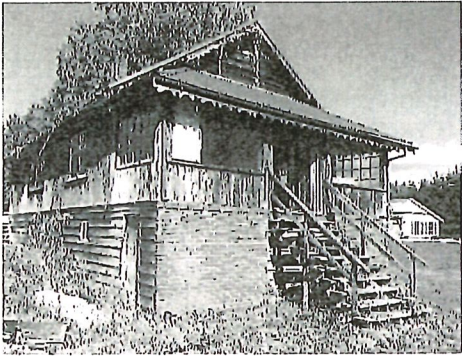
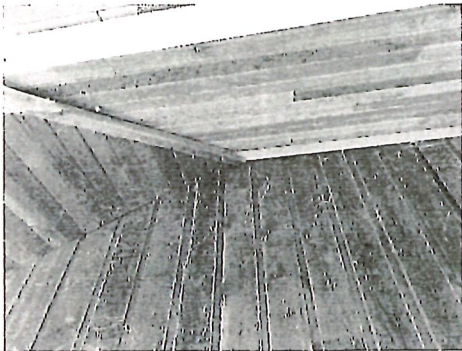
<p>Front Porch Windows – Front-facing (east side)</p> 	<p>Glass and frames may be replaced with new.</p>
<p>Front Porch Windows – West-facing</p> 	<p>Glass and frames may be replaced with new.</p>
<p>Front Porch Windows – East-facing</p> 	<p>Glass and frames may be replaced with new.</p>
<p>Living Room – South</p> 	<p>Specific approach to be determined by a window expert in historic windows.</p>

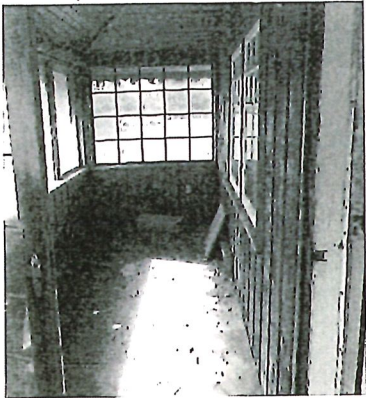
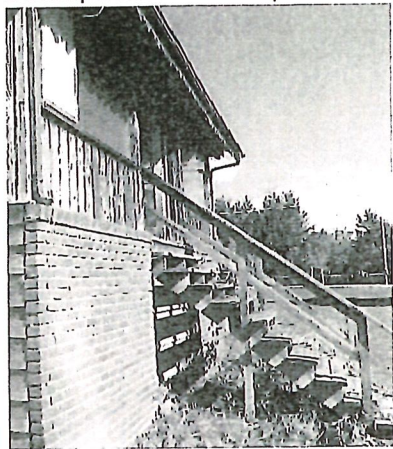
<p>Living Room – West</p> 	<p>Specific approach to be determined by a window expert in historic windows.</p>
<p>Dining Room – West</p> 	<p>Specific approach to be determined by a window expert in historic windows.</p>
<p>Kitchen – South</p> 	<p>Specific approach to be determined by a window expert in historic windows.</p>
<p>Bedroom 1 – South</p> 	<p>Specific approach to be determined by a window expert in historic windows.</p>

<p>Bedroom 1 – East</p> 	<p>Specific approach to be determined by a window expert in historic windows.</p>
<p>Bedroom 2 – East</p> 	<p>Specific approach to be determined by a window expert in historic windows.</p>
<p>Bedroom 2 – North</p> 	<p>Specific approach to be determined by a window expert in historic windows.</p> <p>Note photograph was taken from the inside of the washroom addition (rear porch).</p>
<p>Basement windows (all)</p>  <p>(Sample window)</p>	<p>May be replaced in either existing sized openings, or openings may be slightly enlarged – keeping in mind that they should be proportionately smaller than the windows above in order to retain the historic relationship between the two types.</p>
<p>Rear Porch - North</p>	<p>The rear porch will likely be replaced with a</p>



	contemporary porch. The windows on the north side of the porch are not character-defining elements.
--	---

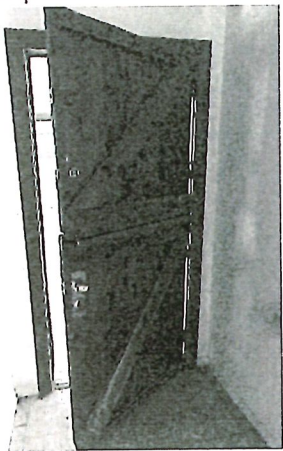
## 8.7 Front Porch

Character-Defining Elements	The enclosed front porch with shed roof is a character-defining element.
Conservation Approach	Restoration/Rehabilitation
Description: Porch 	<p>The front porch is in reasonable condition and requires some repair. All original material should be retained and repaired in-place. Any pieces that are beyond repair should be replaced with pieces that match the original in size, profile and material.</p> <p>The decorative barge board approach is discussed in the sections titled: "Barge Boards".</p> <p>The approach to the windows is discussed in the section on "Windows".</p>
Description: Porch Ceiling 	The ceiling of the front porch is comprised of wood and should be retained and (if necessary) repaired in- place.

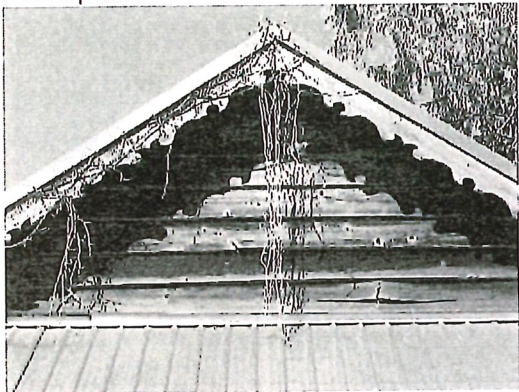
<p>Description: Porch Floor</p> 	<p>The front porch floor may be replaced with new material.</p>
<p>Description: Porch Steps</p> 	<p>The porch steps could with be repaired or replaced. If replaced, the new steps should be of wood.</p>

## 8.8 Exterior Doors

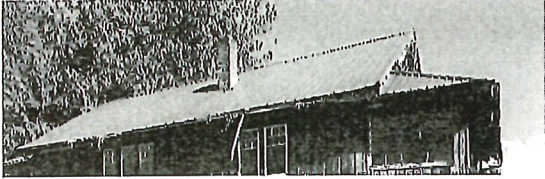
Character-Defining Elements	The exterior doors are character-defining elements.
Conservation Approach	Restoration
<p>Description: Front Door</p> 	<p>The front door should be retained and, if necessary, repaired. It can be removed for repair work and painting, then re-hung.</p> <p>Consideration should be given to also retaining what appears to be either original or old hardware.</p> 

<p>Description: Rear Door</p> 	<p>It is difficult to determine if the rear door is original to the house, however, consideration should be given to retaining it as it is possibly original. It is equally difficult to determine at what point it was made into a two-part door.</p> <p>The hardware is not historically significant and may be replaced with something that refers to the 1920s era.</p>
---	---

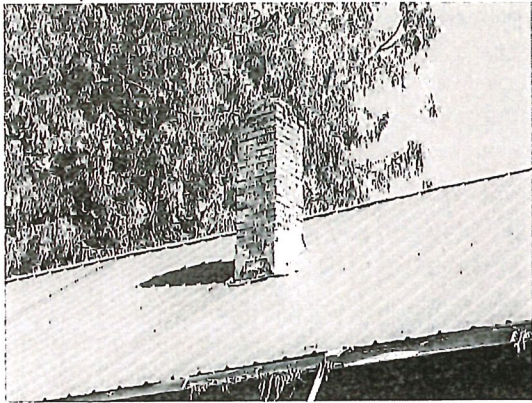
## 8.9 Decorative Barge Boards

Character-Defining Elements	The decorative barge boards are character-defining elements.
Conservation Approach	Restoration
<p>Description</p> 	<p>Decorative barge boards with scroll work are located on all roof edges. These should be retained and, if necessary, repaired.</p> <p>All vegetation should be carefully removed.</p> <p>For repair work and/or for painting, the barge boards could be carefully removed and re-attached once the work is complete. Each piece should be numbered and identified on the architectural/construction elevations in order to ensure that they are placed back in their original location.</p> <p>Any pieces that are beyond repair should be replicated with pieces that match the original in size, profile and material.</p>


## 8.10 Roof

Character-Defining Elements	The form and design of the roof is a character-defining element. The current material (metal) is an acceptable roofing material.
Conservation Approach	Retention
Description 	<p>The form and design of the roof should be retained, and repaired as necessary.</p> <p>The roofing material was replaced with a metal roof in the recent past. Although not a character-defining element, this choice of material was reasonable and supportable as a means of providing excellent protection to the house.</p>


## 8.11 Chimney

Character-Defining Elements	The internal chimney, is a character-defining element.
Conservation Approach	Retention/Repair
Description 	<p>The brick chimney should be retained in-place.</p> <p>The brick should be assessed for condition and repointed/repared if necessary using similar size and coloured brick.</p> <p>The flashing is in need of replacement. New flashing and counter-flashing should be applied.</p> <p>There is some moss growth evident on the top portion of the chimney. This should be carefully removed and all of the brick should be cleaned using a natural bristle brush and a mild rinse detergent.</p> <p>Do not power wash, sand blast or use abrasive cleaning under any circumstances.</p>

## 8.12 Gutters/Rain Water Leaders

Character-Defining Elements	Not a character-defining element.
Conservation Approach	New
Description 	The intention of a gutters and rain water leaders is to convey water away from the house. Site drainage and a continuous gutter system should be installed. These may be a standard rectangular profile aluminum type. Colour should match the siding.

## 8.13 Colour Scheme

Character-Defining Elements	The original colour scheme, as much as can be determined, is a character-defining element.
Conservation Approach	Rehabilitation
Description 	<p>There is evidence of a dark green paint colour on the front steps, on the window sills, and on the barge boards. It is possible that the window frames were a plain white. It is difficult to determine if any of the siding was painted as it appears that the siding has weathered naturally. Also equally difficult to determine is at what point in the life of the house the green and white colour scheme was applied. It is therefore reasonable, if the owner wishes, to create a new colour scheme that is in keeping with the era and type of building. Using the green and white colours should be considered but is not necessary.</p> <p>The following colour scheme is from the Benjamin Moore Historic True Colours Palette and is based on the green and white colours found. The siding could either be given a natural stain or be painted a pale brown colour. Both options are noted below.</p>

**Proposed Colour Scheme (Benjamin Moore Historic True Colours Palette)**

<b>Element</b>	<b>Colour</b>	<b>Code</b>	<b>Finish</b>	<b>Sample of Colour</b>
Exterior Wood Siding Gutters (colour to match siding)	Natural stain Or Dunbar Buff	VC-5	Eggshell	To be provided with paper copy of document
Window Frames Door Frames	White	Any	Eggshell	To be provided with paper copy of document
Window Sill Barge Boards Door Trims Front Steps Front and Rear Doors	Harris Green	VC-21	Eggshell	To be provided with paper copy of document
Roof (metal)	Red	n/a	n/a	Not available

## 9.0 Maintenance Plan

Once the house has been rehabilitated, it will be important to maintain it in good condition. At least once per year, a complete inspection of the inside and outside of the house should be carried out and all deficiencies identified. All repair work should be carried out promptly and according to the Standards and Guidelines. A good rule of thumb is to ensure that each approach or method will not harm or remove any of the character-defining elements identified in this document.

Following is a basic maintenance checklist.

### Site:

- Keep vegetation, especially those that are invasive, away from the building.
- Ensure that the site is well-drained and/or that run-off is directed away from the building.

### Foundation:

- Watch for signs of unexpected or significant settlement, deformation, cracking.
- Inspect for signs of moisture, efflorescence (white powder on concrete), staining.

### Wood Siding:

- Inspect wood siding for water damage/ingress, vegetative damage (moss, vines, etc.), insect damage, rot, etc.
- Watch for wood joints separating from each other.
- Inspect paint finishes for cracking, peeling, etc.

### Windows and Doors:

- Inspect for broken or cracked glass.
- Ensure that windows and doors are operating smoothly and properly.
- Inspect weather stripping.

### Roof and Gutters:

- Inspect for missing or damaged metal sheets.
- Remove moss and other vegetative growth.
- Inspect and clean gutters.
- Flush downpipes.

Gentle cleaning examples include diluted TSP, Simple Green, or D/2 Biological Solution.

## 10.0 General Standards for Preservation, Rehabilitation and Restoration Approaches

The following is taken directly from the Standards and Guidelines.

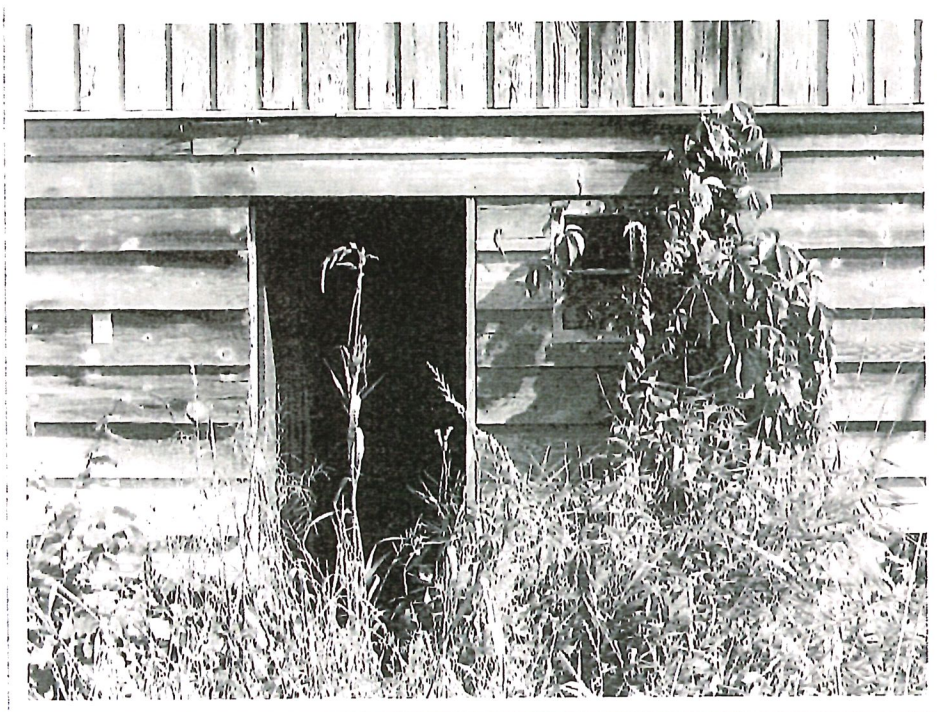
1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

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.



## 11.0 Research and Sources:

### 11.1 Pitt Meadows

The subject property is in the city of Pitt Meadows, which was incorporated as part of the Municipality of Maple Ridge in 1874. The following is a brief summary of Pitt Meadow's history, from the history page of the Pitt Meadows website: [www.pittmeadows.bc.ca](http://www.pittmeadows.bc.ca)

*The Municipality takes its name from the Pitt River and Pitt Lake, which were possibly named after former British Prime Minister William Pitt. The first inhabitants of Pitt Meadows were aboriginal people, and they resided in this area approximately 1000 years ago. James McMillan then explored the area in 1874 and Europeans followed by starting a settlement in the area in the 1870's. This settlement was originally known as Bonson's Landing.*

*The Municipality of Maple Ridge was first incorporated in 1874 and included Pitt Meadows to the west. However, residents of the Pitt Meadows area petitioned for their removal from the District of Maple Ridge in 1892. Pitt Meadows reverted to unorganized territory but was separately incorporated in 1914. Early settlers were mostly Anglo-Saxon until after 1910 when many French Canadians and Japanese arrived. A large group of Dutch farmers reclaimed much of the low-lying land in Pitt Meadows after World War II.*

#### *Local Milestones:*

*1885: Canadian Pacific Railway is constructed through Pitt Meadows to Port Moody*

*1893: The first diking district is organized*

*1894: In the spring of 1894, the major Fraser River Flood event occurs and floods many acres of land*

*1948: Pitt Meadows joins the Greater Vancouver Water District*

*1957: A highway bridge is constructed over the Pitt River*

*1963: The Pitt Meadows Airport opens*

*2007: District of Pitt Meadows is incorporated as the City of Pitt Meadows*

*2009: Golden Ears Bridge connecting Pitt Meadows and Maple Ridge to Surrey and Langley opens*

### 11.2 Heritage Register

The house was listed on the Pitt Meadows Heritage Register fairly recently after being identified as a heritage resource by the City in The Heritage Resources of Pitt Meadows in 2006. The places listed on the Heritage Register are also identified in Schedules 11A and 11B of the Official Community Plan. Below is a copy of the listing:



### McElhinney Residence

19740 McNeil Road

Circa 1920s

Community Heritage Register

From 1920 to 1945, this property was owned by Olonzo Patten McElhinney, who likely also built this house. He was born January 13, 1880 in Halifax, Nova Scotia, pioneered on Bowen Island, and was fluent in Coast Salish, "Chinook Jargon." Lon McElhinney cleared land and farmed wherever he went. He was also related to the pioneering Steves family in Richmond, and after he left this farm he lived at his sister's house in Steveston. He died on December 7, 1954.

Typical of modest farm dwellings, this is a modest one-storey bungalow with a front gabled roof and full-width verandah, which has been enclosed. The house has retained its rural setting.

## 11.3 McElhinney Family

According to the Pitt Meadows Heritage Register listing, McElhinney was born on January 13, 1880 in Halifax, Nova Scotia. He pioneered on Bowen Island (near West Vancouver, BC) before moving to Pitt Meadows, where he cleared the land and farmed until 1945. However, BC Directories show the last entry for McElhinney in Pitt Meadows as 1932. He was related, through his sister or aunt, to an important pioneer family in Richmond, BC – the Steves Family. (His aunt is listed as next of kin on the death certificate.)

His death certificate shows that he never married and that his trade was "mixed farming", which he



carried out for 50 years. He died on December 7, 1954 at the age of 74, in Steveston, where he had moved to live with his sister and/or aunt. He is buried in the Ocean View Cemetery in Burnaby, BC. His death was caused by a combination of "myocardial insufficiency" and chronic bronchial asthma. (A copy of his death certificate can be found at the end of this document.)

McElhinney is also considered a pioneer of Bowen Island, where he settled before relocation to Pitt Meadows. On the Bowen Island Archives website is a photo of a Miss Bessie McElhinney (with Miss Pearl Becker) dated 1900. Perhaps a sister?

Screen shot from the Bowen Island Museum website:  
[bowenislandmuseum.ca/portfolio/571/](http://bowenislandmuseum.ca/portfolio/571/)

Miss Bessie McElhinney and Miss Pearl Becker, 1900. Print 571.

## 11.4 Clayburn Brick

Clayburn brick was very popular and used by many people for their projects, both on larger scales (Hotel Vancouver) and on smaller scales (houses). The company operated out of Abbotsford between 1905 and 2011 and the brick was readily available. The following is an excerpt from an article found on-line:

"A Review of Clayburn Manufacturing and Products, 19050-01918" by John Adams (Museum Advisor for BC) in the Spring 1979 edition of "Material Culture Review" [www.journals.lib.unv.ca](http://www.journals.lib.unv.ca)

*In British Columbia the name Clayburn has dominated the brick industry for over half a century. In 1905 John Charles MacClure founded the Vancouver Fireclay Company Ltd. and established a brickworks in the newly created village of Clayburn, forty miles east of Vancouver. By 1909, when the firm's name was changed to that of the village (which had also been adopted as the brand name of one of the firm's major lines of brick), the Clayburn Company had surpassed in output its largest competitor in the province, the Columbia Clay Company of Anvil Island. After a period of expansion Clayburn purchased its nearby rival, Kilgard Fireclay Company, in 1918. Dual operations continued at both the Clayburn plant, which specialized in brick, and the Kilgard plant, which specialized in clay tiles and pipe, until 1930 when the plant at Clayburn was abandoned and that at Kilgard enlarged to accommodate brick manufacturing as well. The main reason for this consolidation was the economy of transporting clay to the Kilgard site. In 1949 a fire destroyed much of the facilities at Kilgard. Subsequently, part of the operation was rebuilt at Kilgard while part was re-located to Abbotsford, five miles away.*

*In 1979, after several name changes, these two plants survive. Flex-Lox operates at Kilgard; Canadian Refractories Ltd. operates at Abbotsford and still uses the name Clayburn on some of its brick products. The Abbotsford plant of Canadian Refractories is the only surviving brick producer in British Columbia in 1979 out of the more than 100 brickyards known to have existed in the province during the period from 1852 onwards. The initial rapid growth of the Clayburn Company and its eventual size and longevity can be attributed directly to the wealth of easily accessible, top quality clay deposits at its disposal from the beginning.*

*Much of the Clayburn Company's popularity was probably due to the diversity of its products. An entry which Clayburn submitted to Might's Directory in 1913 indicated that the company manufactured firebrick, square and all standard arch shapes, smelter and cement kiln special blocks, sacked ground fire clay, pressed brick in buff, grey, speckled, red, and full flashed shades, agricultural tile, partition tile, vitrified sewer pipe, and common brick.*

*But diversity was not the only selling point of Clayburn's products; uniqueness must also be considered. For example, Clayburn was the only brick supplier on the British Columbia coast that produced buff-coloured bricks or that regularly made specialty bricks. Furthermore, after 1906 Clayburn was the sole manufacturer of firebrick in British Columbia*

*Because of the scope of Clayburn's products they were sought after by architects and contractors who wished to add originality and quality to the colour, texture, and design of their structures. The popularity of Clayburn bricks is attested to by their use in some of the most prestigious buildings built in Vancouver and Victoria before the First World War. Among those built in or near Vancouver were the World*

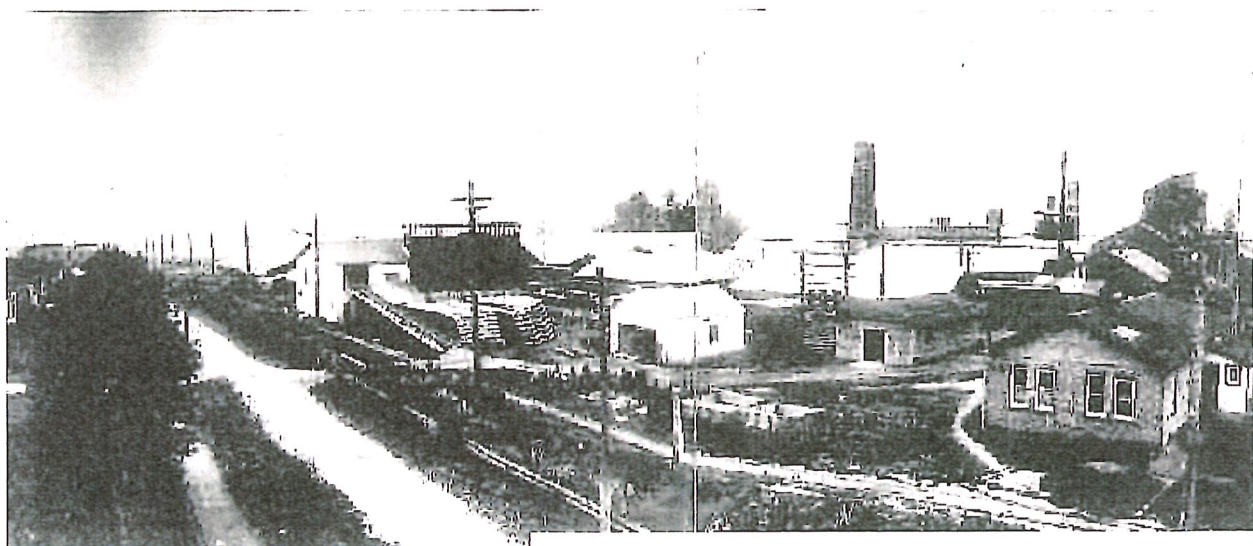
*Building, Dawson Building, and Bank of Commerce Building, all in 1911, the Asylum at New Westminster in the same year, and the Hotel Vancouver, Police Station, and Oakalla Prison Farm in 1913. In Victoria the list includes the Union Club and Victoria High School, 1912, the Royal Jubilee Hospital and Provincial Jail, 1913, and the Armouries, 1914. During the 1920s Vancouver's Marine Building and St. Paul's Hospital and the new wing of Victoria's Empress Hotel were three of the most important buildings which used Clayburn bricks in their construction.*

*Although the Clayburn Company made red common bricks, buff bricks became its trademark. Because of the soft mud technique used in manufacturing red common bricks at Clayburn these bricks were all made with a frog, or indentation, on the top. The buff bricks, generally harder and more refractory than the reds, were manufactured by a different process, usually stiff mud or repress, and as a result did not bear a frog but had the name "Clayburn" impressed in capital letters on the face of each one.*

*The bountiful natural resources at the disposal of the Clayburn Company, combined with the keen business acumen that inspired the managers to keep up-to-date with equipment and methods, and above all the wide variety of clay products it produced, put the firm ahead of all its competitors. Clayburn bricks have left a visible legacy throughout the province but especially in the Vancouver area where the distinctive buff colour is seen in many firehalls, commercial and institutional buildings, and South Vancouver schools. Clayburn products, especially refractory bricks, have been less visible but of great importance in the industrial life of the province; few bricks taken from post-1905 chimneys, ovens, or kilns, bear any other markings than "Clayburn."*



Brick from subject property with frog indentation



Historic photo of the Clayburn Brick Factory, c. 1906 from the Clayburn Village Museum website: [www.clayburnvillage.com/photos.php](http://www.clayburnvillage.com/photos.php)

Form 6

**PROVINCE OF BRITISH COLUMBIA**  
DEPARTMENT OF HEALTH AND WELFARE — DIVISION OF VITAL STATISTICS  
**REGISTRATION OF DEATH**

Reg. No. (Office use only) 10. 12

54-09- 012131

**1. PLACE OF DEATH**

Name of city or place Lulu Island Name of Municipality (if any) \_\_\_\_\_  
(If outside city or municipal limits add "Rural")  
Street or road Steveston Highway House No. 392  
(If death occurred in a hospital or institution, give the name instead of street and number)

**2. LENGTH OF STAY** In Municipality where death occurred \_\_\_\_\_ In Province \_\_\_\_\_ In Canada (if immigrant) \_\_\_\_\_  
(in years, months and days) 60 years 60 years Life

**3. PRINT FULL NAME OF DECEASED** McELHINNEY, Olanzo Patten  
(Surname or family name) (All given Christian names in full)

**4. PERMANENT RESIDENCE OF DECEASED:**  
Name of city or place Lulu Island Name of Municipality (if any) \_\_\_\_\_  
(If outside city or municipal limits add "Rural")  
Street or road Steveston Highway House No. 376

**5. SEX** Male **6. CITIZENSHIP** (See marginal note) Canadian **7. RACIAL ORIGIN** (See marginal note) English **8. Single, Married, Widowed or Divorced** (See marginal note) Single **9. BIRTHPLACE:** (City or Place and Province or Country) Halifax, Nova Scotia

**10. Date of Birth** January 13th 1880. **11. AGE** Years 74 Months 10 Days 24 If less than one day \_\_\_\_\_  
(Month by name) (Date) (Year)

**12. (a) Trade, profession or kind of work as logger, fisherman, office clerk, etc.** Mixed Farming  
**(b) Kind of industry or business, as logging, fishing, bank, etc.** Farmer  
(If labourer specify kind of work above) (If "Housewife" in own home answer "At Home")

**13. Date deceased last worked at this occupation** 1944 **14. Total years spent in this occupation** 50 years

**15. If married, widowed or divorced give name of husband or maiden name of wife of deceased** \_\_\_\_\_

**16. Name of father** McElhinney Not Known  
(Surname or family name) (All given or Christian names)

**17. Maiden name of mother** Not Known Not Known  
(Surname or family name) (All given or Christian names)

**18. Birthplace—** Nova Scotia Not Known  
Father (City or Place and Province or Country) Mother (City or Place and Province or Country)

**19. I certify the foregoing to be true and correct to the best of my knowledge and belief.**  
Given under my hand at Vancouver, B.C., this 7th day of December, 1954.

Signature of informant [Signature] Relationship to deceased Nephew  
(Married women not to use husband's initials or given names)  
Address of informant 292 Steveston Highway, Lulu Island.  
(House No.) (Name of City, Municipality or Place) (Province or State)

**20. Burial, Cremation or Removal** Burial Date December 10th 1954  
(State which) (Month by name) (Date) (Year)  
Place of Burial Burnaby, B.C. Name of Cemetery Ocean View Burial Park  
(Municipality, etc., where Cemetery located)

**21. Undertaker:** JIM IONES & MODRIDE LTD. Address 1995 W. 9th Ave. Van. B.C.  
Name (Name of City, Municipality or Place) (Province or State)

**MEDICAL CERTIFICATE OF DEATH**

**22. DATE OF DEATH.** December 7 1954  
(Month by name) (Date) (Year)

**23. I HEREBY CERTIFY** that I attended deceased from December 7 1954 to December 7 1954, and last saw him alive on November 23 1954.

**CAUSE OF DEATH**

Disease or condition directly leading to death (This does not mean the mode of dying, e.g., heart failure, poisoning, etc. It means the ultimate injury, or complication which caused death.)  
(a) Myocardial infarction  
due to (or as a consequence of)  
(b) Arteriosclerosis  
due to (or as a consequence of)  
(c) \_\_\_\_\_  
Accident or other cause  
Morbid conditions, if any, giving rise to the above cause, stating the underlying condition last.  
(d) \_\_\_\_\_  
Other abnormal conditions contributing to the death, but not related to the disease or condition entailing it.  
(e) \_\_\_\_\_

**24. If a woman, was the death** (a) Associated with pregnancy? \_\_\_\_\_ (b) Duration \_\_\_\_\_ weeks. (c) Was there a delivery? \_\_\_\_\_

**25. (a) Was there a recent surgical operation?** \_\_\_\_\_ (b) Date of operation \_\_\_\_\_ 1954  
(c) State findings of operation \_\_\_\_\_ (d) Was there an autopsy? \_\_\_\_\_

**26. If death was due to external causes (violence) fill in also the following:**

(a) Accident, suicide or homicide? \_\_\_\_\_ (b) Date of injury \_\_\_\_\_ 1954  
(c) Manner of injury \_\_\_\_\_ (How sustained)  
(d) Nature of injury \_\_\_\_\_  
(e) Specify whether injury occurred in industry, in home or in public place \_\_\_\_\_

**27. Signed by** \_\_\_\_\_ Designation \_\_\_\_\_ M.D., Coroner, etc. \_\_\_\_\_  
Address \_\_\_\_\_ Date \_\_\_\_\_ 1954

**28. Print name of M.D., Coroner, etc., whose signature appears above** \_\_\_\_\_  
**29. Notations** \_\_\_\_\_

**30. I hereby certify that the above return was made to me at** VANCOUVER, B.C. DEC 14 1954  
Dated \_\_\_\_\_ 1954  
District Registration No. 42 (Signature of District Registrar)

DO NOT USE BALL POINT PEN

MARGIN RESERVED FOR BINDING. WRITE PLAINLY, WITH UNFADING INK. THIS IS A PERMANENT RECORD.

CITIZENSHIP (NATIONALITY) is defined in terms of the country to which the person owes allegiance. The term "Canadian" should be used as descriptive of a person who was born in Canada or who has rights of Citizenship in Canada, unless he or she has subsequently become the citizen of another country. RACIAL ORIGIN is defined in terms of the people or race to which the person—traced through the father—belongs, whether English, Irish, Scottish, French, German, Russian, Ukrainian, etc. The terms "Canadian" or "American" should not be used for RACIAL ORIGIN, as they express CITIZENSHIP (NATIONALITY).

DO NOT WRITE BELOW  
DOUBLE LINE  
OFFICE USE ONLY

In case of stillbirth consult reverse side before making out certificate.

# **Hotel Westholme VICTORIA**

**The Up-Town  
Businessman's  
Hotel**

**New Cafe Now  
Open**

**Thompson  
& Noble,  
Proprietors**

# **Hotel Westholme VICTORIA B. C.**

# **CROSBY and BISSELL**

**Stationers  
PRINTERS**

**Embossers**

**Office  
Supplies**

**Seymour 251**

**306  
Tower Bldg.  
Vancouver  
B. C.**

Frey Andw gen store farming  
Georgeliff Saml farming  
Gephart Chas farming  
Higginson W J farming  
Hill-Tout Harold farming  
Hill-Tout Wm farming  
Murphy Wm farming  
Nilson Nels farming  
Oka S farming  
Orcutt Wm farming  
Oxley J E B farming  
Sarel M farming  
Smith Wm farming  
Spriggs I farming  
Williams Jas farming

## **PINGSTON CREEK**

a post office and steamer landing on Upper Arrow Lake, where the Pingston Creek (18 miles long) enters the lake, midway between Arrowhead and Arrow Park.

Bergkvist Nels millwright  
Campbell Wm B sawyer  
Davis Elchd mill mgr  
Hudson Wm F A ranching  
Johnson Manuel I lumberman  
Kirk Henry bookkeeper  
Lindmark Chas F PM  
McIntyre Francis G lumberman  
McLaffin Nellie cook  
Olson Adolph laborer  
Bedard Philip engineer  
Revelstoke Lumber Co Ltd saw and planing mill  
Sutherland Gordon O boat captain  
Thompson Lorne sawyer  
Trussler Bryon farming  
Westberg Carl laborer

## **PIPPERS**

now known as Lobells.

## **PITT MEADOWS**

a post office, dairying and mixed farming district, lying between the Fraser and Pitt Rivers, on C. P. R., 22 miles east of Vancouver, and 5 east of Westminster Jct., in Dewdney Provincial Electoral District. Port Hammond, distant 2 miles, is the nearest telegraph point. Pitt Meadows is also reached by steamers on the Fraser River, and by jitney service from Vancouver. Has Anglican, Baptist, Presbyterian and Methodist churches and two schools. Population, 250. The greater part of this municipality is dyked land, suitable for dairying and general farming, while the high land in the southern part is adapted for fruit and poultry. The dairy products, chiefly milk, yield about \$50,000 annually; field products about the same. A Government Experimental Station is maintained in the district.

Reeve—W. J. Park, Pitt Meadows.  
Clerk—W. McDermott, Pitt Meadows.

Atcock Geo bee-keeping  
Alexander J building  
Barber Wm J dairy  
Becker David dairy farming  
Blaney John dairy farmer school trustee  
Brown Bros dairy farming  
Bruce W D poultry  
Callaghan E J mixed farming school trustee  
Callaghan T J dairy farming  
Campbell Hugh farming  
Campbell Thos dairy farming  
Caws F dairy farming

Caws Frank dairy farming  
Charlier Geo farming  
Clapcott W G retired  
Cleave S dairy farming  
Cook Chas road foreman  
Cook C A fruit-growing  
Cook E road foreman  
Cook E A fruit-growing  
Cook Henry dairy farming  
Cook K K fruit-growing  
Crosby A dairy farming  
Davey Geo farming  
Doulan J T lumberman  
Dutton H W bee-keeping  
Fonton Chas farming  
Ford S H farming  
Farris W dairy farming  
Fujimoto H fruit-growing  
Harris Frank dairy farming bee-keeping and sec school board  
Heller Bros dairy farming  
Heller L police constable  
Herring A M councillor and police commissioner  
Hutchinson J L dairy farming  
Johnstone B B dairy farming  
Kaita H farming  
Kane W E dairy farming  
Kennedy Robt dairy farming  
Kennedy J M dairy farming  
McBride J farming  
McDermott Wm municipal clerk  
McDonald Leo farming  
McElhinney D P dairy farming  
Mollison Robt L dairy farming  
McMyn D dairy farming  
McMyn W R dairy farming  
McPherson G retired  
McTavish Duncan mixed and dairy farming  
Manson Wm retired  
Menzies H dairying  
Menzies W E dairy farming  
Morton P dairy farming  
Newman-Gordon N dairy farming  
Nomura S farming  
Olson A fruit-growing  
Orcutt Wm garage and repair shop  
Park W J reeve and school trustee  
Parker N H dairy farming  
Pirrie A dairy farming  
Prevost J farming  
Richardson Wm dairy farming and school trustee  
Robb B bee-keeping  
Robinson W H dairy farming  
Ryan John dairy farming  
Ryder P G dairy farming  
Sanderson A B poultry farm  
Schwartz R bee-keeping  
Sexsmith J W farming  
Shand A dairy farming  
Sharp John mixed farming  
Sharp R H dairy farming chairman school board and police commr  
Sims Geo poultry farming  
Smith John retired  
Stewart J dairy farming  
Sutton A mixed farming sch trustee  
Thompson E W dairy farming  
Thornton A postmaster  
Thornton M A general store  
Tindle D farming  
Tully H mixed farming  
Tully J J dairy farming  
Veary Percy dairy farming  
Woodridge C R dairy farming

## **PITT MEADOWS MUNICIPALITY**

Reeve—W. J. Park, Pitt Meadows.  
Clerk—W. McDermott, Pitt Meadows.

## **PITT RIVER**

a flag station on the C. P. R. 2½ miles east of Westminster Junction. See listings under Port Coquitlam.

Appendix B

CONFIRMATION OF COMMITMENT

I, \_\_\_\_\_, of 19739 McNeil Road, Pitt Meadows, BC V3E 0K2, do solemnly declare that:

1. I make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the City of Pitt Meadows Bylaw No. 2780, 2017, in relation to the land legally described as:

Legal Description: Lot 11, Plan NWP 2112

Parcel Identifier: 012-517-062

Civic Address : 19739 McNeil Road

3. I have applied to restore the existing house (McElhinney Residence).
4. I will conduct all work in compliance with the report prepared by Schueck Heritage Consulting, dated October 2017
5. I make this solemn declaration, conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath and pursuant to the Canada Evidence Act.

SWORN BEFORE ME at

\_\_\_\_\_, in the Province of  
British Columbia, this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
A Commissioner for Taking Affidavits for British  
Columbia

\_\_\_\_\_  
Signature of person making declaration

Appendix C

Certification of Compliance

I, \_\_\_\_\_, Heritage Consultant, certify that \_\_\_\_\_, as declared in the Confirmation of Commitment, has complied with all work required to restore the McElhinney Residence, as outlined in my report dated October 2017.

This declaration is made pursuant to the City of Pitt Meadows Bylaw No.2780, 2017, in relation to the land legally described as:

Legal Description: Lot 11, Plan NWP 2112

Parcel Identifier: 012-517-062

Civic Address : 19739 McNeil Road

I make this solemn declaration, conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath and pursuant to the Canada Evidence Act.

SWORN BEFORE ME at

\_\_\_\_\_, in the Province of  
British Columbia, this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
A Commissioner for Taking Affidavits for British  
Columbia

)  
)  
)  
)  
)  
)  
)

\_\_\_\_\_  
)Signature of Heritage Consultant