

Heritage Conservation Plan

311 West 14th Street, North Vancouver, BC :: The Follis House ~ 1907



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Table of Contents

Statement of Significance.....	3
Current Photographs.....	5
Historic Brief.....	7
Archival Photographs.....	8
Research findings.....	13
Condition Assessment.....	15
Conservation Objectives.....	22
Site Plan & Proposed Changes.....	24
Recommended Conservation Procedures.....	25
Maintenance Plan.....	31
Research Resources.....	34

Description of Historic Place

The Follis House is a one-and-a-half storey, wood-frame, gabled vernacular house located on the south side of West 14th Street between Jones and Mahon Avenues in North Vancouver, BC.

Heritage Values

Constructed in 1907, the Follis House is testament to the earliest suburban development of North Vancouver soon after incorporation, and the start of an era of tremendous growth and prosperity for the city. The subject house further holds value as one of the earliest on the block and as one of the oldest surviving houses on the 300-block between Jones and Mahon Avenue.

The Follis House is valued for its continuous residential use since 1907. It also holds associative value for its connection to the Follis Family, as well as two long-term North Vancouver resident families, the Evans Family and the McCaffery Family. The Follis Family built the house and owned the property until 1930, when it was purchased by Arthur and Clementine Evans (resided 1930-1946). The property was consequently purchased by the McCaffery Family, who lived at the house for almost 30 years (1947-1974).

The subject house holds aesthetic value for its Gabled Vernacular architectural style, which was extremely popular during the Edwardian Era (1905-1913).

Finally, this historic place holds scientific and environmental value for its traditional construction techniques and craftsmanship as evident in its design and finishes, for its historic, locally-sourced, low energy-intensive materials - their quality, durability, and repairability - and for the embodied energy (the total energy expended over the building's 115+ years lifecycle) held in the building.

Character-defining Elements

The elements that define the heritage character of the Follis House are its:

- Original location on the south side of West 14th Street
- Original siting set back from the street, below grade
- Residential scale, form and massing
- Traditional, early 1900s wood frame construction and finishes
- One-and-a-half-storey height
- Architectural elements associated with the Gabled Vernacular architectural style, including:
 - A prominent, steep-pitched, front-gabled roof with deep eaves, tongue-and-groove soffits, exposed roof rafters, and two gabled dormers
 - Cedar shingles on the front and rear gables

- Lap wood siding
- Inset porch with a single turned column and a canted bay on front
- Original window openings with wood trim and projecting sills
- Original wood windows sashes on main and upper levels
- End-wall chimney on the west elevation
- Continuous residential use since 1907

Current Photos



front view



rear view



side view (east elevation)



side view (west elevation)

Historic Brief

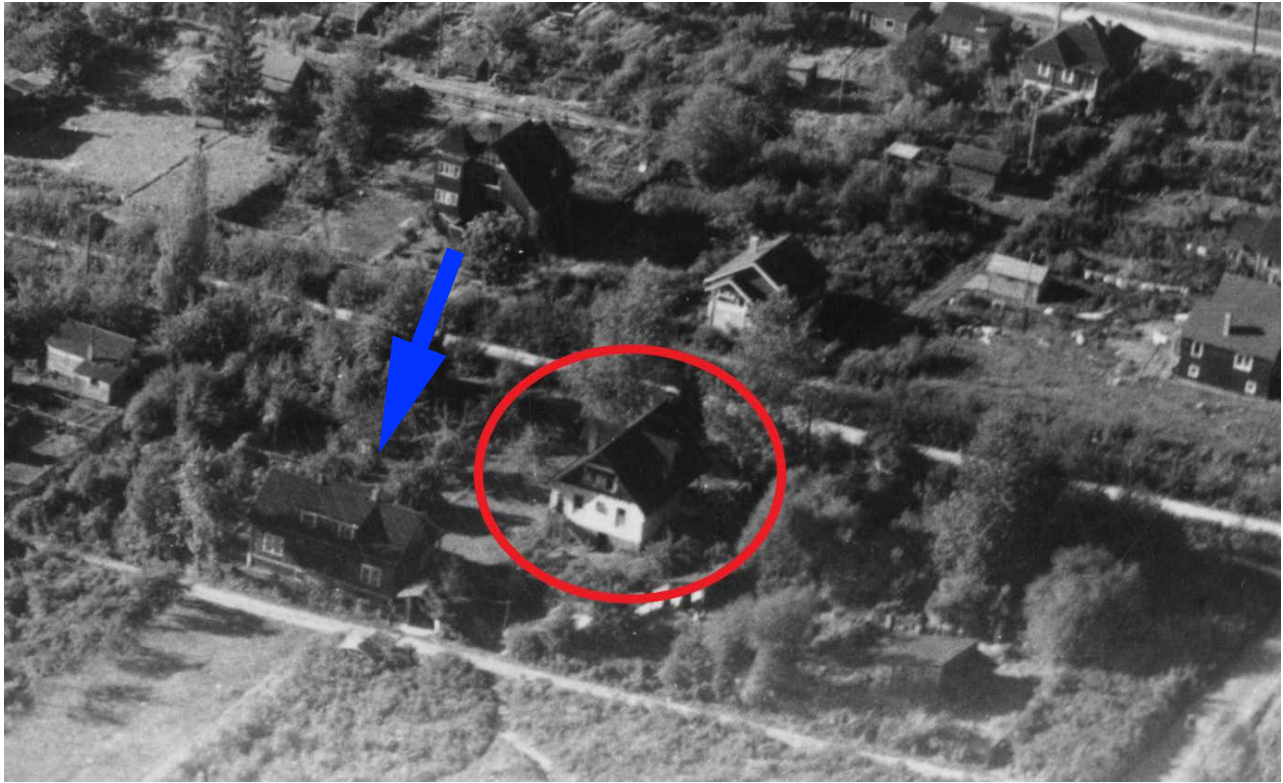
Located on the ancestral territories of the Squamish, Tsleil-Waututh and Musqueam peoples, exploration and settlement by people of European descent throughout the 18th, 19th and 20th century eventually led to the claim of land and the incorporation of a place that is now known as North Vancouver. When the City of North Vancouver separated from the District of North Vancouver in 1907, only about 1000 residents and a couple hundred houses were present there, but a newly installed electricity and streetcar systems brought promise for a fast growing city. Real estate activity and prices grew quickly as did interest and speculation. By 1910, there were 5,000 residents, as well as several new public services and community organizations.

After their youngest daughter, Margaret “Maggie” Jane was born in 1890, Margaret Jane (nee Acheson) and William Follis moved from the United States to New Westminster, BC. In 1907, they purchased land in the recently incorporated City of North Vancouver and built the subject house on the south side of West 14th Street, near Mahon Avenue. The family built another dwelling at the lane on the adjacent lot, southwest of the subject house, in 1912. After the death of Margaret Jane in 1914, ownership of the two properties went to the family’s two daughters, Maggie Jane and Lena. It is unclear which of the family members lived in the two dwellings, as throughout the 1910s the two houses were both listed in the Tax Assessment Rolls and City Directories as 317 West 14th Street. Other residents for the properties were mentioned as well in the City Directories, such as Joseph Gray and John Scovil in 1913, and Arthur T. Crook at 311 West 14th Street and Harold E. Smith at 317 West 14th Street in 1921, which indicates that both places were rented or took in boarders from time to time. At some point between 1926 and 1930 the second dwelling at the lane of Lot 8 was either demolished or lost to fire.

The Evans Family purchased the subject lot in 1930 and lived at 311 West 14th Street between 1930 and 1946. Arthur Evan and Clementine (nee Watt) Evans later moved to 338 West 16th Street and became long-term residents of North Vancouver. As the city’s population grew rapidly in the 1940s, new residential subdivisions sprouted in areas such as North Lonsdale, Pemberton Heights, Seymour Heights and Capilano. Having moved from Vancouver, the McCaffery Family were part of the influx of new residents, and purchased the subject property from the Evans Family. Michael and Jean McCaffery lived at the house for almost 30 years (1947-1974).

The subject house was included as a significant heritage building (“A” ranking) on the City of North Vancouver’s Heritage Inventory, which was initiated in the early 1980s and updated most recently in 2013. The largest alteration to the house is a rear addition. Further, the basement was clad with vertical cladding, possibly at a time when the house was lifted to create a livable ground level suite. Some windows and the front porch railing were replaced as well. The end-wall chimney on the west elevation was at some point partially repointed and/or extended, which together with the recladding of the basement may have been part of larger alterations to the basement level.

Archival Photographs



Close-up of a 1926 aerial photograph, which shows the 1907 subject house circled in red and the 1912 dwelling to the southwest of the subject house, indicated with a blue arrow. Source: MONOVA, Archives of North Vancouver, 15882 [1926].



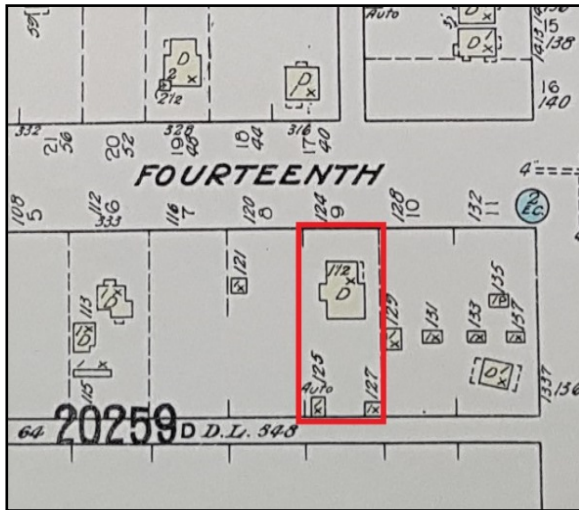
Different aerial view showing the subject property in 1926. Source: MONOVA, Archives of North Vancouver, 15884 [1926].



Left: A photograph of Lena (bottom left) and Margaret Jane (top right). It is assumed that Maggie is in the photograph as well. Source: Ancestry.ca [date unknown].



Lena Follis (left) married Charles Francis Wilcox (right) on November 10, 1913. Together with Thomas A. Hughes, Lena also owned Lot 15 on Block 64. Hughes would later purchase the property on Lot 8. Source: Ancestry.ca [date unknown].



Left: Fire Insurance Map from 1930. The subject lot is marked with a red line. The dwelling on Lot 8 that can be seen on the aerials from 1926, southwest of the subject house, was demolished by this time. Source: MONOVA, Archives of North Vancouver, 1981-086.



Aerial photograph of North Vancouver from 1948. The subject house at 311 West 14th Street is circled in red. Source: Vintage Air Photos, BO-48-3305



A photograph of Arthur Evan (left) and Clementine Evans (right). Their daughter, Frances, stands to the right of Arthur. The photograph was taken in 1978, when the family lived two blocks away from their old house at 311 West 14th Street, at 338 West 16th Street. Source: Ancestry.ca [1978].



Arthur Evan Evans in front of his house at 338 West 16th Street in 1978. Source: Ancestry.ca [1978].



The subject house at 311 West 14th Street in 2000. The house was painted into its current colours between 2009 and 2011. Source: MONOVA, Archives of North Vancouver, 140 [2000].

Research Findings

Legal Address: Lot 9 Block 64 Plan VAP750 District Lot 548 Land District 1 Land District 36

Sources: BC Assessment; CityMAP North Vancouver (<https://gisext2.cnv.org/citymap/>)

Civic Address: 311 West 14th Street, North Vancouver, BC, V7M 1 R2.

The two houses on Lot 8 and 9 were both referred to in the past as 317 West 14th Street in the Tax Assessment Rolls and the City Directories. In the 1920s, various addresses are given, including 311 West 14th, as well as 315 & 321 West 14th Street for the houses on Lots 8 and 9. The 311 West 14th Street address can definitely be associated with the subject house from 1931 onwards.

Sources: MONOVA, Archives of North Vancouver, Tax Assessment Rolls 1907-1932; BC City Directories, 1907-1932.

Date of Construction: 1907

Source: MONOVA, Archives of North Vancouver, Tax Assessment Rolls 1907-1908.

Original Developer/Owner & Resident: Margaret Jane & William Follis

Sources: MONOVA, Archives of North Vancouver, Tax Assessment Rolls 1907-1908; BC City Directories, 1907-1908.

Architect: unknown

Builder: unknown

Name: The Follis House

Source: The City of North Vancouver Heritage Register (2013)

Owner/Residents

- **1907-1930:** The Follis Family
 - ***1913:** Joseph Gray and John Scovil at 317 West 14th Street
 - ***1921:** Arthur T. Crook at 311 West 14th Street, Harold E. Smith at 317 West 14th Street
 - ***1922:** Alex Grant Jr. at 311 West 14th Street
- **1930-1946:** Arthur Evan and Clementine Evans
- **1947-1974:** Michael P. and Jean McCaffery
- **1975-1978:** Terrence P. and Sharie L. Loychuck
- **1979-1987:** Joseph and Cyra Frank
- **1988:** Victor Johnson
- **1989:** Bill Mahoney

* likely renters or borders

Sources: MONOVA, Archives of North Vancouver, Tax Assessment Rolls: 1907-1932; BC City Directories, 1907-1955; City Directories/Criss-Cross Directories, 1956-1989; Ancestry.ca; Newspapers.com

Condition Assessment

Overall the building is in good condition.

A. Structure

The wood-frame structure appears to be in good condition. The exterior building lines are true to the eye, and there is no visual evidence of structural distortion.

B. Exterior wood elements

The original lapped wood siding on the main floor is overall in good condition.

The square cedar shingles on the basement level (front) and upper level (including the dormers) are in fair to good condition.

Note: the lapped wood siding installed vertically at the basement level is a later intervention and is in fair condition.



Note the horizontal (main floor) and vertical (basement level) lapped wood siding. The vertical siding is a later intervention, which may have replaced square cedar shingles, as indicated by the original shingles remaining at the basement level (left in the photograph, marked with a red circle).

The window and door trim is overall in good condition. Note the extra large size of the casing heading board.

The water table board that separates the basement from the main floor is in good condition. The facia board is in good condition.



The bay window assembly is in good condition, although the operability of the windows was not assessed.



The casing header of the wood windows throughout the house (marked with red boxes in the photograph) is extra large large.

The tongue and groove soffits are in for to good condition. Some additional up close assessment is required when construction begins.

The porch column, cap and base, and the porch railing are in good condition. The wood front stairs are in fair condition.

C. Roofing and waterworks

The asphalt shingle roof appears to be in good condition. The aluminum gutters and downspouts appear to be functioning adequately.



The house has a prominent, steep-pitched, front-gabled roof with deep eaves, tongue-and-groove soffits, exposed roof rafters, and two gabled dormers. All these elements appear to be in overall good condition.

D. Windows and doors

The original window and door openings survive on the building at the main and upper floors on all elevations, and most at basement level. One window at the main floor (east elevation)

was replaced. The windows and doors appear to be in good condition although their operability was not assessed.



The subject house has an unusual entry, with a front door not facing the street and a square side light located on a separate wall from the door (marked with a red rectangle in the photograph).

E.Masonry

The red brick, end-wall chimney on the west elevation is in fair condition. There is evidence of interventions that impacted the integrity of the chimney. The internal chimney at the rear is in fair condition.



The end-wall chimney on the west elevation shows evidence of three different interventions at basement level.

F. Finishes

The painted finish on all wood elements is overall in fair to good condition, except for the wood siding and shingles on the south and west elevations. The failing paint there is a result of exposure to sunlight. The overall painted finish appears to be at the end of its service.



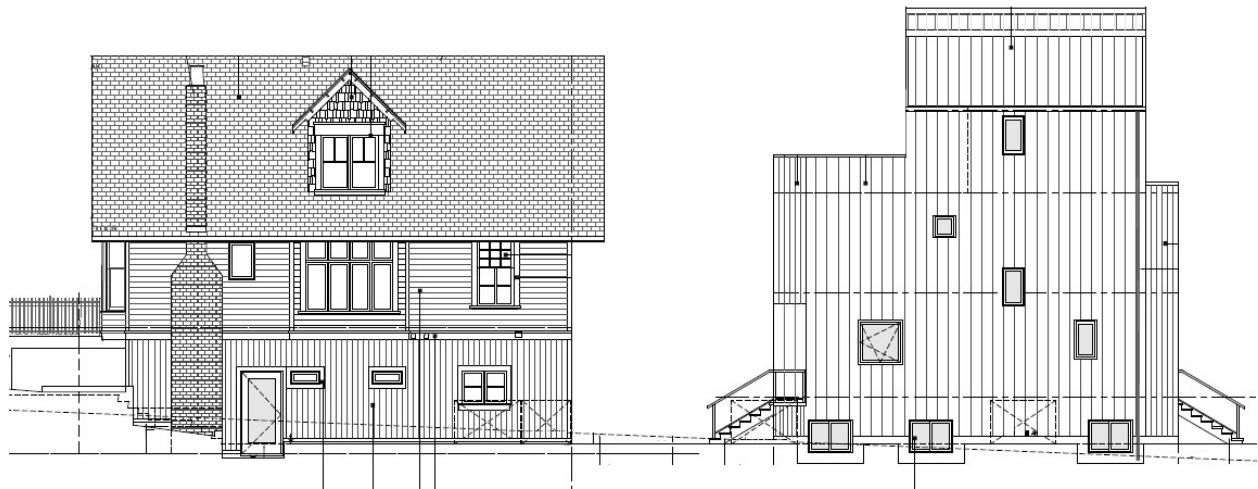
The south elevation (rear) shows evidence of failing paint due to sun exposure.

Conservation Objectives

Preservation is the overall conservation objective for the building while **Rehabilitation** is the conservation objective for the basement level of the heritage house and the property.

The Follis House will continue on its original site at 311 West 14th Street and with its detached residential use. The house will be preserved. The basement level of the house will be rehabilitated to provide a higher ceiling height and a renovated living space. The height of the house will be raised by about 2 feet to allow for the introduction of a more liveable basement level. The proposed changes are minimally visible from the street and do not negatively impact the heritage value and character-defining elements identified in the Statement of Significance.

A laneway infill (duplex) will be developed on the south end of the site. The design of the laneway infill is compatible with, distinguishable from and subordinate to the Follis House as per Standard 11 - Standards & Guidelines for the Conservation of Historic Places in Canada; The infill building is undetectable from the street and hence does not impact the existing historic streetscape.



Drawing of the proposed development (west elevation) showing the heritage house on the left and the proposed infill (duplex) on the right. Source: dlp Architecture Inc.



Drawing of the proposed development (south elevation/facade). Source: dlp Architecture Inc.

The following conservation actions or processes for historic buildings have been established by the Parks Canada, Historic Places Initiative (HPI) and listed in the Standards & Guidelines for the Conservation of Historic Places in Canada (second edition)¹.

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

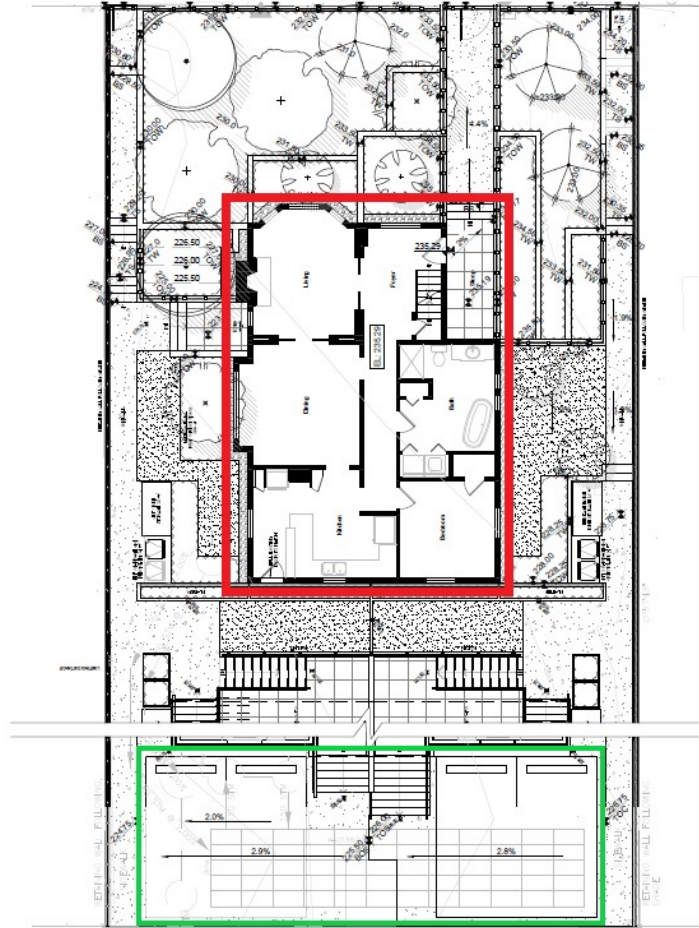
Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

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

¹ <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Site Plan & Proposed Changes

The below site plan shows the Follis House and the proposed infill (duplex) on the south end of the lot. The existing heritage house is outlined in red, and the proposed development is outlined in green. The heritage house is proposed to remain in its original location on the lot, and the proposed development is subordinate in footprint and siting to the heritage house.



Proposed site plan with the heritage house outlined in red and the proposed development outlined in green. Source: Convergence Drafting Services Inc.

Recommended Conservation Procedures

Structure and foundation – *Preservation & Rehabilitation*

The heritage house will remain on its original site. Preserve the wood frame structure in situ. Rehabilitate basement framing. NOTE: the wood structure will need to be temporarily lifted to allow access for the foundation removal and replacement. Excavate and install new concrete footings, foundation and slab. Elevate the house and introduce a liveable basement level with new windows and door as per architectural drawings.

Site – *Rehabilitation*

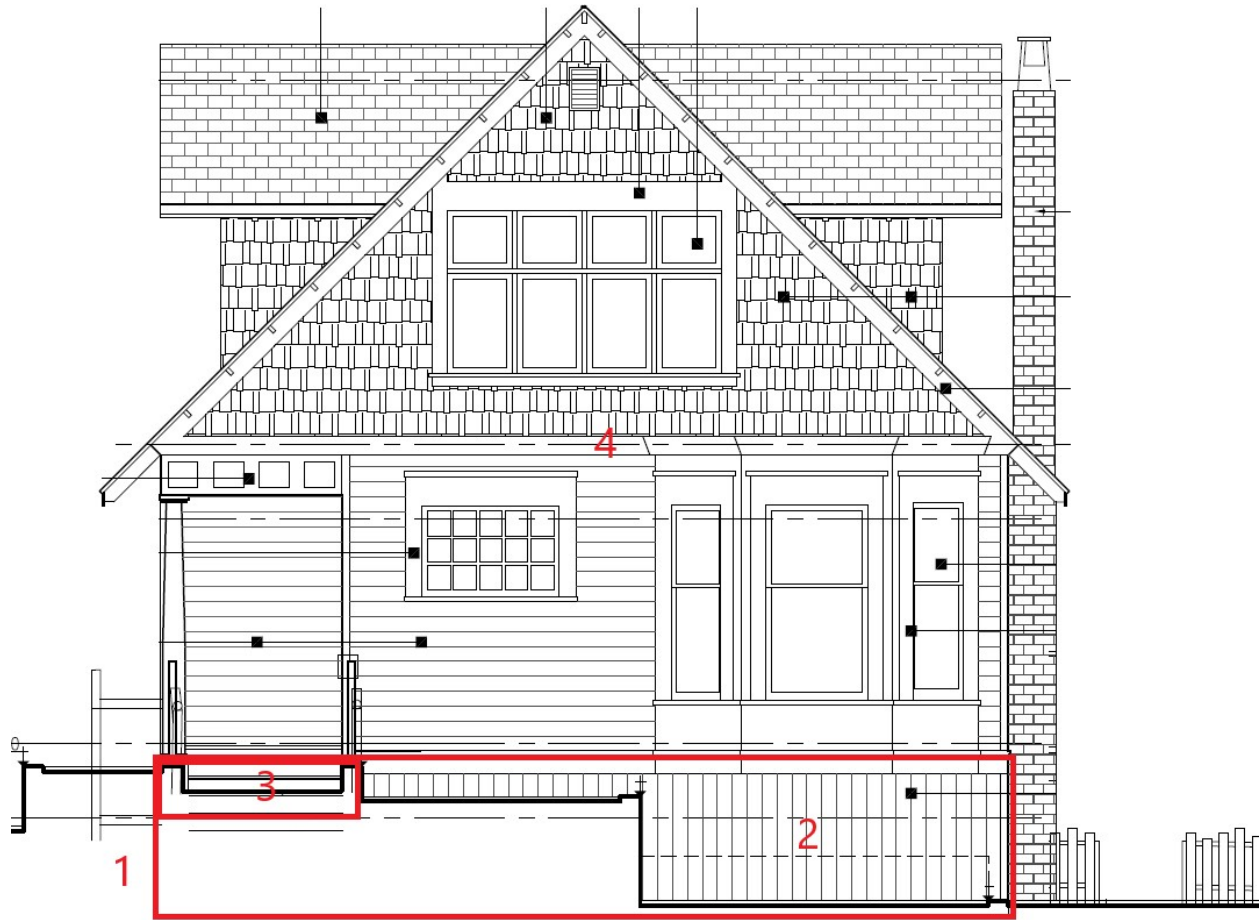
An infill building will be developed on the south side of the lot. Standard 11 for Rehabilitation, in the Standards and Guidelines for the Conservation of Historic Places in Canada, requires new additions to historic places to be subordinate, distinguishable and compatible. The proposed infill achieves this by using a *compatible* roofline and colour scheme, *distinguishable* contemporary design and materials, and *subordinate* footprint and visibility.



Left: Two renders of the proposed development showing the low visibility and impact of both the rising go the heritage house and the introduction of the infill building at the rear. Source: Convergence Drafting Services Inc.



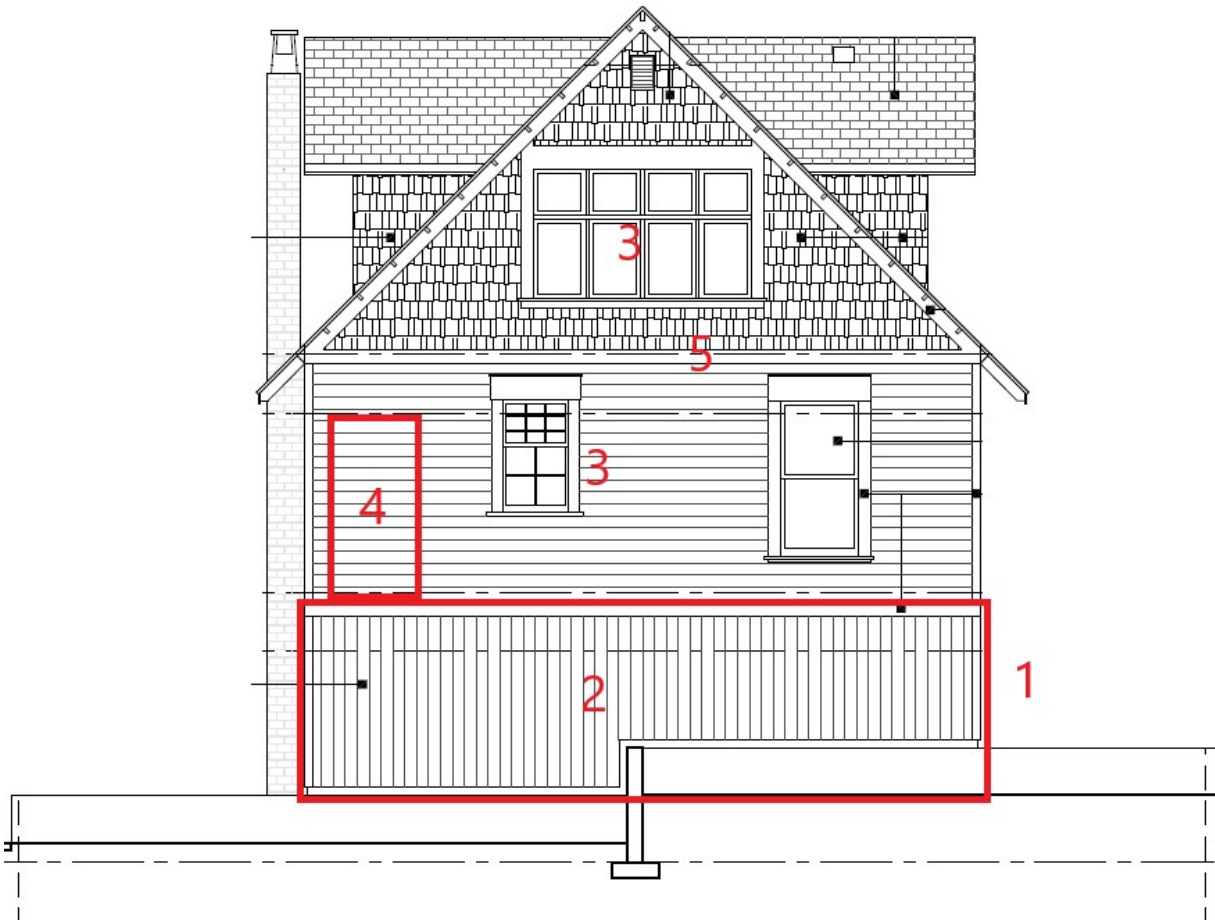
Proposed north elevation (front)



Proposed north elevation (front) of the heritage house. Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce new vertical wood siding for the basement level (2). Rehabilitate (rebuild) the front stairs as per the architectural drawings (3). Preserve all of the existing exterior architectural elements on main floor and upper floor level, including original windows, horizontal lapped wood siding, soffits and shingles (4).

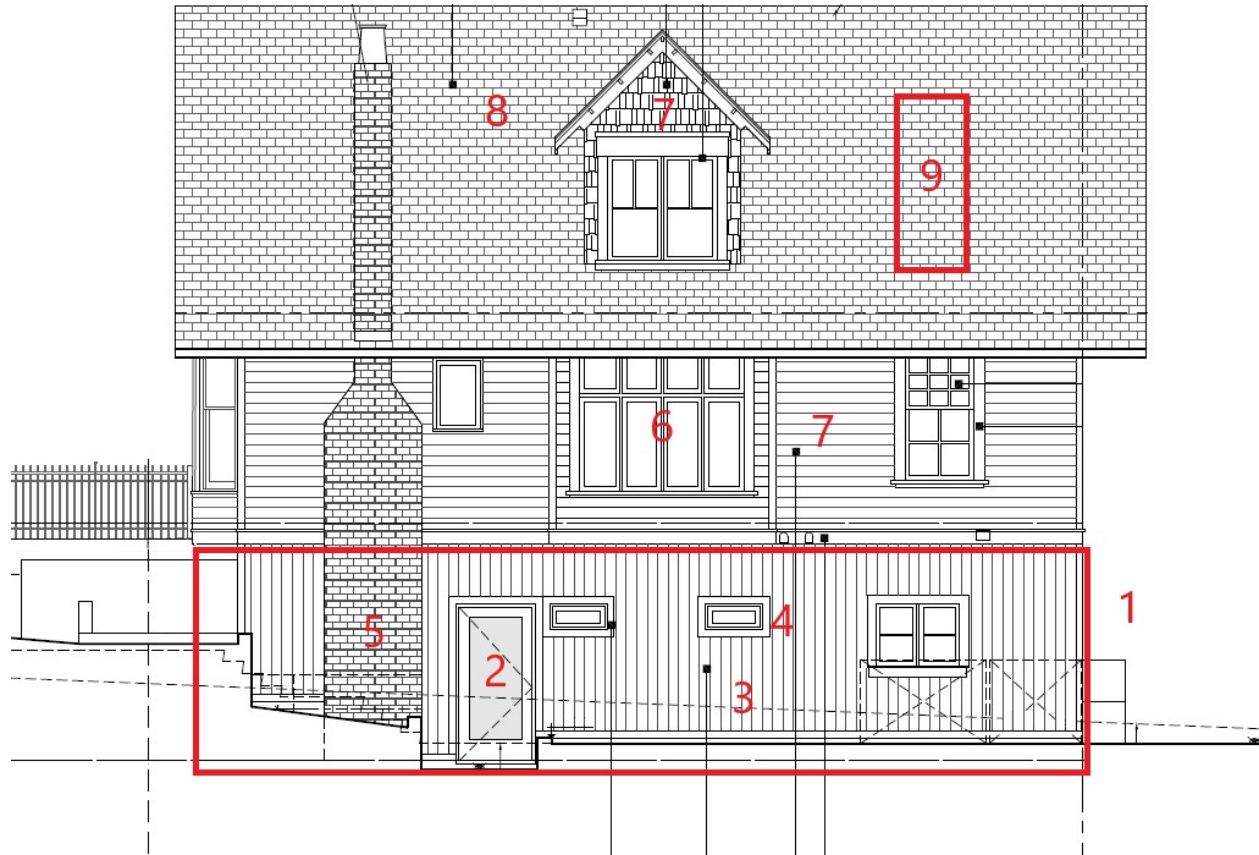
Proposed south elevation (rear)



Proposed south elevation (rear). Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce new vertical wood siding for the basement level (2). Preserve windows on main floor and upper floor (3). Remove existing door as part of the back deck removal to make room for the infill building (4). Replace in-kind (with replicated dimension, profile and wood species) any wood siding or trim on main floor and shingles on upper floor where impacted by deck removal, door removal or when're damaged beyond repair (5).

Proposed west elevation



Proposed west elevation. Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce a new wood-frame door for basement site (2). Introduce new vertical wood siding for the basement level (3). Relocate existing wood windows or introduce new wood windows at basement level, similar in size and location to existing but at correct new height (4). Repoint and extend existing end-wall chimney to meet new height (5). Preserve all existing wood windows at main floor (6). Preserve dormer and its finishes (7). Preserve asphalt shingles roof and dormer roof (8). Remove existing chimney which is no longer in use and not visible from the street (9).

Finishing

Follow Master Painters' Institute Repainting Manual procedures, including scraping loose paint down to next sound layer (not bare wood), clean surface with mild TSP solution with gentlest means possible, and rinse with clean water; do not use powerwashing. Repaint using high-quality paints in correct historic sheens for the building part:

Body (siding and shingles): Strathcona Red VC-27 Egg Shell

Trim (trim board, porch column, railing, soffits): Oxford Ivory VC-1 Semi Gloss

Windows and doors: High Gloss Black VC-35

In the future, when repainting is required, colour changes are permissible as long as researched historic colours are used and that a high contrast scheme is applied, using a dark or medium toned body colour with a light trim colour. A fourth dark colour could be introduced if desired on the upper storey, as per the archival photographs.

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd Edition). The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Manage vegetation (vines, etc.) so that they do not attach to the building or any elements of it.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

c. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

d. Masonry

- Review structural integrity for deformation, leaning, cracked or spalling bricks.
- Always work with a professional mason to conduct assessments and repairs on the chimney

e. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.
- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:
 - o loose, split or missing shingles, especially at edges, ridges and hips;
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.

Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

Ancestry.ca:

- British Columbia, Canada, Death Index, 1872-1990
- British Columbia, Canada, Marriage Index, 1872-1935
- Canada Census, 1911/1921
- Canada, Find A Grave Index, 1600s-Current
- Canada, Voters Lists, 1935-1980

City of North Vancouver CityMAP (<https://gisext2.cnv.org/citymap/>)

City of North Vancouver Heritage Register (2013)

MONOVA, Archives of North Vancouver:

- Archival Images
- City Directories
- Maps
- Tax Assessment Rolls

North Shore Heritage (<https://www.northshoreheritage.org/>)

Sommer, Warren. *The Ambitious City: A History of the City of North Vancouver*. Menlo Park (B.C.): Harbour City Publishing, 2007.

UBC Special Collections:

- Historical Newspapers

Vancouver Public Library:

- Online database of BC City Directories, 1860-1955

Vintage Air Photos (<https://vintageairphotos.com/>)