

AGENDA INFORMATION	
☒ Regular Meeting	Date: <u>June 22, 2026</u>
☐ Other:	Date: _____

gm

Dept.
Manager

Dm

GM/
Director

rf

CAO

The District of North Vancouver REPORT TO COUNCIL

June 2, 2026

Case: PLN2026-00006

File: 08.3060.20/006.26

AUTHOR: Jon Maselli, Development Planner

SUBJECT: Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation - 3526 Everglade Place

RECOMMENDATION

THAT “Heritage Revitalization Agreement Authorization Bylaw 8803, 2026 (3526 Everglade Place – Perry Residence)” is given FIRST reading;

AND THAT “Heritage Designation Bylaw 8802, 2026 (3526 Everglade Place – Perry Residence)” is given FIRST reading;

AND THAT Bylaws 8802 and 8803 are referred to a Public Hearing.

REASON FOR REPORT

This application proposes to relocate and conserve the historic Perry Residence and to subdivide the site into three lots. Council’s consideration is required for:

- Bylaw 8803 to authorize a Heritage Revitalization Agreement (**Attachment 1**); and
- Bylaw 8802 to designate the “Perry Residence” as a protected heritage property (**Attachment 2**).

In accordance with the *Local Government Act*, a Public Hearing is required for the Heritage Revitalization Agreement (HRA)

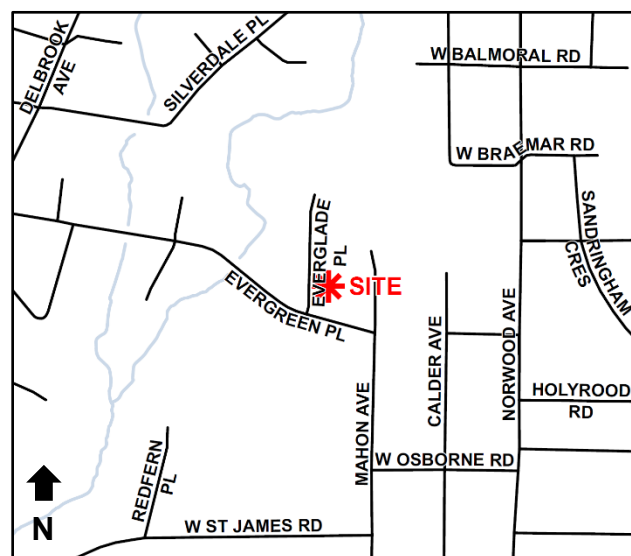


Figure 1: Site Location

Authorization Bylaw and the Heritage Designation Bylaw. If Council approves the HRA, subsequent to bylaw adoption, the proposed subdivision and Building Permits would proceed under the conditions secured in the HRA and associated covenants.

SUMMARY

This application proposes a Heritage Revitalization Agreement (HRA) and subdivision of the property at 3526 Everglade Place. The proposal involves the relocation, restoration, and permanent protection of the “Perry Residence” (listed on the District’s Community Heritage Register), and the subdivision of the property into three lots. Two new detached homes are proposed on the two northern lots, with the relocated Perry Residence on the southern lot.

In exchange for the long-term protection of the heritage home, the proposed HRA would allow for additional development rights as well as variances to the standard Single-Family Residential Delbrook (RSD) zone and subdivision regulations under the Zoning Bylaw.

BACKGROUND

Site and Surrounding Area

The property is located at 3526 Everglade Place in the Delbrook neighbourhood, which consists of one legal lot, approximately 62 m (203 ft) in width, 29 m (95 ft) in depth, and 1,650 m² (17,800 ft²) in area. The Perry Residence is situated in the approximate centre of the lot.

Surrounding development consists of detached houses zoned RSD on all sides. Braemar Elementary School is located within a five-minute walk to the northeast of the site, and Mountainside Secondary School is located within a five-minute walk to the south.

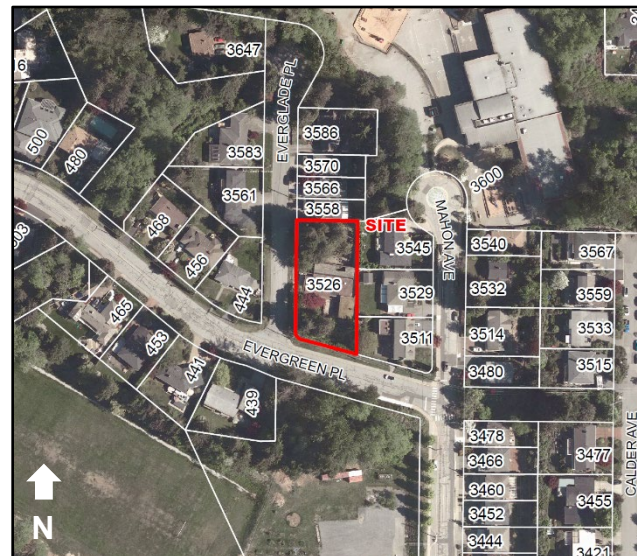


Figure 2: Site Aerial

The Perry Residence

The Perry Residence was designed by architect Arthur Erickson and constructed in 1963. The home is listed on the District’s Community Heritage Register, which recognizes its heritage value but does not provide formal heritage protection.

A Statement of Significance (SOS) prepared by Schueck Heritage Consulting identifies the following character-defining elements of the property and supports the proposed HRA and heritage designation:

- Physical and visual connection of the house and studio to the natural setting;
- Original residential form, scale, and massing of the house as expressed by its low horizontal form with angled and flat roof segments, and deep overhangs;
- West Coast Modern style, as expressed both on the exterior and interior of the house;
- Large studio/garage space and a large expanse of windows; and
- Carved front door attributed to the artist Bill Reid.

The SOS describes the Perry Residence as an early example of Arthur Erickson's work before the west coast architect became well-known for his designs.



Figure 3: Perry Residence

ANALYSIS

Proposal

The application proposes to relocate the Perry Residence to the south portion of the site and to subdivide the site into three detached residential lots:

- **Lots A and B:** Two new detached residential lots are to be created at the north portion of the site, each with a proposed two-storey residential home with vehicle access off of Everglade Place.
- **Lot C:** The relocated and restored Perry Residence will stand on this lot. The applicant proposes to designate the house through the Heritage Designation Bylaw, permanently protecting this valuable heritage resource. In addition, the applicant is proposing to

enter into a HRA with the District to secure additional development rights for the site (see below sections for further discussion).

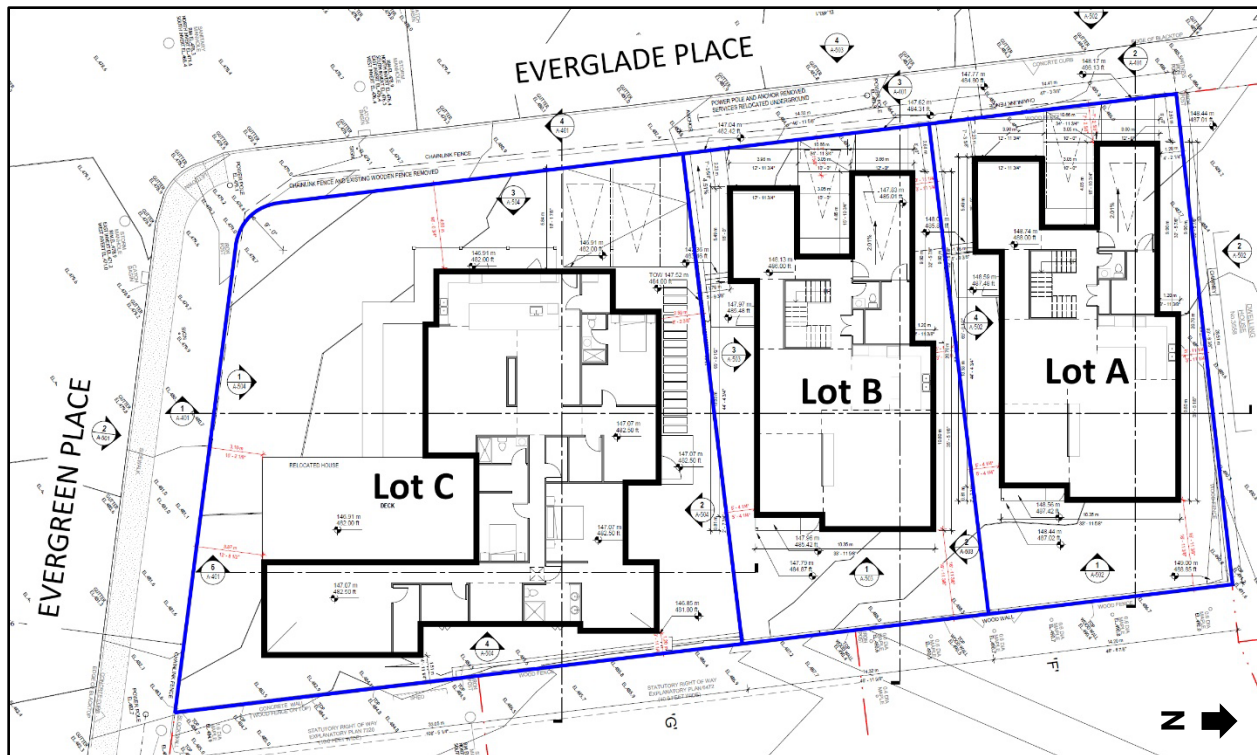


Figure 4: Proposed Site Plan (proposed building outlines and lot lines bolded for clarity)

Policy Alignment

The site is designated Residential Level 2: Detached Residential (RES2) in the Official Community Plan (OCP), which envisions detached housing at a density of up to approximately 0.55 FSR. The proposed blended density of 0.54 FSR across the three lots is consistent with the RES2 designation. An OCP amendment is not required.

The proposal is consistent with Policy 6.5.4. of the OCP:

6.5.4. Encourage the protection and enhancement of buildings and sites which have historic significance to the community by exploring opportunities to use the tools and incentives available under the Local Government Act.

The proposal is also contributing to the goals of the Heritage Strategic Plan (2019-2029). The Plan aims to assist in managing, maintaining, and protecting valuable community resources now and for the future. This application would advance the Plan by permanently protecting a valuable community heritage resource.

Relocation and Restoration of Perry Residence

In addition to the SOS, a draft Heritage Conservation and Maintenance Plan (the “Conservation Plan”) prepared by Mountain Heritage has also been submitted in support of this application. The Conservation Plan identifies the conservation works required for the heritage home, including the restoration of original character-defining elements, the approach to refinishing exterior walls, the introduction of new cladding visually compatible with the historic walls, and the long-term maintenance plan for the building. Staff have reviewed the draft Conservation Plan and found it acceptable, subject to minor revisions. The final Conservation Plan will be attached to the HRA Bylaw.

The applicant has also provided a letter from Nickel Bros confirming that the proposed relocation of the Perry Residence is feasible. The letter describes the anticipated relocation method, which involves raising the structure using multiple hydraulic jacks and a unified hydraulic system to reduce the potential for structural damage. The house would be moved approximately 50 feet to its proposed location.

The relocation and safe reinstallation of the Perry Residence is the first important step in ensuring a viable HRA project, with the relocation process being secured in the HRA and Section 219 covenants as attached to the HRA Bylaw. Once the house is safely relocated, this covenant may be discharged.

The application was reviewed by the District’s Community Heritage Advisory Committee (HAC) on May 27, 2026. The meeting did not achieve quorum, and the Committee was not able to pass a formal motion. However, the applicant presented the detailed proposal, and Committee members in attendance provided feedback on the following themes:

- Relocation Logistics and Building Integrity: The Committee discussed the method for lifting and moving the structure using steel beams and noted the need to protect specific architectural details during the relocation.
- Conservation of Character-Defining Elements: The Committee wanted the applicant to ensure to retain the heritage elements while updating the building’s insulation, mechanical systems, and roof membrane.
- Landscaping and Tree Retention: The Committee noted the applicant retained a landscape architect familiar with Arthur Erickson’s design principles. It was suggested that the applicant maximize the retention or relocation of existing trees and shrubs on the proposed Lot C where feasible.
- Construction Sequencing: The Committee asked about the order of subdivision, sale, and construction on the two newly created lots. The applicant indicated a preference to construct the two new homes concurrently with relocating and restoring the heritage house to ensure design cohesion and reduce neighbourhood disruption. The applicant

also stated that their current project financing requires subdivision approval before funding the relocation and weather protection of the heritage house.

- **Neighbourhood Character:** The Committee reviewed the proposed design of the two new detached homes on lots A and B. The applicant noted the infill designs replicate character-defining elements of the heritage house to ensure the overall redevelopment remains visually cohesive and consistent with the surrounding neighbourhood character.

Legal Protection of Perry Residence and Commensurate Development Rights under HRA

A Heritage Revitalization Agreement (HRA) is a legal tool under the *Local Government Act* with a specific focus on incentivizing the preservation of heritage resources. It is a voluntary agreement negotiated between a municipality and the owners of the heritage property, requiring approval from Council. The *Local Government Act* allows a municipality to negotiate with an applicant for additional development rights and variances to zoning and subdivision regulations in exchange for permanent protection of the heritage building.

The density rights proposed to be secured through the HRA Bylaw are:

Regulation	Permitted under RSD Zone	Proposed (Lot A)	Proposed (Lot B)	Proposed (Lot C)
Minimum Lot Area	743 m ²	407.74 m ²	408.06 m ²	Complies (837.09 m ²)
Minimum Lot Width	21 m	14.20 m	14.32 m	Complies (33.05 m)
Minimum Lot Depth	34 m	28.50 m	28.50 m	28.50 m
Maximum Floor Space Ratio (FSR)	0.43	0.78	0.78	Complies (0.36)

Other specific variances proposed to be secured through the HRA Bylaw are:

Regulation	Permitted under RSD Zone	Proposed (Lot A)	Proposed (Lot B)	Proposed (Lot C)
Maximum Building Depth	19.81 m	21.22 m	21.21 m	24.20 m (existing)
Maximum Building Coverage	35%	50.6%	50.5%	37.4%

Regulation	Permitted under RSD Zone	Proposed (Lot A)	Proposed (Lot B)	Proposed (Lot C)
Maximum Building Height	Flat roof: 6.71 m Minimum 3 in 12 pitch: 7.32 m Minimum 4.5 in 12 pitch: 7.92 m	8.50 m	8.50 m	Complies (4.64 m)
Minimum Front Yard Setback	9.14 m	2.20 m	2.20 m	4.90 m
Minimum Rear Yard Setback	9.14 m	5.17 m	5.16 m	1.20 m
Minimum Side Yard Setback	1.83 m	1.20 m	1.20 m	Complies (2.50 m)
Minimum Flanking Side Street Setback	5.78 m	N/A	N/A	3.10 m

The application is also proposing to legally designate the relocated Perry Residence, thereby securing its long-term protection for the benefit of the broader community.

In view of the designation as well as the significant undertaking of relocation and restoration of the Perry Residence, staff support the proposal of creating two smaller lots to provide compensation. Of note, the existing lots immediately north of the site (where the newly created lots A and B will be adjacent to) have a smaller lot width than the proposed lots A and B with an average lot width of 10.01 m (32.86 ft.).

In reviewing the home design on the proposed lots A and B, staff generally support the gross floor area size of the proposed homes (approximately 316 m² / 3,409 sq. ft. per home) This is on par with the average size of homes in the area. Therefore, staff also support the proposed building siting and height variances. Staff are also prepared to support the proposed driveway design for the two new houses, which deviates from the standards in the Development Servicing Bylaw.

The ongoing maintenance and upkeep of the Perry Residence in accordance with the approved SOS and the Conservation Plan is secured through the HRA and Section 219 covenants attached to the HRA Bylaw.

Tree Replacement and Landscape Design

The applicant has submitted an Arborist Report, which was reviewed by staff. Due to the proposed building footprints for the new buildings as well as the large footprint of the existing

Perry Residence, all of the on-site trees are proposed to be removed and new planting proposed.

A total of 7 bylaw-sized trees (i.e., protected by the Tree Protection Bylaw) are proposed to be removed. At a ratio of three to one, 21 replacement trees will be required to be planted on site or in the District boulevard area.

The applicant has provided a proposed landscape plan showing the new planting scheme for Lot C, as well as the locations of the required replacement trees across all three lots. The planting scheme for the relocated Perry Residence (Lot C) is meant to complement the West Coast Modern setting for the house and staff are supportive of this scheme.

Subdivision Proposal

Should Council approve the HRA and Heritage Designation for the relocation and permanent protection of the Perry Residence, the Approving Officer will review the subdivision application.

A preliminary review of the subdivision proposal indicates that the proposed three-lot configuration can be adequately serviced subject to a number of conditions including:

- A 3.0 m corner cut at the intersection of Evergreen Place and Everglade Place;
- Underground service connections to all three lots, with conduit installation along the site frontage for future undergrounding of overhead utilities;
- Coordination with BC Hydro regarding the relocation of the power pole and anchor/guy wire on Everglade Place; and
- An Engineering Servicing Agreement, which includes approved civil drawings, prior to Building Permit issuance.

PUBLIC INPUT

A virtual Public Information Meeting (PIM) is planned to occur from June 3 to June 17, 2026. A summary of the public input will be provided as an agenda addendum. This departure from the standard process is to facilitate the earliest Council consideration of the project.

Notices were distributed to neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. One bi-directional sign was placed on the property to notify passersby of the meeting, and advertisements were placed in the North Shore News. A webpage was established for this project on the District's website.

CONCURRENCE

The project has been reviewed by staff from the Environment, Building and Permits, Legal, Parks, Engineering, Community Planning, and Fire and Rescue Services departments.

CONCLUSION

This application would facilitate the relocation, restoration, and permanent protection of the Perry Residence. It meets key Council objectives including preserving our heritage resources and allowing gentle densification in lower density neighbourhoods.

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaws 8802 and 8803 First Reading and refer the bylaws to a Public Hearing (Staff Recommendation);
2. Refer the project back to staff for further consideration; or
3. Abandon Bylaws 8802 and 8803 at First Reading.

Respectfully submitted,



Jon Maselli
Development Planner

ATTACHMENTS

1. Heritage Revitalization Agreement Authorization Bylaw 8803
2. Heritage Designation Bylaw 8802
3. Statement of Significance
4. Heritage Conservation and Maintenance Plan
5. Architectural and Landscape Plans

REVIEWED WITH:		
☒ Community Planning	<u>ZT</u>	☐ Clerk's Office
☐ Development Planning	<u> </u>	☐ Communications
☐ Development Engineering	<u> </u>	☐ Finance
☐ Utilities	<u> </u>	☐ Fire Services
☐ Engineering Operations	<u> </u>	☐ ITS
☐ Parks	<u> </u>	☐ Solicitor
☐ Environment	<u> </u>	☐ GIS
☐ Facilities	<u> </u>	☐ Real Estate
☐ Human Resources	<u> </u>	☐ Bylaw Services
☐ Review and Compliance	<u> </u>	☐ Planning
		External Agencies:
		☐ Library Board
		☐ NS Health
		☐ RCMP
		☐ NVRC
		☐ Museum & Arch.
		☐ Other:

The Corporation of the District of North Vancouver

Bylaw 8803

A bylaw to enter into a heritage revitalization agreement pursuant to section 610 of the *Local Government Act* (RSBC 2015, c.1)

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Heritage Revitalization Agreement Authorization Bylaw 8803, 2026 (3526 Everglade Place – Perry Residence)”.

Heritage Revitalization Agreement

2. The Council of the District of North Vancouver is authorized to enter into a Heritage Revitalization Agreement substantially in the form of the agreement attached to this Bylaw (the “Heritage Revitalization Agreement”) with the owner of the property and building located at 3526 Everglade Place (the “Perry Residence”) and legally described as PID: 009-366-326; Lot E Block G District Lot 617 Plan 10582.

Execution of Agreement

3. The Mayor and Corporate Officer are authorized on behalf of the Council to sign the Heritage Revitalization Agreement substantially in the form attached as Schedule A and titled “Heritage Revitalization Agreement and Section 219 Covenants – Perry Residence” and forming part of this Bylaw.

Delegation

4. Wherever in the Heritage Revitalization Agreement a heritage alteration permit is required, the discretion to approve, refuse or issue such permit is delegated by the District to the General Manager of Planning, Properties & Permits (the “GM”) and:
 - a. such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the GM acting reasonably in accordance with sound municipal heritage and conservation practice;
 - b. such exercise of discretion, including any terms and conditions imposed, shall be consistent with the *Local Government Act*, and with the intent of preserving the heritage character and heritage value of the Perry Residence and its setting; and

- c. the GM may refer any exercise of discretion to the District of North Vancouver Community Heritage Committee for advice.

Severability

- 5. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8803

TERMS OF INSTRUMENT - PART 2

HERITAGE REVITALIZATION AGREEMENT AND SECTION 219 COVENANTS – PERRY RESIDENCE

BETWEEN:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipal corporation, having a civic address of 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "**District**")

AND:

KATE ELIZABETH JOHNSON, having a civic address of 2550 Queens Avenue, West Vancouver, BC V7V 2Y8

AND:

STEVEN KEITH BAILEY, having a civic address of 2550 Queens Avenue, West Vancouver, BC V7V 2Y8

(Kate Elizabeth Johnson and Steven Keith Bailey are together, the "**Owner**")

WHEREAS:

- A. The Owner is the beneficial and registered Owner in fee simple of lands and premises having a civic address of 3526 Everglade Place in the District of North Vancouver, British Columbia, legally described as PID: 009-366-326, Lot E, Block G, District Lot 617, Plan 10582 (the "**Lands**");
- B. There is a building situated on the Lands known as the "Perry Residence" which the District and the Owner consider to have heritage value and character (the "**Heritage Building**") and which is listed in the District of North Vancouver Community Heritage Register;
- C. The Owner wishes to develop the Lands by relocating the Heritage Building to the south portion of the Lands, restoring and rehabilitating the Heritage Building, and subdividing the Lands into three lots to allow for the construction of two new single-family residential buildings on two new northern lots and for the restored and rehabilitated Heritage Building to remain on the southern lot;
- D. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property allowing variations of, and supplements to, *inter alia*, the provisions of a zoning bylaw; and

- E. In order to provide continuing protection to the Heritage Building and allow for the proposed development on the Lands, the Owner has agreed to the heritage designation of the Lands and Heritage Building as protected heritage property and the Owner and the District have further agreed to enter into this Heritage Revitalization Agreement and Section 219 Covenants to provide for the restoration, rehabilitation, long-term maintenance and preservation of the Heritage Building and to vary certain provisions of the District's by-laws in connection with the Lands pursuant to section 610 of the *Local Government Act*.

THEREFORE, pursuant to Section 610 of the *Local Government Act* and Section 219 of the *Land Title Act* and in consideration of the mutual obligations and benefits given herein and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1 DEFINITIONS

1.1 Definitions. In this Agreement, unless explicitly used differently elsewhere herein, the terms defined in this section have the meanings given to them here:

- (a) **"Approving Officer"** means the approving officer for the District appointed under the *Land Title Act*;
- (b) **"Chief Building Official"** means the District's chief building official or his or her designate;
- (c) **"District"** means The Corporation of the District of North Vancouver;
- (d) **"Conservation Plan"** means the *Conservation Plan for the Perry Residence – 3526 Everglade Place, North Vancouver* prepared by Susan Medville, M.A., CAHP, BCAHP at Mountain Heritage, dated February 11, 2026, together with such modifications and additional plans as may be approved by the GM from time to time at the GM's sole discretion a copy of which is attached as Schedule "A";
- (e) **"Development"** means the proposed development on the Lands described above in Recital C;
- (f) **"GM"** means the District's General Manager of Planning, Properties & Permits;
- (g) **"Heritage Alteration Permit"** means a permit to alter or change features of heritage buildings issued by the District pursuant to section 617 of the *Local Government Act*;
- (h) **"Heritage Building"** has the meaning given to it in Recital B;
- (i) **"Heritage Consultant"** means an independent, heritage building rehabilitation and conservation expert, knowledgeable and experienced in and duly qualified for planning and supervising rehabilitation and conservation work for heritage buildings;

- (j) **“Heritage Designation”** means the District’s designation of the Lands and the Heritage Building by bylaw as protected heritage property pursuant to sections 611 and 612 of the Local Government Act;
- (k) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, c.250;
- (l) **“Lands”** has the meaning given above in the introductory paragraphs hereto and includes any other parcels of land into which the Lands may at any time in any way be consolidated or subdivided;
- (m) **“Local Government Act”** means the Local Government Act, R.S.B.C 2015, c.1, as may be amended or superseded;
- (n) **“Lots”** means Lots A, B and C as shown on the Site Plan attached as Schedule “C” and “Lot” means any one of them;
- (o) **“New Buildings”** means the two new single-family residential buildings to be constructed on Lots A and B of the Lands as part of the Development and “New Building” means either one of them;
- (p) **“Owner”** means the registered owner or owners of the Lands and the successors and assigns thereof and;
- (q) **“Permits”** means any building permit(s), development permit(s) and Heritage Alteration Permits issued by the District in respect of the Development, as such permit(s) may be modified or amended from time to time, including, without limitation, all final reports, plans, drawings and specifications relating thereto and any amendments thereof;
- (r) **“Preliminary Plans and Drawings”** means the preliminary plans and drawings for the Development attached as Schedule “D”;
- (s) **“rehabilitate”** and **“rehabilitation”** mean the planning and carrying out of restoration, rehabilitation, construction and conservation work to restore, upgrade, improve and conserve the structure, support and heritage characteristics and features of a heritage building or real property heritage feature so as to revitalize it and extend its life and use as such;
- (t) **“Rehabilitation Work”** has the meaning given below herein;
- (u) **“Relocation”** means the relocation of the Heritage Building by a qualified contractor to the southern portion of the Lands to be known as Lot C, in accordance with the Preliminary Plans and Drawings, the Conservation Plan and the Relocation Plan;
- (v) **“Relocation Plan”** means the plan for the Relocation of the Heritage Building to the southern portion of the Lands to be known as Lot C, as prepared by Nickel Bros and dated May 27, 2026, a copy of which is attached as Schedule “E”;

- (w) **“Statement of Significance”** means the Statement of Significance prepared by Schueck Heritage Consulting and dated July 2025, a copy of which is attached as Schedule “B”.
- (x) **“Site Plan”** means the proposed plan for the Lands, showing the proposed Lots and location of the Heritage Building and New Buildings, a copy of which is attached as Schedule “C”;
- (y) **“Zoning Bylaw”** means the District of North Vancouver Zoning Bylaw No. 3210, 1965 as amended, consolidated, re-enacted or replaced from time to time.

ARTICLE 2
SECTION 219 COVENANT -
RELOCATION, REHABILITATION AND CONSERVATION OF HERITAGE BUILDING

2.1 Pursuant to Section 219 of the *Land Title Act*, the Owner covenants and agrees, as a covenant and agreement running with, charging and binding the Lands, that:

- (a) the Owner will not subdivide, use or develop the Lands and Heritage Building except as specifically set out in this Agreement;
- (b) the Lands and Heritage Building have heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve and protect the heritage character of the Heritage Building in accordance with this Agreement and will not demolish the Heritage Building, in whole or in part, nor alter or change in any manner, any exterior feature of the Heritage Building unless the Owner first obtains a Heritage Alteration Permit from the District;
- (c) the Owner, at the Owner's expense, and to the satisfaction of the GM:
 - (i) apply for and obtain from the District all necessary Permits prior to commencing and part of the Development including any Relocation or alteration to the Heritage Building;
 - (ii) within twenty-four (24) months after the date upon which the Permits are issued authorizing the Development on the Lands, plus any additional time by which the date of expiry of the Permit may be extended under the provisions of the *Zoning Bylaw* or other bylaws of the District, shall carry out the Relocation and rehabilitate or cause the rehabilitation of the Heritage Building in accordance with this Agreement, the Permits, the Statement of Significance and the Conservation Plan (the **“Rehabilitation Work”**);
 - (iii) shall ensure that a Heritage Consultant supervises the Relocation of the Heritage Building and the Rehabilitation Work;
 - (iv) shall ensure that, at all times during the carrying out of the Rehabilitation Work, the Heritage Building is secure from vandalism and occupation by squatters; and

- (v) on completion of the Relocation and the Rehabilitation Work as required by this Agreement, shall cause a Heritage Consultant to submit to the GM, a signed statement stating explicitly that the Relocation and Rehabilitation Work has been completed in accordance with any issued Permits, the Statement of Significance, the Relocation Plan and the Conservation Plan;
- (d) the parties agree that notwithstanding the provisions of District bylaw requirements related to the zoning applicable to the Lands, the Lands may be used and developed in the following manner:
- (i) the Owner must not make an application to subdivide the Lands to create the Lots until the Relocation of the Heritage Building has been completed;
 - (ii) following the Relocation of the Heritage Building to the southern portion of the Lands to be known as Lot C, the Owner may apply for the Lands to be subdivided to create the Lots as generally shown on the Site Plan;
 - (iii) the Heritage Building must be Relocated to Lot C strictly in accordance with the Site Plan, Relocation Plan, Conservation Plan and with the Preliminary Plans and Drawings attached as Schedule "D", as may be modified with the approval of the GM;
 - (iv) one new single-family residential building may be constructed on each of Lot A and B as shown in the Site Plan within the building envelope outlined on the Site Plan and Preliminary Plans and Drawings attached as Schedule "D",
- all in accordance with the terms, limitations and conditions of this Agreement all laws and bylaws including the Zoning Bylaw, as varied hereby;
- (e) nobody will in any way use or occupy either the New Buildings or the Heritage Building or any part thereof and nobody will apply for or take any other action to compel the District, and, notwithstanding that either the New Buildings or the Heritage Building may be ready for occupancy, the District will be under no obligation to issue any occupancy permit occupy either the New Buildings or the Heritage Building or any part thereof at any time after this Agreement is registered on title to the Lands, until:
- (i) the Relocation and Rehabilitation Work has been completed in accordance herewith;
 - (ii) the Owner, as required above herein, has submitted or caused to be submitted to the GM the signed written statement referred to in Section 2.1(c)v); and
 - (iii) the District has given the Owner a written notice or confirmation by which the District explicitly accepts or confirms its acceptance that the Relocation and Rehabilitation Work has been completed in accordance herewith;
- (f) the District may revoke at any time any occupancy permit(s) issued to occupy either the New Buildings or the Heritage Building prior to completion of the

Rehabilitation Work, unless such occupancy permit(s) was obtained in accordance with this Agreement, and in such circumstances the Owner, on reasonable notice from the District, will ensure that anyone occupying any part of any such building vacates it immediately on such revocation of occupancy permit(s), and if anyone continues to occupy any portion of any part of occupy either the New Buildings or the Heritage Building in contravention of such revocation, this Agreement and any applicable District bylaws, the District, at the Owner's expense, may pursue all remedies available to it, including, without limitation, injunctive relief, to ensure that either the New Buildings or the Heritage Building is vacated and unoccupied in accordance with this Agreement;

- (g) the Owner acknowledges and agrees that the Rehabilitation Work carried out in accordance with the Conservation Plan describes a minimum enhancement to the heritage appearance of the Heritage Building. Other technical upgrades may be required in accordance with applicable District's bylaws or Provincial building codes.
- (h) after completion of the Rehabilitation Work in accordance herewith, the Owner, at the Owner's expense, will do all things reasonably necessary to conserve the Heritage Building as rehabilitated, keep it in good condition in all respects at all times and maintain the Heritage Building in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada and in accordance with the Conservation Plan;
- (i) at all times after and while this Agreement is registered on title to the Lands, the Owner, at the Owner's expense, shall keep the Heritage Building insured to full replacement value against all perils, including, without limitation, damage or destruction by earthquake;
- (j) except for maintenance and repair work, the Owner will not and will not suffer or permit anyone else to do anything at any time to renovate, alter, modify or reconfigure or that will result in any alteration, modification or reconfiguration of the Heritage Building in any way except as may be permitted or required by this Agreement, the Conservation Plan and/or any development and/or Heritage Alteration Permits issued by the District;
- (k) wherever the Owner is issued a Heritage Alteration Permit to restore, rehabilitate, replicate, repair, replace, maintain or in any way alter improvements on, or features of the Heritage Building, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Heritage Alteration Permit and all plans and specifications forming part thereof and shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice;
- (l) in the event that the Heritage Building is damaged, the parties agree that the Owner must repair the building, in which event the Owner shall forthwith commence the repair work and complete the same within one year of the date of damage. In the event that the Heritage Building is accidentally damaged or destroyed to the extent of 75% or more of its value above its foundations, as

determined by the Chief Building Official, the terms of this Agreement which relate to the Heritage Building shall cease to be of any effect and thereafter all use and occupation of Lands shall be in accordance with the District Zoning Bylaw No. 3210, as amended, and in accordance with all other bylaws or regulations of the District or any other laws of any other authority having jurisdiction;

- (m) if at any time, in default under this Agreement, the Owner, in the District's opinion, fails to perform its obligations as required hereby to rehabilitate and conserve the Heritage Building and fails to rectify any such default within thirty (30) days, or within such other longer time as the District may explicitly permit, after notice from the District to so rectify such default, the District, on the Owner's behalf and at the Owner's expense, may, but will be under not be obligated to, enter onto the Lands or into the Heritage Building to rectify the Owner's default; and
- (n) the Owner acknowledges and agrees that, notwithstanding that this Agreement and the Heritage Designation and this Agreement may result in restrictions with respect to the future use and development of the Lands and any Lots into which the Lands may be subdivided and therefore may affect the value of the Lands, the Owner has received full and fair compensation therefor by the development rights and variances set out in this Agreement and the Owner hereby waives and renounces any and all claims for any further or other compensation by reason of this Agreement and/or the Heritage Designation and acknowledges and agrees that the requirements of Section 613(1) of the *Local Government Act* have been fully satisfied, and the Owner hereby releases the District and its officials, officers, employees and agents from any liability for any loss, injury, damage or expense of any kind the Owner may suffer, incur or experience and the Owner will indemnify the District for any loss, injury, damage or expense the District may incur, suffer or experience and for any complaint, demand, claim, action, suit or judgment for any loss, injury, damage or expense anyone else may suffer, incur or experience arising out of or in any way connected with this Agreement and/or the Heritage Designation. The release and promise of indemnification contained in this paragraph will survive discharge and termination of this Agreement.

ARTICLE 3 OPTION TO PROVIDE LETTER OF CREDIT

3.1 Notwithstanding the occupancy restrictions set out in Article 2 in respect of the New Buildings and the Heritage Building, the District, in its discretion, may issue occupancy permits therefor and, on that basis either the New Buildings or the Heritage Building or both, may be occupied prior to the time that the Rehabilitation Work is completed in accordance herewith, provided:

- (a) the Owner duly applies to the District for any and all occupancy permits required therefor and pays all fees required therefor;
- (b) this Agreement has been fully registered in the Land Title Office to the District's satisfaction;
- (c) the District has issued a building permit and/or Heritage Alteration Permit in respect of the Rehabilitation Work;

- (d) all legal requirements for occupancy of the New Buildings and the Heritage Building have been fulfilled;
- (e) the Owner has delivered to the District, in all respects to the District's satisfaction, a letter of credit in the amount equal to one hundred and twenty percent (120%) of the then estimated cost to complete the Rehabilitation Work, with such estimate to be made in writing by the Consultant and explicitly accepted in writing by the District;
- (f) the Owner, at the time of application for any such occupancy permits, is not, in the District's opinion, in breach of any of its obligations under this Agreement or any other agreement between the District and the Owner with respect to the New, Buildings, the Heritage Building and/or the Lands; and
- (g) the District, in its opinion, is satisfied that the Rehabilitation Work is being carried out diligently.

3.2 All letters of credit required under this Article will be issued by a Schedule I Canadian chartered bank or other financial institution acceptable to the GM and will be unconditional, irrevocable and self-renewing and otherwise in a form and content which is acceptable to the GM and will be provided for a period of one (1) year with a provision for an automatic renewal or extension without amendment from year to year.

3.3 The District may call upon the letter or letters of credit provided to it pursuant to the preceding paragraphs herein and apply the proceeds therefrom for any purpose and in any manner it may choose in connection with the Rehabilitation Work, if:

- (a) the bank issuing the letter of credit refuses to extend or renew the expiry date of the letter of credit;
- (b) the Owner becomes insolvent or commits any act of bankruptcy or becomes bankrupt or takes the benefit of any act or legislation that may be enforced for bankrupt or insolvent debtors;
- (c) the Owner, in the District's opinion, has not been diligently carrying out the Rehabilitation Work; or
- (d) the District in any way undertakes all or any part of the Rehabilitation Work pursuant to this Agreement.

3.4 Within a reasonable time of the Owner's request after completion of the Rehabilitation Work in accordance with this Agreement, the District will, as the case may be, return to its issuer any letter of credit provided to the District hereunder or, if the District has called upon the letter of credit, deliver to the Owner any remaining balance therefrom.

ARTICLE 4

SECTION 219 COVENANT - NO SEPARATE SALE

4.1 Pursuant to Section 219 of the *Land Title Act*, the Owner covenants and agrees, as a covenant and agreement running with, charging and binding the Lands, that no portion of the

Lands will at any time be sold separately from any other portion of the Lands and that all of the Lands will be owned at all times by the same person or persons.

4.2 Within a reasonable time of the Owner's request after the relocation of the Heritage Building to Lot C has been completed in accordance with this Agreement, the District, at the Owner's expense, will discharge from title to the Lands the Section 219 covenant contained in this Article 4 and Lots A and B may be separately sold.

ARTICLE 5 DEBTS OWED TO DISTRICT

5.1 If the District, pursuant to this Agreement, enters upon the Lands or any of them to perform any of the Owner's obligations hereunder to carry out the Rehabilitation Work or to conserve, repair or replace or replicate the Heritage Building:

- (a) there will be no express or implied warranties as to the quality of any work the District may so carry out or the suitability of the materials for the purposes for which they are put; and
- (b) the Owner will pay to the District, forthwith on demand, to the extent the District has not taken payment for such costs from any letters of credit provided to the District hereunder, as reimbursement for expenses incurred, the full amount of all costs the District incurs to carry out work to rehabilitate, conserve, repair or replace the Heritage Building, plus twenty percent (20%) of such costs as fair compensation for the District's overhead, and any such amounts the Owner does not pay or fails to pay to the District forthwith on demand will bear interest, until paid in full, at a rate of 6% per annum calculated and compounded monthly from the date such cost or expense was incurred or payment or expenditure was made by the District. Such amounts required to be paid by the Owner shall constitute a debt due and owing to the District.

ARTICLE 6 BYLAW VARIATIONS

6.1 Pursuant to the provisions of Section 610(2)(b) of the *Local Government Act*, the following variances to the Zoning Bylaw are granted through this Agreement to enable the proposed renovations to and rehabilitation of the Heritage Building on the Lands and the Development:

- (a) Minimum lot area: 407.74 m² on Lot A and 408.06 m² Lot B;
- (b) Minimum lot width: 14.20 m on Lot A and 14.32 m on Lot B;
- (c) Minimum lot depth: 28.50 m on Lots A, B, and C;
- (d) Maximum Floor Space Ratio: 0.78 on Lots A and B
- (e) Maximum building depth: 21.22 m on Lot A, 21.21 m on Lot B, and 24.20 m on Lot C;
- (f) Maximum building coverage: 50.6% on Lot A, 50.5% on Lot B, and 37.4% on Lot C;

- (g) Maximum building height: 8.50 m on Lots A and B;
- (h) Minimum front yard setback: 2.20 m on Lots A and B, 4.90 m on Lot C;
- (i) Minimum rear yard setback: 5.17 m on Lot A, 5.16 m on Lot B, and 1.20 m on Lot C;
- (j) Minimum side yard setback: 1.20 m on Lots A and B;
- (k) Minimum combined side yard setback: 2.83 m on Lots A and B; and
- (l) Minimum flanking side street setback: 3.10 m on Lot C.

ARTICLE 7 SUBDIVISION

7.1 **Subdivision.** If the Lands are subdivided at any time hereafter either under the provisions of the *Land Title Act* or under other similar legislation enacted from time to time then upon the deposit of a plan of subdivision or similar plan as the case may be:

- (a) the rights and benefits of this Agreement herein granted will be annexed to and run with each of the new parcels, lots, or other subdivided parcels and areas so created; and
- (b) the burdens, obligations and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided parcels and areas so created,

provided that following the proposed subdivision to create the Lots, the parties acknowledge and agree that the obligations and covenants contained in Sections 2.1(h) to (m) of the Section 219 Covenant contained in Article 2 hereof will be limited to the Owner of Lot C, being the Lot that contains the Heritage Building.

7.2 The Owner expressly acknowledges and agrees that it is a condition of entering into this Agreement that prior to the Approving Officer's approval of the proposed subdivision, the Owner's solicitor will have provided to the District his or her written professional undertaking to deposit the proposed subdivision plan only as an all or nothing package with any charges required by the Approving Officer, including without limitation:

- (a) a Section 219 development covenant securing the development conditions on Lots A, B, and C, including building form, character, materials, and unit count, registered against title to each lot in favour of the District in priority to all financial charges;
- (b) a stormwater management covenant; and
- (c) an Engineering Servicing Agreement,

all of which covenants must be in a form acceptable to the District's Municipal Solicitor.

ARTICLE 8 GENERAL

8.1 Agreement's Relation to Subdivision Approval. The Owner agrees that the Approving Officer is, with respect to any preliminary or final application for approval of the Proposed Subdivision, entitled (but not required) to consider whether the proposed subdivision complies with the applicable requirements under this Agreement or whether the requirements of this Agreement have been complied with and to reject the application if any of those requirements have not, in the opinion of the Approving Officer, been complied with. Nothing in this Agreement commits the Approving Officer to approve any proposed subdivision plan, which approval remains at the discretion of the Approving Officer.

8.2 Heritage Alteration Permits. The Owner acknowledges that the issuance of a Heritage Alteration Permit is at the sole discretion of the District and the District is at no time under any obligation to issue a Heritage Alteration Permit to the Owner. Any application for a Heritage Alteration Permit must be consistent with the Conservation Plan and may be considered by the GM pursuant to the authority delegated to the GM by the District Council in Heritage Revitalization Agreement Authorization Bylaw No. 8803.

8.3 Adoption of Bylaw. This Agreement, following execution by the parties, shall become effective only upon the adoption by District Council of Heritage Revitalization Agreement Authorization Bylaw No. 8803 authorizing this Agreement.

8.4 Amendment. As required by the *Local Government Act*, parties acknowledge and agree that this Agreement may only be amended by one of the following means:

- (a) by bylaw with the consent of the parties provided that a public hearing shall be held if an amendment would permit a change to use or density of use on the Lands, or
- (b) by Heritage Alteration Permit issued pursuant to Section 617 of the *Local Government Act*.

8.5 Representations. It is mutually understood and agreed that the District has made no representations, covenants, warranties, promises or agreements, express or implied, other than those contained in this Agreement.

8.6 Statutory Functions. Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District in the exercise of its statutory functions and responsibilities, including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Property.

8.7 No Liability to District. In no case shall the District be liable or responsible in any way for:

- (a) any personal injury, death or consequential damage of any nature whatever, however caused, that may be suffered or sustained by the Owner or by any other person who may be on the Lands; or

- (b) any loss or damage of any nature whatever, however caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from, or in any way related to, the entering into of this Agreement, compliance with the conditions, restrictions and requirements in this Agreement, the Proposed Subdivision, wrongful or negligent failure or omission to comply with the conditions, restrictions and requirements herein, or from the enforcement or non-enforcement of any restrictions or requirements herein or with any other term condition or provision of this Agreement.

8.8 Indemnity. The Owner shall at all times indemnify and save harmless the District of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suites of any nature whatsoever by whomsoever brought for which the District shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements herein, or breach or non-performance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of its obligations hereunder, or by reason of any wrongful act or omission, default or negligence of the Owner.

8.9 Damages. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace or maintain the building, structure, improvement on or feature of the Lands having heritage value to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the District in its sole discretion.

8.10 Specific Performance. The Owner agrees that the District is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in preserving the heritage value and character of the Heritage Building.

8.11 Priority of Registration. The Owner, at his, her or its expense, after execution of this Agreement, shall do or cause to be done all things and acts necessary to ensure that this Agreement is registered against title to the Lands with priority over all other encumbrances on title to the Lands as the District may require.

8.12 Perfection of Intention. The parties hereto will do such things and execute such further and other documents and instruments and do such further and other acts as may be reasonably necessary to implement and carry out the provisions and intent of this Agreement and to ensure timely and effective registration in the Land Title Office.

8.13 Waiver. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the District unless a written waiver authorized by resolution of the Council and signed by an officer of the District has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the District on previous occasions of any default nor any previous written waiver shall be taken to operate as a waiver by

the District of any subsequent default or in any way to defeat or affect the rights of remedies the District.

8.14 Time of Essence. Time will be of the essence in respect of this Agreement.

8.15 Successor's Bound. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner. The District will file a notice of this Agreement in the Land Title Office in accordance with section 610(10) of the *Local Government Act* and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by this Agreement.

8.16 District's Other Rights and Obligations. Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the District or, if the District so elects, prejudice or affect the District's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter*, and the *Local Government Act*, or any other Act of the legislature of British Columbia, as amended from time to time. The rights given to the District by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the District to the Owner or anyone else, and nothing in this Agreement obliges the District to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

8.17 Compliance with Laws. Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the District and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty days' written notice to the District shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

8.18 Notices. Any notice to be given hereunder shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

To the District:

District of North Vancouver
355 West Queens Road,
North Vancouver, BC V7N 4N5

Attention: Municipal Clerk

If to the Owner:

Kate Elizabeth Johnson and Steven Keith Bailey
 2550 Queens Avenue,
 West Vancouver, BC V7V 2Y8

Any party hereto may at any time give notice in writing to the other of any change of address and after the third day of the giving of such notice the address therein specified shall be the address of such party for the giving of notices.

8.19 **Interpretation.** The following provisions regarding interpretation apply to this Agreement:

- (a) Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular; and
- (b) The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

8.20 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

8.21 **Severability.** If any part of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion is to be severed from the rest of this Agreement and the decision that it is invalid does not affect the validity of the remainder of this Agreement.

8.22 **District Approvals.** In this Agreement, where District “approval”, “acceptance”, “consent” or similar authorization or agreement is required, unless provided for otherwise in this Agreement, such “approval”, “acceptance”, “consent” or similar District agreement or authority must be provided in writing, by the District departments, employees, officers or designates, as the case may be, that are authorized to provide such “approval”, “acceptance”, “consent” or similar authorization or agreement. Any purported “approval”, “acceptance” “consent” or similar authorization or agreement provided by a District department, employee, officer or designate, as the case may be, that is not authorized to provide the same, shall be of no force or effect.

IN WITNESS WHEREOF the parties have executed this Agreement on Form C which is a part hereof.

SCHEDULE "A"
CONSERVATION PLAN

Conservation Plan for the Perry Residence 3526 Everglade Place, North Vancouver



Perry Residence- Selwyn Pullan Photograph, circa 1960s

Prepared For: Steven Bailey

Prepared By: Mountain Heritage, Susan Medville, M.A., CAHP, BCAHP

February 11, 2026

Revised- May 26, 2026 (See revisions highlighted in yellow, pages 7-8, 12)

Revised – June 4, 2026 (Interior recommendations added, pages 15-19)



MOUNTAIN
HERITAGE

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Introduction

Name of Building	Perry Residence
Address	3526 Everglade Place
Municipality	District of North Vancouver
Legal Description	LOT E BLOCK G DISTRICT LOT 617 PLAN 10582
Parcel Identifier (PID)	009-366-326
Year Built	1963
Original Owner	Frank Perry
Builder	Unknown
Architect/ Designer	Arthur Erickson
Heritage Status	Listed in the District of North Vancouver Community Heritage Register and listed as a secondary building in The Modern Architecture of North Vancouver 1930-196 Heritage Building Inventory

In November of 2025, Steven Bailey, property owner of 3526 Everglade Place, District of North Vancouver requested that a Conservation Plan be completed by Mountain Heritage. This work is being done in conjunction with the Mr. Bailey's plans of rehabilitating the property to better serve current housing needs and to ensure the long-term conservation of the structure and based on the understanding that as a historic property it represents a unique, valuable and irreplaceable resource.

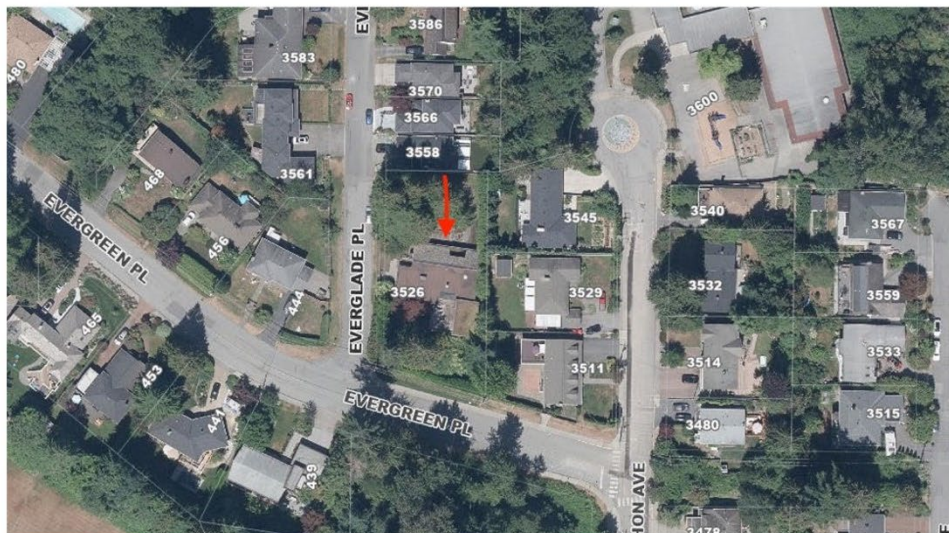
A Statement of Significance (SOS) was developed for the residence in July of 2025 by Schueck Heritage Consulting (see Appendix I). The SOS provides, baseline heritage data on the building. The Conservation Plan takes the SOS into full consideration to ensure any work that is done on the site will be conducted with the Heritage Values and Character Defining Elements in mind and their preservation well planned for. The Conservation Plan inclusive of the SOS should be used as a guide to assist any specialist or contractors involved with any work at the building to understand the importance of the building's Heritage Values and Character Defining Elements.



(Arthur Erikson sketch of building, circa 1960s)

Site Location

For the purposes of this report the front elevation of the building is identified as the north elevation. The north elevation is the location of the building's formal double doored entrance. The west elevation faces Everglade Place. The building is located in the Norwood Queens - Delbrook neighbourhood of the District of North Vancouver, BC.



(Source: Google Maps, 2025)

Methodology

The project began December 10, 2025, with a meeting with property owner Mr. Bailey, project Architect Doug Johnson, and Mountain Heritage on site. Mr. Bailey and Mr. Johnson provided background information on the property and the research materials used in the development of the Statement of Significance. Observations were made during a walk around the property, focusing on the building's exterior of which photographs and field notes were taken. Historic photographs and informed observation of materials in place show that very few changes have taken place to the structure since its construction and it has been moderately well maintained, leaving most of the historic fabric of the structure intact.

Based on the information gathered on site, consultation, inclusion of the Statement of Significance and following the Park's Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* the Conservation Plan has been developed. The Conservation Plan was submitted to Mr. Bailey and Mr. Johnson, February 11, 2026. Revisions were made to the plan May 26 and June 4, 2026.

Background

The owner has expressed that their end goal is to conserve the historic house located 3526 Everglade Place in a way which allows for livability and functionality, allowing for continued residential use of the building and the creation of additional housing on north end of the property.

The owner's intent is to move the subject building approximately 35 feet to the south and five feet to the east on the lot, retaining its current orientation on the property. This move will require a removal of the existing foundation and the construction of a new foundation. The north-west portion of the lot will be subdivided to allow for two additional stand-alone residences.

This Conservation Plan addresses the interventions and maintenance recommendations that should be followed when developing a scope of work for the future care and conservation of the subject building.

The below portion of the plan provides a policy framework that will ensure any potential work done is being conducted with the building's Heritage Values and Character Defining Elements in mind and their heritage conservation planned for.

The following Conservation Plan identifies the following items:

- Listing of **proposed interventions** or work that needs to take place on and in the building.
- The **Character Defining Elements** (CDEs) that have potential to be impacted by the work.
- The **conservation strategy**- succinct statements of intent for each action.
- **Maintenance** recommendations.

Prior to undertaking any work on the building, *The Standards and Guidelines for the Conservation of Historic Places in Canada*, found in Appendix II, should be reviewed by both the individuals involved in the oversight of the project and by any professionals such as an architect or building engineer and contractors hired to do the work. These guidelines along with best practices for heritage conservation, have been taken into consideration with the below Conservation Plan in regard to the proposed interventions currently needed to ensure the longevity of the structure. Every effort should be made to familiarize those working on the project with the planned conservation approach and actions and to ensure they understand the scope project and importance of the building's character-defining elements.

Before any work is to take place, it is recommended that a Qualified Hazardous Material Specialist experienced in the restoration of heritage structures to be consulted prior to any work, which may disturb possible hazardous materials such as paint, materials that may contain asbestos or mold. No hazardous material surveys were undertaken in the course of this report. It is also recommended that a qualified Structural Engineer and Licensed Electrician experienced in successful heritage conservation projects be further consulted to ensure all work is done in compliance with current codes and building regulations. These professionals should be knowledgeable to alternative compliances and heritage variances that may be available to the Perry Residence as a listed home on the North Vancouver Heritage Register allowing for a higher retention of heritage materials and conservation.

Project Conservation Strategy

The overall long-term **conservation** strategy for the Perry Residence at 3256 Everglade Place is a combination of **restoration**, **rehabilitation** and **preservation**. These strategies follow as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

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.

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

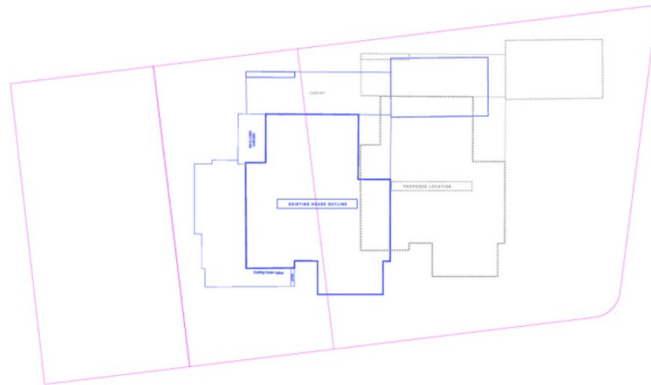
Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

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

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will repair and upgrade the building. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Conservation Plan

Site and Landscape



Site Plan, TKL Design, 2026.

Proposed Intervention

The Perry Residence currently sits in the center of a 0.4 acre-lot. The north portion of the lot is covered with cedar trees, the willow tree on this side of the property mentioned in Erickson's 1963 plans is no longer standing. Erickson did not include any additional notes or drawings in his plans in relation to the landscaping on the site. The southern end of the lot is dense with both native plants and holly, black berry, bamboo and a planted maple. The landscaping has not been maintained. The dense vegetation around the south side of the property has created a natural barrier between the structure and Everglade Place. The movement of the Perry Residence will allow for the northern part of the lot to be redeveloped and the conservation of the historic building. It is proposed that the building moved on lot approximately 35 feet to the south and five feet to the east on the property maintaining same orientation. The north and west side decking of the heritage building will be rehabilitated to accommodate proposed property line realignments. Gardens and landscaping will be rehabilitated as per the *Primary Landscape Design Objective for the Perry Residence*, TKL Design, 2026.

Impacted Character Defining Elements

- Location in the Norwood Queens-Delbrook neighborhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.

Conservation Strategy

Preservation and Rehabilitation

- Preserve the orientation of the building. Frontages of the building facing Everglade Place and Evergreen Place will remain the same.
- Rehabilitate landscape and gardens around the building so that building maintains its relationship with outdoor and indoor connections per recommendations *Primary*

Landscape Design Objective for the Perry Residence, TKL Design and taking into special consideration the three following bullet points below.

- Retain and incorporate into the landscape plan any mature non-invasive plants and trees currently on the south side of the lot that are outside of the relocated footprint of the structure and decking.
- Retain plantings and establish new plantings that will shield the house from view from Everglade Place, preserving the structure's connection to the natural environment.
- Ensure any new plantings or existing plantings are not directly abutting the historic fabric of the structure or overhang above its roof.
- New structures to the north of the heritage building should be designed to be 'physically and visually compatible with, subordinate to and distinguishable from the historic place' as recommended in Standard 11. (See Appendix II)

Overall Form, Scale and Massing



Proposed Intervention

Exterior footprint of house will be preserved. The house's current configuration is a main single-story structure connected by a carport to the Perry studio with extensive decking on the north and south elevations and moderate decking on the west elevation. The form and scale will change minimally with the enclosure of the carport on the east elevation and enclosure of the porch on the west elevation. Massing of the decking will be reduced on the north and west elevations.

Character Defining Elements

- Original residential form, scale and massing as expressed by its one-story height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- Large wood decks surrounding the house
- Small private courtyard garden off the main bedroom
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Rehabilitation and Preservation

- Preserve the overall scale and massing of the building.
- The rehabilitation of the west elevation porch encloses a 8'x10' portion creating a pantry and kitchen. (See sections on Walls and Fenestration for additional details.)
- The rehabilitation of the carport from covered space with open walls to an enclosed interior living space with windows. (See sections on Walls and Fenestration for additional details.)
- Because the overall form, scale and massing of the house are important character-defining elements, it is recommended that no other changes be made in the form of additions or alterations.
- The rehabilitation of the bedroom courtyard by the repositioning of bedroom courtyard wood-screen 90 degrees to west.
- The decking will be altered on the north and west elevation of the building. It will be reduced in size on both elevations. Any replacement decking should be constructed of like material.

Roof



Proposed Interventions

The roof lines and gutter system will be preserved on the structure; the roof will be re-membraned to address leaks. The loose river stones which clad the roof presently will be replaced with a like product of river stone replicas in same size, shape and color as the existing but of a lighter material. Sky lights and clerestory windows will be replaced with windows of the same dimensions and a like material. The brick chimney will be removed.

Character Defining Elements

- The physical and visual connection of the house and studio to the natural setting

- Original residential form, scale and massing as expressed by its one-story height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines
- Skylights
- Clerestory windows
- Roof cladding comprised of medium-sized smooth river rock

Conservation Strategy

Preservation and Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its angled roof and flat planed roof and deep overhangs.
- Roofing membrane and cladding system will be rehabilitated. River stones of the same dimension are the preferred material for cladding and should match original. If replicas are used for weight considerations, they should match the originals as closely as possible.
- Replace roofing materials when it comes time to reroof.
- Preservation of gutter system, any rehabilitation with like for like materials and dimensions. Any replacement of parts of the gutter system will match existing materials and colors.
- Ensure adequate rainwater disposal system is installed and ensure proper drainage from the site is maintained.
- Replacement of skylights and clerestory windows, flashing and trim with like for like materials, exact in dimension to originals.

Maintenance

- Annually remove any debris or moss from roof with sweeping and gentle hosing. Do not use high pressure hose or harsh cleaning agents.
- Annually inspect flashing, repair as needed.
- Yearly interior and exterior inspection to note any changes such as damaged roofing materials, leaks or pin holes and changes to be immediately addressed.
- Expected roof material replacement on a twenty-year cycle.
- Observe how gutters are functioning on a very wet day. See where failures are occurring repair or replace as needed. Make sure there are no blockages at outlets of gutters.
- Expected gutter material replacement on a twenty-year cycle.

Foundation



Proposed Intervention

The residence will be moved approximately 35 feet to the south and five feet to the east on maintaining same orientation on property lot, on a new foundation.

Character Defining Element

- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- Transition through rooms, especially from the dining room to the living room.

Conservation Strategy

Rehabilitation

- New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade to assist drainage and hardscaping to prevent splash back.

Maintenance

- Annual inspection of exterior and interior foundations, where visible, for signs of undue settlement, deformation, or cracking.
- If any of the above found, obtain immediate advice from a professional structural engineer.
- Repointing work of damaged areas should be done with mortar like existing formula.
- Annually check that perimeter drainage piping is functional.
- Arrange a drainage inspection every three to five years.

Exterior Walls



Proposed Intervention

Wall will be rehabilitated on the west elevation for the kitchen addition and with the conversion of the carport to living space. The wall on the west elevation will see the addition of cladding with the 8'x10' enclosure of porch. The opening for the carport on the north elevation will be enclosed as will the east elevation carport elevation. Cladding in other areas will be preserved and restored where it has suffered damage from moisture or other factors.

Character Defining Element

- All wood cladding including very narrow vertical strips
- Inverted triangular fascias

Conservation Recommendation

Rehabilitation, Preservation and Restoration

- Preserve original siding on all elevations, if possible, and clean surfaces for refinishing.
- High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- If needed **historic** wood should be refinished to match original cladding.
- Determine the original **historic color and finish** of cladding, restore original color scheme.
- **Color samples should be tested in natural light prior to final application of stain to ensure it matches and will weather to be compatible to existing stain.**
- New cladding used for rehabilitations of carport and west porch should be physically and visually compatible with, subordinate to and distinguishable from the historic walls.
- **New cladding will be of the same dimensions and material (compatible) as the historic fabric however the new material will be distinguishable through the finish use of Shui Sogi Ban instead of staining.**

Maintenance

- In yearly building inspection make note of cladding condition.
- Ensure that no plants (trees, ground plantings, vines, or moss) are touching the building.
- Schedule bi-annual cleaning of exterior, with removal of any insect or animal nests. Washing gently with low pressure garden hose when needed. Do not use high pressure hose, power washer or harsh cleaning agents.

- Yearly check for water ingress, ensuring there is not staining, rot or mould.

Fenestration

The windows and doors of the historic structure are fundamental to the building's appearance and tie directly to its heritage value. The placement of windows and doors in the historic place are what allow for the visual connection of the house and studio to the natural setting, one of its principal Character Defining Elements.

Windows



Proposed Intervention

With the rehabilitation of the west side of the building for additional kitchen space and the rehabilitation of the carport to living space, there will be the limited addition of new windows and doors and the removal of some historic windows and doors. The clerestory lights are failing and will be rehabilitated.

Character Defining Elements

- The physical and visual connection of the house and studio to the natural setting.
- Large wood framed windows, including sliding glass double doors
- Skylights
- Clerestory windows
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Preservation and Rehabilitation

- Complete an inspection and detailed inventory list of all windows to determine extent of recommended repair or replacement.
- Preserve and repair as possible, using in kind repairs where feasible.
- If single glazed windows are to be rehabilitated to accommodate double-glazing. Double glazed units should be visually consistent with original windows.
- If windows or clerestory lights are replaced, they are to be replaced in kind.

- New windows used for rehabilitations of carport and west porch should be physically and visually compatible with, subordinate to and distinguishable from the historic windows.

Maintenance

- Annual inspection to ensure the windows are functioning correctly and conducting repair as needed following conservation standards.
- Do not use high pressure hose or harsh cleaning agents on windows.

Doors



Proposed Intervention

With the rehabilitation of the west side of the building for additional kitchen space there will removal of the wood door facing Everglade Place.

Character Defining Element

- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

Conservation Strategy

Preservation and Restoration

- Complete an inspection and detailed inventory list of all doors to determine extent of recommended repair or replacement.
- Retain the door openings in their original locations and preserve and repair all original doors.
- Retain original doors hardware.
- If original doors or sliding glass doors are replaced, they are to be replaced in kind.
- Any newly installed doors should be visually compatible with existing doors.
- Bill Reid carving will be removed from door and installed in the interior of the building to ensure safe keeping.

Maintenance

- In yearly building inspection make note of door operation and condition of hardware (no rust or breakage).
- At inspection lubricate hardware.
- Replace any broken glass as it happens in doors.
- Check weather stripping for wear and replace as needed.
- Do not use high pressure hose or harsh cleaning agents on doors.

Interior

The Perry Residence features several character-defining interior architectural features that appear to date to the building's original construction. These interior elements should be preserved where possible. Rehabilitation measures may be introduced as required to accommodate functional modern needs or building code upgrades. Any interventions should be made in a manner that is sympathetic to the historic character of the building. If any historic material is to be removed from the building it is recommended that it is done in such a manner that it will allow for the salvage and/or recycling of all architectural elements, siding, lumber, wood flooring, historic doors, windows, brass hardware and other materials.

Ceiling



(Ceiling of existing master bedroom and ceiling in transition from existing dining room to gallery hall and living area)

Proposed Intervention

- Retention and preservation of the existing wood ceilings throughout.

Character Defining Elements

- Extensive use of wood on floors, walls and ceilings
- Wood slat ceiling in the living room

Conservation Strategy

Preservation and Restoration

- Most of the wood ceilings in the structure are in good condition with the exception of a few places where water damage has occurred.
- Complete investigation of condition of ceiling, and repair as required to match existing.
- Roof and skylight details and joints should be inspected, and any leaks should be repaired to prevent further damage to ceilings.

Maintenance

- Maintain wood ceilings with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot clean ceilings to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying. Test detergent solution in an obscured area of the ceiling prior to use to ensure it does not damage it.

Interior Walls



(Left to right- existing entryway, wall between existing entry way and dining area, studio)

Proposed Interventions

- Preservation and rehabilitation of the re-sawn strip of fir wall material in entryway and dining area as entryway will be expanded to include part of the existing dining area.
- Removal of the variety of panel wood walls and replacement with drywall finish throughout remainder of building.
- Rehabilitation of studio and garage areas into integrated living space with the rest of the building.

Character Defining Elements

- Extensive use of wood on floors, walls and ceilings
- Transition through rooms, especially from the dining room to the living room
- Re-sawn strips of fir as wall cladding
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Rehabilitation and Preservation

- The re-sawn strips of fir used as a dividing wall currently between the entryway and the dining area will be preserved. The existing wall will be moved a few feet to the west to accommodate the new floor plan.
- The revised entry way floor plan will allow for transition from the entry way to the living area.
- The garage is being rehabilitated to accommodate additional living space, the expanse of windows will be rehabilitated, and the exterior garage doors will be replaced with exterior siding as noted in the recommendations for the section Exterior Walls and the interior garage door by interior drywall.

Maintenance

- Maintain interior walls with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot clean walls to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying.

Test detergent solution in an obscured area of the wall prior to use to ensure it does not damage the wall.

Floors



(Wood flooring in existing dining area and tile in existing living room abutting wood floor of den area)

Proposed Intervention

- Removal and replacement of all existing flooring.

Character Defining Element

- Extensive use of wood on floors, walls and ceilings

Conservation Strategy

Non-Applicable

- Wood floors throughout will be replaced with wood flooring at owner's preference for a unified flooring material throughout the structure.
- It is recommended that any deconstruction of the building take place in such a manner that it will provide for the salvage and/or recycling of all architectural elements, siding, lumber, wood flooring, historic doors, windows, brass hardware and other materials.

Maintenance

- Non-Applicable

Furnishings



(Cabinetry in kitchen, den and front door carving)

Proposed Intervention

- Relocation and rehabilitation of built in cabinetry in kitchen, it will be repurposed for use in the new laundry room in the portion of the house which is currently the garage.
- Preservation of built in cabinetry in den.
- Preservation of purported Bill Reid door carving panel. Door carving panel will be relocated into the interior of the structure and on display.

Character Defining Elements

- Wood kitchen cabinets with gull-wing doors
- Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Carving on front door purportedly by Bill Reid.

Conservation Strategy

Preservation and Rehabilitation

- Rehabilitate the existing kitchen cabinetry to be re-used in the future laundry room.
- Preserve the den cabinetry.
- Preserve and relocate the door carving to the interior of the building.

Maintenance

- Maintain cabinetry with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot cabinetry to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying. Test detergent solution in an obscured area of cabinetry prior to use to ensure it does not damage the cabinetry.

Appendixes

Appendix I: Statement of Significance

Prepared by: Schueck Heritage Consulting
July 2025

Description:

Designed in the West Coast Modern style in 1963, the Perry Residence is located on a wooded property on the upper slopes of the District of North Vancouver, British Columbia. It is a one-storey, wood frame house clad in narrow vertical cedar siding, with a combination of angled and flat roof forms clad in river rock and with deep overhangs. It has large expanses of glazing and clerestory windows and is surrounded by a wide wooden deck.

Heritage Values:

The heritage significance of the Perry Residence lies primarily in its aesthetic, cultural and historic values. It is a rare example of a West Coast Modern house, designed by Arthur Erickson just before he became famous, that has essentially retained its original design and materials on both the exterior and interior.

The house has aesthetic value primarily for its West Coast Modern design as evidenced by its overall form and details. It is a modest, one-storey structure with Japanese Shinto design influences. “An ode to Japanese minimalism transplanted into the rugged Canadian forest, the house exemplifies the concept of *Wabi Sabi* that marries the rough and the refined.”¹ Other aspects of Shinto residential design that can be seen in the Perry Residence and which contribute to the ethos of West Coast Modernism include its connection to nature through the use of large windows, clerestory windows, skylights and sliding glass doors that provide natural light and ventilation. Additionally, the house sits in harmony with nature through the extensive use of local materials and through its physical and visual connection to the outside.

The house is clad in narrow vertical wood siding stained dark brown. The deep roof overhangs are both practical (providing shelter to the house and decks from sun and rain) and they help to reinforce the strong horizontal massing. Of particular note on the exterior are the inverted triangular fascia boards, the clerestory glazing and skylights, and the way the angled roof on the north side and the flat roof on the south side work together. Apparently, they were angled to match the declination of the earth so that on December 21st, there is no shadow inside the house.² The cladding on the angled roof is unusual – medium-sized smooth river rock – an aesthetically pleasing method for keeping the roof cool and protecting it from large snowfalls and strong winds.

The interior of the house also has strong aesthetic value and continues the references to West Coast Modern and Shinto design principles through its uncluttered spaces and extensive use of natural materials. The rooms are small but feel spacious due to the amount of glazing and the high ceilings. Particularly effective is the transition from room to room, such as walking through a low-ceilinged hallway into the high-ceilinged living room. The floor in the living room is noteworthy for its Japanese

¹ Hadani Ditmars. “Explore the Perry Estate, a lesser-known Arthur Erickson project in Canada.” *Wallpaper**, 18 February 2025.

² Ibid.

mother-of-pearl tiles, some shiny and some matte to give a shimmering effect, and for the pine slat ceiling. The kitchen, while small, has wood counters and cupboards with doors that open upwards in a gull-wing style. There is a clever pass-through with a wine storage area underneath. A great deal of thought has clearly gone into the design of the interior spaces, down to the nail pattern on the fascias (pairs of nails starting close together and widening out as they go along). The main bedroom has a small, private courtyard garden that brightens the room and provides the connection to the outside that so reflects the West Coast Modern style.

The Perry Residence has strong cultural/historic significance for its year of construction (1963) and for its connections to Frank Perry, Bill Reid and Arthur Erickson. Frank Perry (1923-2006) was born in Vancouver, graduating from the University of British Columbia and teaching high school history in North Vancouver for 30 years. He was also a successful sculptor in bronze, brass, stone and wood, deriving inspiration from Henry Moore, Constantin Brancusi and the German Expressionists. He trained locally, in London England and in Florence Italy. His commissions included work for municipal halls, civic theatres and private homes. He received the Order of Canada and was a member of the Royal Academy of the Arts, Northwest Institute of Sculpture, B.C. Society of Artists, Sculptors' Society of Canada, and the Royal Canadian Academy. He won awards for his work, such as the Burnaby Outdoor Sculpture Show in 1958 and the Centennial Sculpture competition in Vancouver in 1967, with a piece that is now outside the Playhouse Theatre.³ Married to Doris, nee Olson, (1926-1972), also a schoolteacher, they lived together in the house from 1963 (when it replaced a small house and studio) until her death in 1972. Frank continued to live in the house until selling it in 2002.

The Perry Residence is also associated with local artist Bill Reid (1920-1998), who was a good friend of Mr. Perry, likely working in the large, bright studio from time to time. A plaque on one of the bedroom doors states that Mr. Reid lived in the house from 1974-1975. Born in Victoria, Mr. Reid was an "internationally recognized Haida artist, frequently credited with the revival and innovative resurgence of Northwest Coast Indigenous arts in the contemporary world."⁴ Of special note is that the front door to the house has a carved inlay that is purported to be by Mr. Reid, who did something similar for the Cliff House designed by Zoltan Kiss.

The house was designed by architect Arthur Erickson (1924-2009). Born in Vancouver, he received his formal education at McGill and the University of British Columbia, followed by architectural training in 1950. He spent time in Asia while serving in the Armed Forces. In 1953, he opened an architectural practice in Vancouver with Geoffrey Massey. He designed the Perry Residence in 1963, the same year that he and Mr. Massey won the design competition for Simon Fraser University. Known nationally and internationally for both residential and major commissions, Mr. Erickson's design of the Perry Residence is an example of his residential work just as he became famous. It is an excellent and early example of the type of designs for which he became known: "The hallmark of much of Erickson's work through the 1960s and 1970s was the interpretation of exterior and interior spaces within a post-and-beam framework that is tightly controlled but not fixed to a rigid grid."⁵ A well-respected local architect also known for his West Coast Modern buildings, Barry Downs (1930-2022) wrote of his contemporaries' work including Mr. Erickson's: "Open floor plans, simple post

³ Dictionary of Canadian Artists – artist file on Frank Perry, National Gallery of Canada Archives

⁴ The Canadian Encyclopedia website.

⁵ Harold Kalmon, *A History of Canadian Architecture*, Volume 2. Oxford University Press, Ontario. 1994, p. 795.

and beam structures, flat planar roofs, use of skylights and large glass areas, characterized their work.”⁶ – a description that could be about the Perry Residence.

Character Defining Elements

Key elements that define the heritage character of the building include its:

- Location in the Norwood Queens/Delbrook neighbourhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.
- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- West Coast Modern style, as seen on the exterior through the:
 - All wood cladding including very narrow vertical strips
 - Inverted triangular fascias
 - Large wood framed windows, including sliding glass double doors
 - Skylights
 - Clerestory windows
 - Roof cladding comprised of medium-sized smooth river rock
 - Large wood decks surrounding the house
 - Small private courtyard garden off the main bedroom
- West Coast Modern style, as seen on the interior through the:
 - Extensive use of wood on floors, walls and ceilings
 - Transition through rooms, especially from the dining room to the living room
 - Wood slat ceiling in the living room
 - Re-sawn strips of fir as wall cladding
 - Wood kitchen cabinets with gull-wing doors
 - Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

⁶ Barry Downs, *The Poetics of West Coast Modernism in West Vancouver – Three Exhibitions on Architecture*. West Coast Cultural Services, 2005, p.3.

Appendix II: The Standards for the Conservation of Historic Places in Canada

The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

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

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

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

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

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Source: Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, Ottawa, 2010. (<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>)

Appendix III: Site Photographs, December 10, 2025



West elevation



North elevation

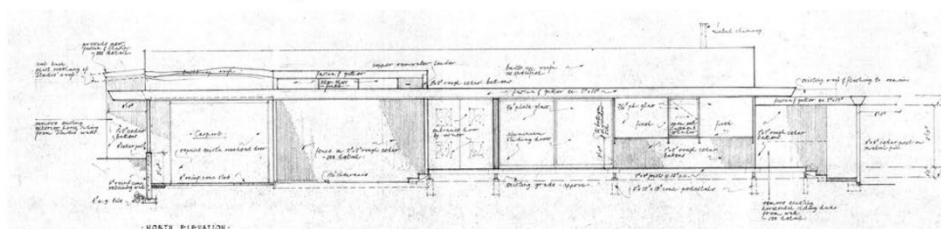


South elevation

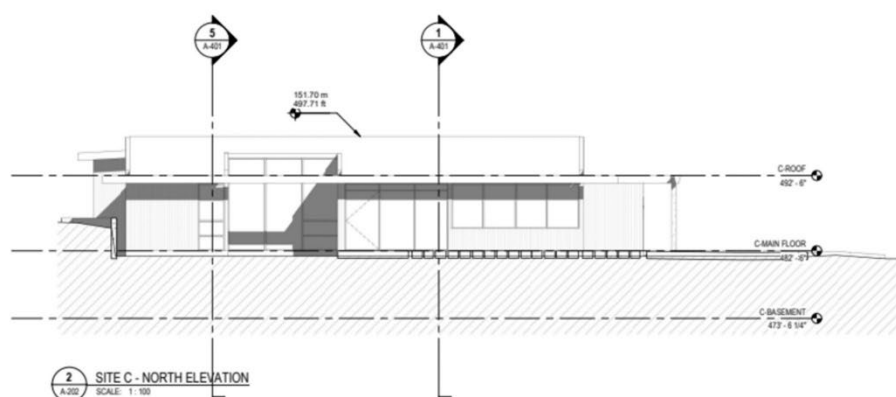


East elevation

Appendix IV: Elevation Comparisons



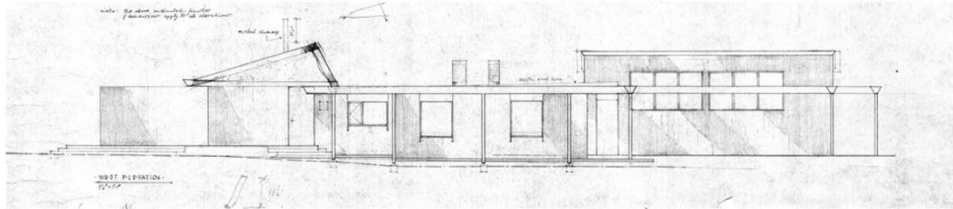
North Elevation, Arthur Erickson, 1963



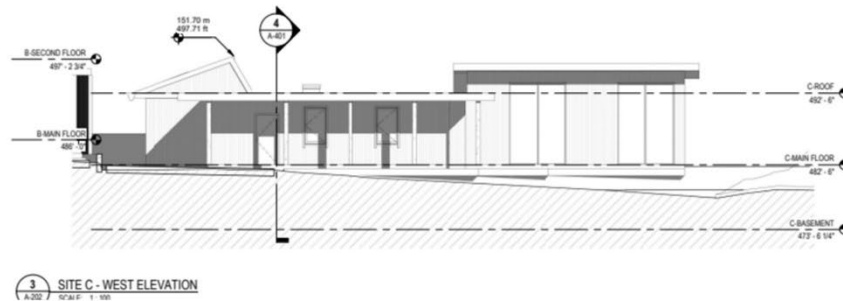
North Elevation Proposed, Bruce Johnson, 2026



North Elevation, as is July 2025, Schueck Heritage Consulting Photo



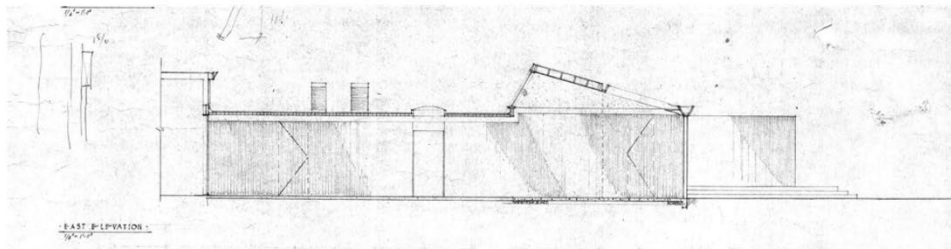
West Elevation, Arthur Erickson, 1963



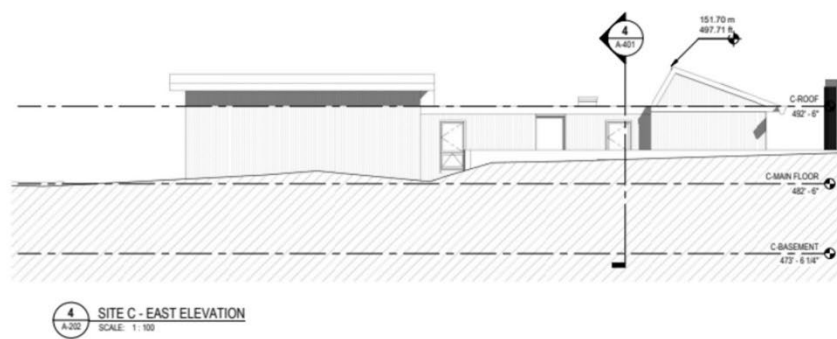
West Elevation Proposed, Bruce Johnson, 2026



West Elevation, as is July 2025, Schueck Heritage Consulting Photo



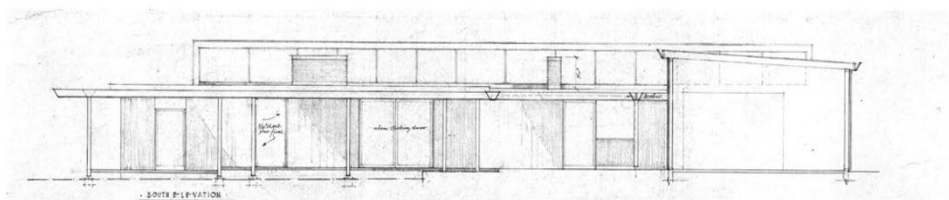
East Elevation, Arthur Erickson, 1963



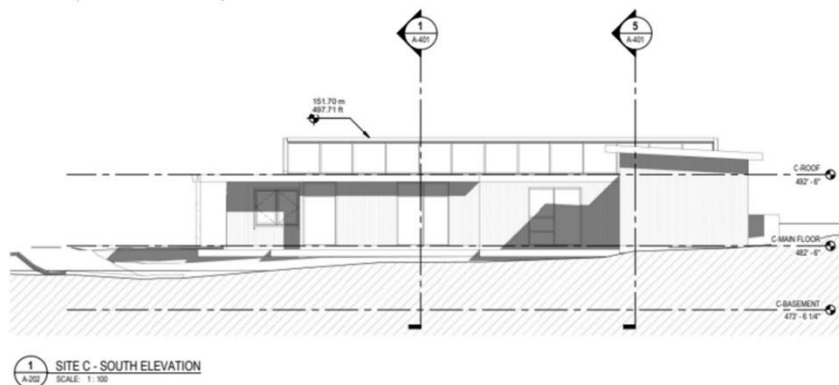
East Elevation Proposed, Bruce Johnson, 2026



East Elevation, as is December 2025, Mountain Heritage Photo



South Elevation, Arthur Erickson, 1963



South Elevation Proposed, Bruce Johnson, 2026



South Elevation and west elevation of studio, as is July 2025, Schueck Heritage Consulting Photo

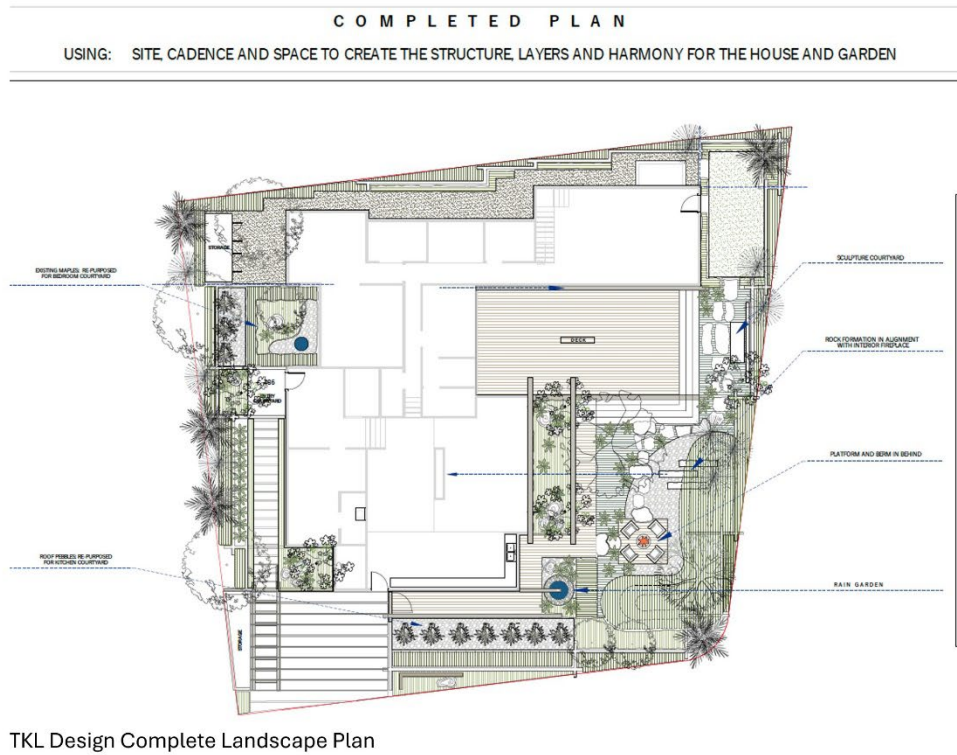
Appendix V: Selected Plans



As-is site plan 2025 provided by owner



Plans for site development, 2026 provided by owner



Conservation Resources- Online

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa, 2010. <https://parks.canada.ca/culture/rc/p-crhp/standards>

Preservation Brief 4: Roofing in Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 15: Preservation of Historic Concrete.
<https://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
<https://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

Selecting and Appropriate Replacement Window for Your Historic Building:
<https://www.wisconsinhistory.org/Records/Article/CS4308>

http://www2.gov.bc.ca/assets/gov/topic/0DB9A63A500898D3B7753CFFBCDF5DE6/documents/heritage/heritage_conservation_community_guide.pdf

SCHEDULE "B"
STATEMENT OF SIGNIFICANCE

Statement of Significance
3526 Everglade Place
District of North Vancouver, BC



July 2025

Description:

Designed in the West Coast Modern style in 1963, the Perry Residence is located on a wooded property on the upper slopes of the District of North Vancouver, British Columbia. It is a one-storey, wood frame house clad in narrow vertical cedar siding, with a combination of angled and flat roof forms clad in river rock and with deep overhangs. It has large expanses of glazing and clerestory windows and is surrounded by a wide wooden deck.

Heritage Values:

The heritage significance of the Perry Residence lies primarily in its aesthetic, cultural and historic values. It is a rare example of a West Coast Modern house, designed by Arthur Erickson just before he became famous, that has essentially retained its original design and materials on both the exterior and interior.

The house has aesthetic value primarily for its West Coast Modern design as evidenced by its overall form and details. It is a modest, one-storey structure with Japanese Shinto design influences. "An ode to Japanese minimalism transplanted into the rugged Canadian forest, the house exemplifies the concept of *Wabi Sabi* that marries the rough and the refined."¹ Other aspects of Shinto residential design that can be seen in the Perry Residence and which contribute to the ethos of West Coast Modernism include its connection to nature through the use of large windows, clerestory windows, skylights and sliding glass doors that provide natural light and ventilation. Additionally, the house sits in harmony with nature through the extensive use of local materials and through its physical and visual connection to the outside.

The house is clad in narrow vertical wood siding stained dark brown. The deep roof overhangs are both practical (providing shelter to the house and decks from sun and rain) and they help to reinforce the strong horizontal massing. Of particular note on the exterior are the inverted triangular fascia boards, the clerestory glazing and skylights, and the way the angled roof on the north side and the flat roof on the south side work together. Apparently, they were angled to match the declination of the earth so that on December 21st, there is no shadow inside the house.² The cladding on the angled roof is unusual – medium-sized smooth river rock – an aesthetically pleasing method for keeping the roof cool and protecting it from large snowfalls and strong winds.

The interior of the house also has strong aesthetic value and continues the references to West Coast Modern and Shinto design principles through its uncluttered spaces and extensive use of natural materials. The rooms are small but feel spacious due to the amount of glazing and the high ceilings.

¹ Hadani Ditmars. "Explore the Perry Estate, a lesser-known Arthur Erickson project in Canada." *Wallpaper**, 18 February 2025.

² Ibid.

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The Perry Residence has strong cultural/historic significance for its year of construction (1963) and for its connections to Frank Perry, Bill Reid and Arthur Erickson.

Frank Perry (1923-2006) was born in Vancouver, graduating from the University of British Columbia and teaching high school history in North Vancouver for 30 years. He was also a successful sculptor in bronze, brass, stone and wood, deriving inspiration from Henry Moore, Constantin Brancusi and the German Expressionists. He trained locally, in London England and in Florence Italy. His commissions included work for municipal halls, civic theatres and private homes. He received the Order of Canada and was a member of the Royal Academy of the Arts, Northwest Institute of Sculpture, B.C. Society of Artists, Sculptors' Society of Canada, and the Royal Canadian Academy. He won awards for his work, such as the Burnaby Outdoor Sculpture Show in 1958 and the Centennial Sculpture competition in Vancouver in 1967, with a piece that is now outside the Playhouse Theatre³. Married to Doris, nee Olson, (1926-1972), also a schoolteacher, they lived together in the house from 1963 (when it replaced a small house and studio) until her death in 1972. Frank continued to live in the house until selling it in 2002.

The Perry Residence is also associated with local artist Bill Reid (1920-1998), who was a good friend of Mr. Perry, likely working in the large, bright studio from time to time. A plaque on one of the bedroom doors states that Mr. Reid lived in the house from 1974-1975. Born in Victoria, Mr. Reid was an "internationally recognized Haida artist, frequently credited with the revival and innovative resurgence of Northwest Coast Indigenous arts in the contemporary world".⁴ Of special note is that the front door to the house has a carved inlay that is purported to be by Mr. Reid, who did something similar for the Cliff House designed by Zoltan Kiss.

The house was designed by architect Arthur Erickson (1924-2009). Born in Vancouver, he received his formal education at McGill and the University of British Columbia, followed by architectural training in 1950. He spent time in Asia while serving in the Armed Forces. In 1953, he opened an architectural practice in Vancouver with Geoffrey Massey. He designed the Perry Residence in 1963, the same year that he and Mr. Massey won the design competition for Simon Fraser University. Known nationally and internationally for both residential and major commissions, Mr. Erickson's design of the Perry Residence is an example of his residential work just as he became famous. It is an excellent and early example of the type of designs for which he became known: "The hallmark of much of Erickson's work through the 1960s and 1970s was the interpretation of exterior and interior spaces within a post-and-beam framework that is tightly controlled but not fixed to a rigid grid."⁵ A well-respected local architect also

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known for his West Coast Modern buildings, Barry Downs (1930-2022) wrote of his contemporaries' work, including Mr. Erickson's: "Open floor plans, simple post and beam structures, flat planar roofs, use of skylights and large glass areas, characterized their work."⁶ – a description that could be about the Perry Residence.

Character-defining Elements

Key elements that define the heritage character of the building include its:

- Location in the Norwood Queens/Delbrook neighbourhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.
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- Carving on front door purportedly by Bill Reid.

⁶ Barry Downs, The Poetics of West Coast Modernism in West Vancouver – Three Exhibitions on Architecture. West Coast Cultural Services, 2005, p.3.

Photographs of the Subject Building (June 2025)



West Elevation, as seen from Everglade Place



North Elevation, showing front entry, opening in the roof notes the bedroom courtyard garden.



South Elevation, with garage/studio on right



East Elevation, focussing on garage/studio entry

Selection of Interior Photographs (June 2025)



Kitchen



Dining Room



Hallway to Living Room



View through Main
Bedroom to Courtyard
Garden



Living Room



Plaque on Door

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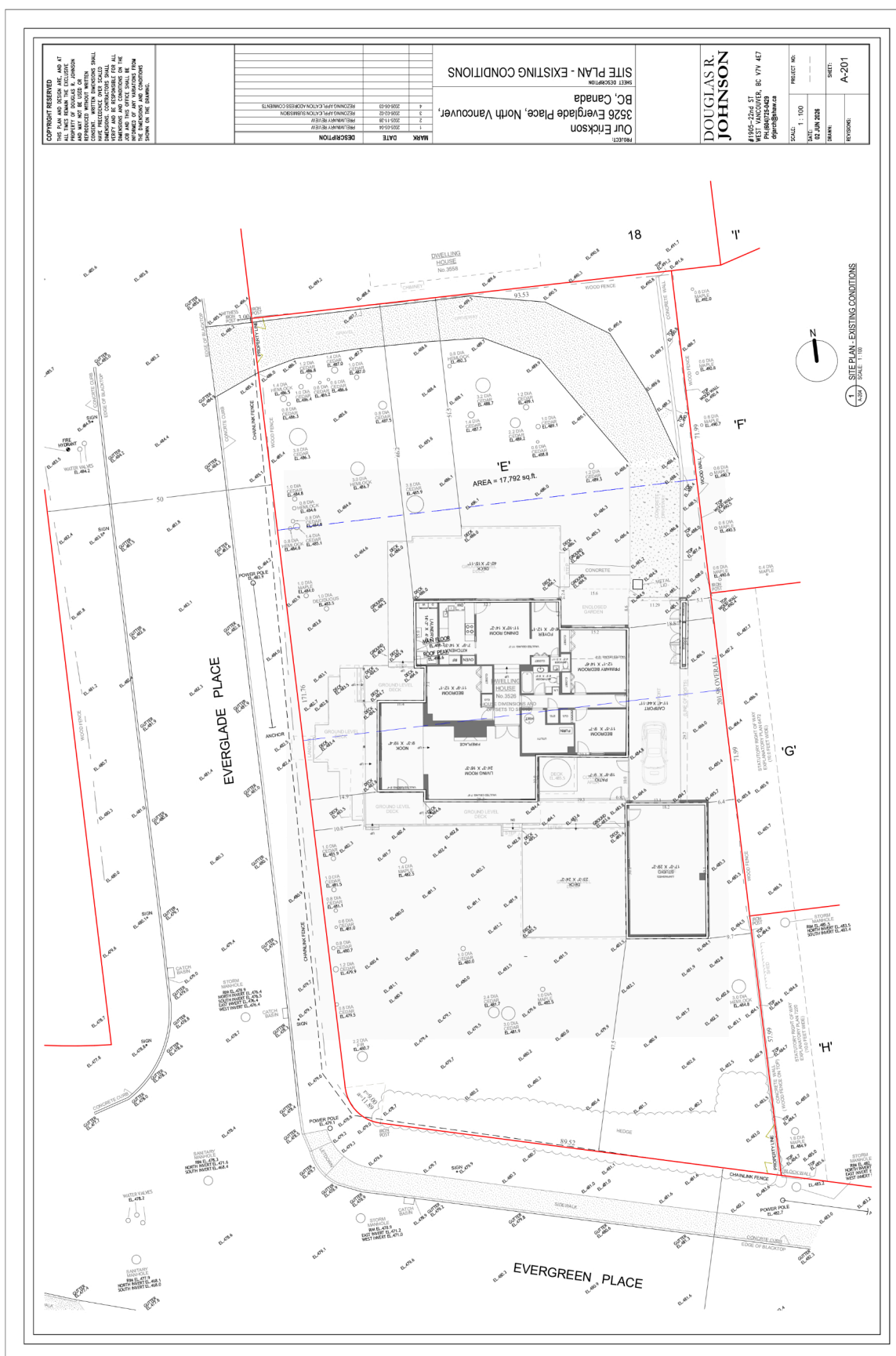
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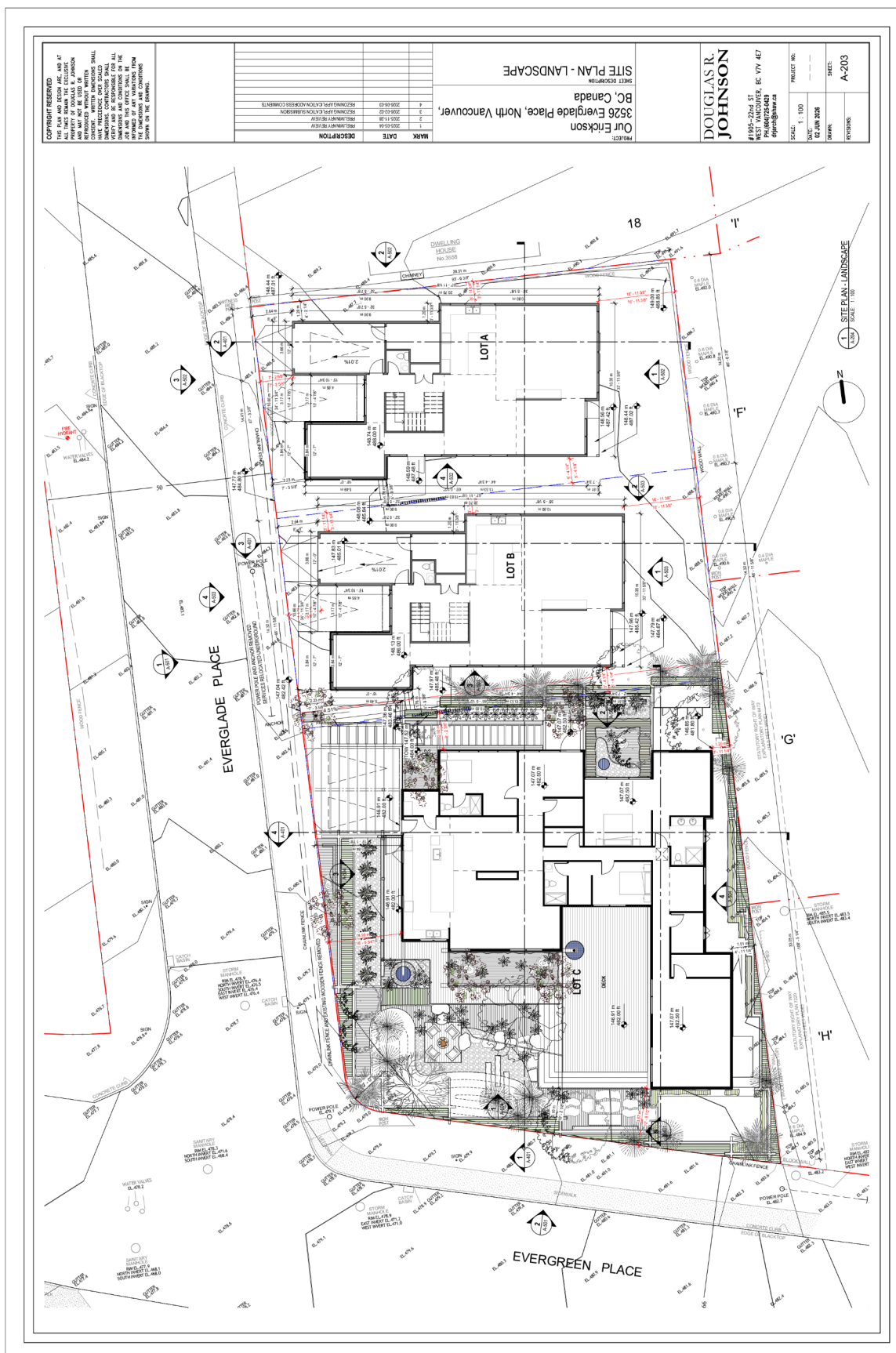
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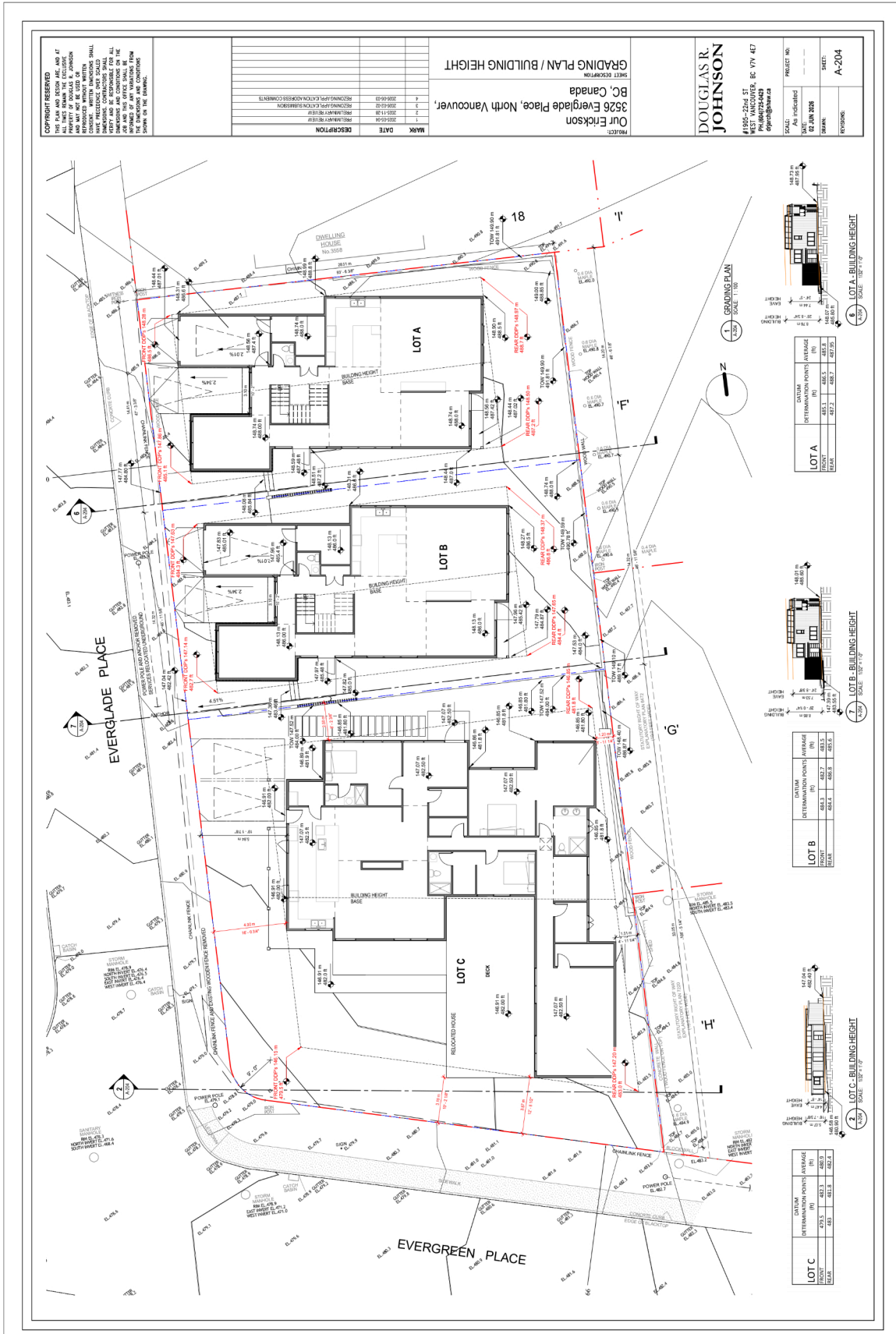
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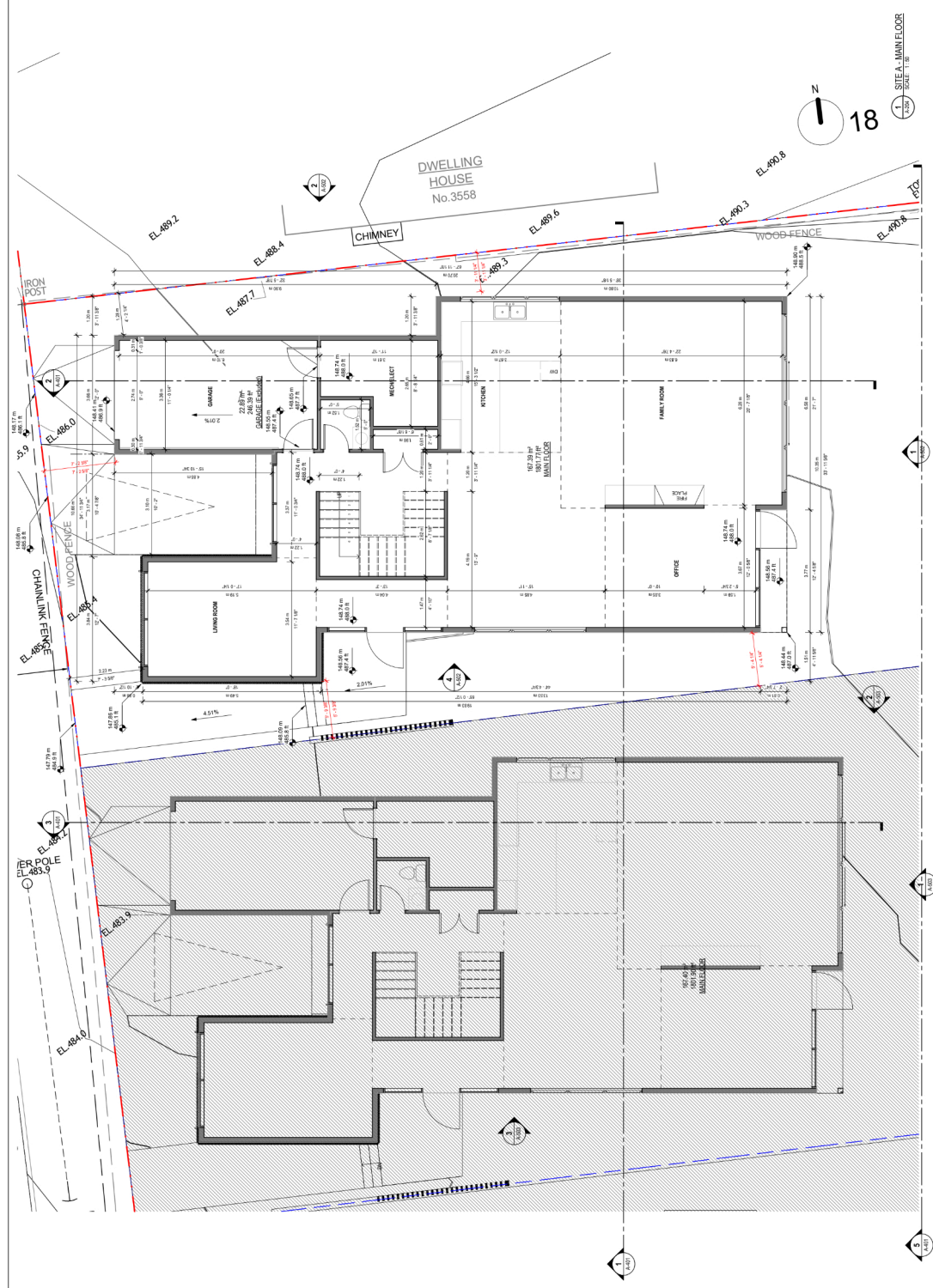
SCHEDULE "D"
PRELIMINARY PLANS AND DRAWINGS

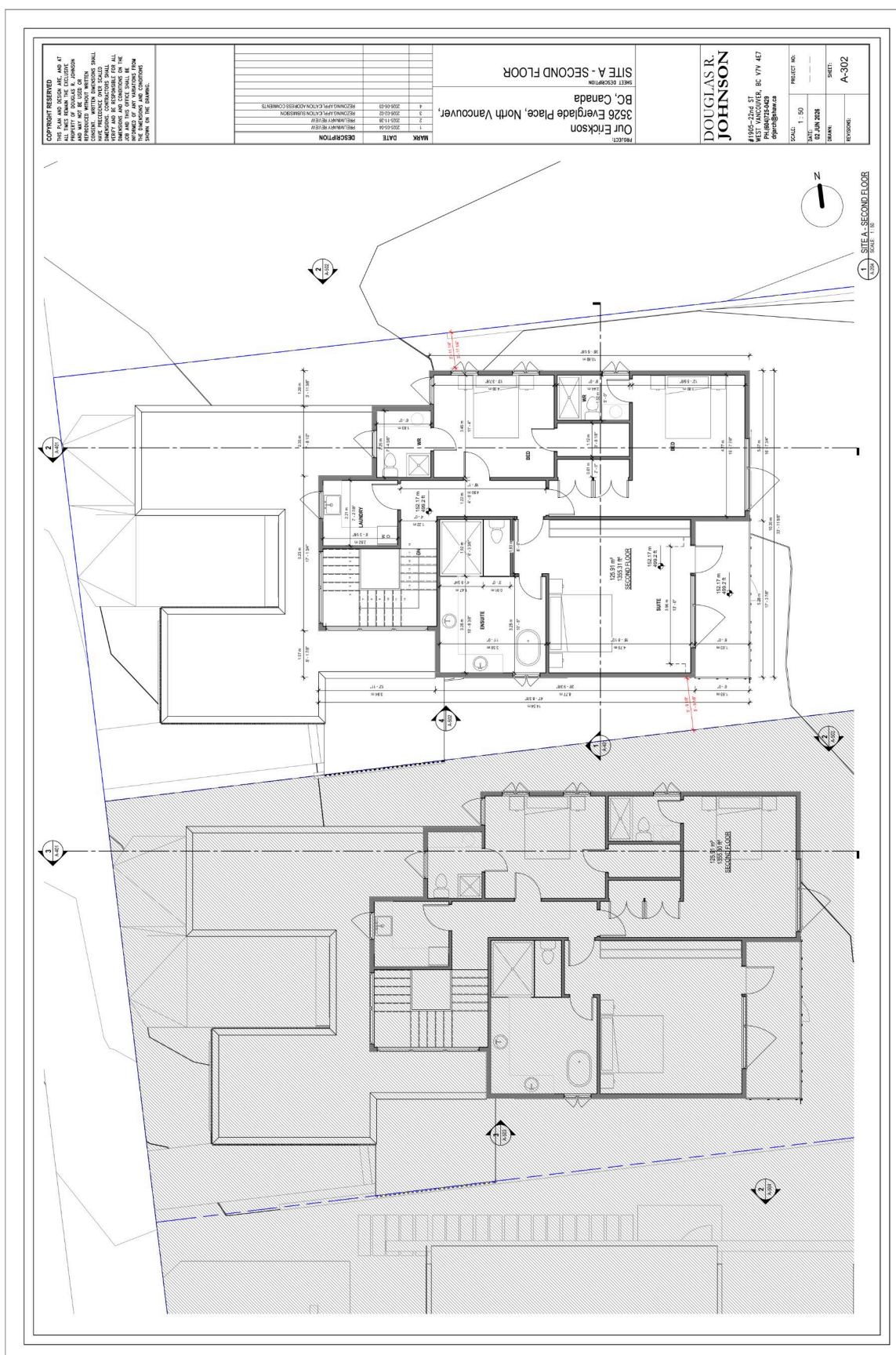


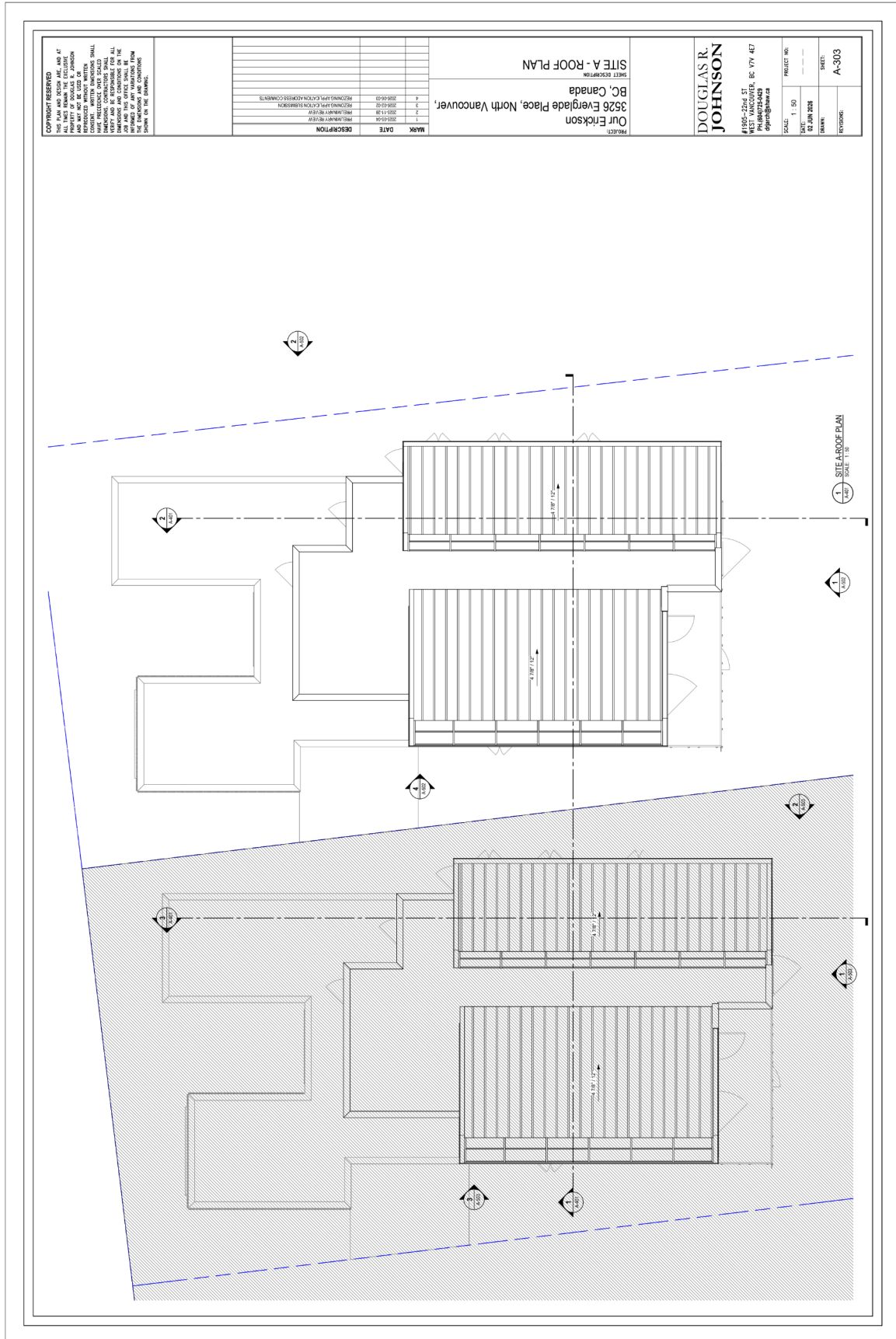




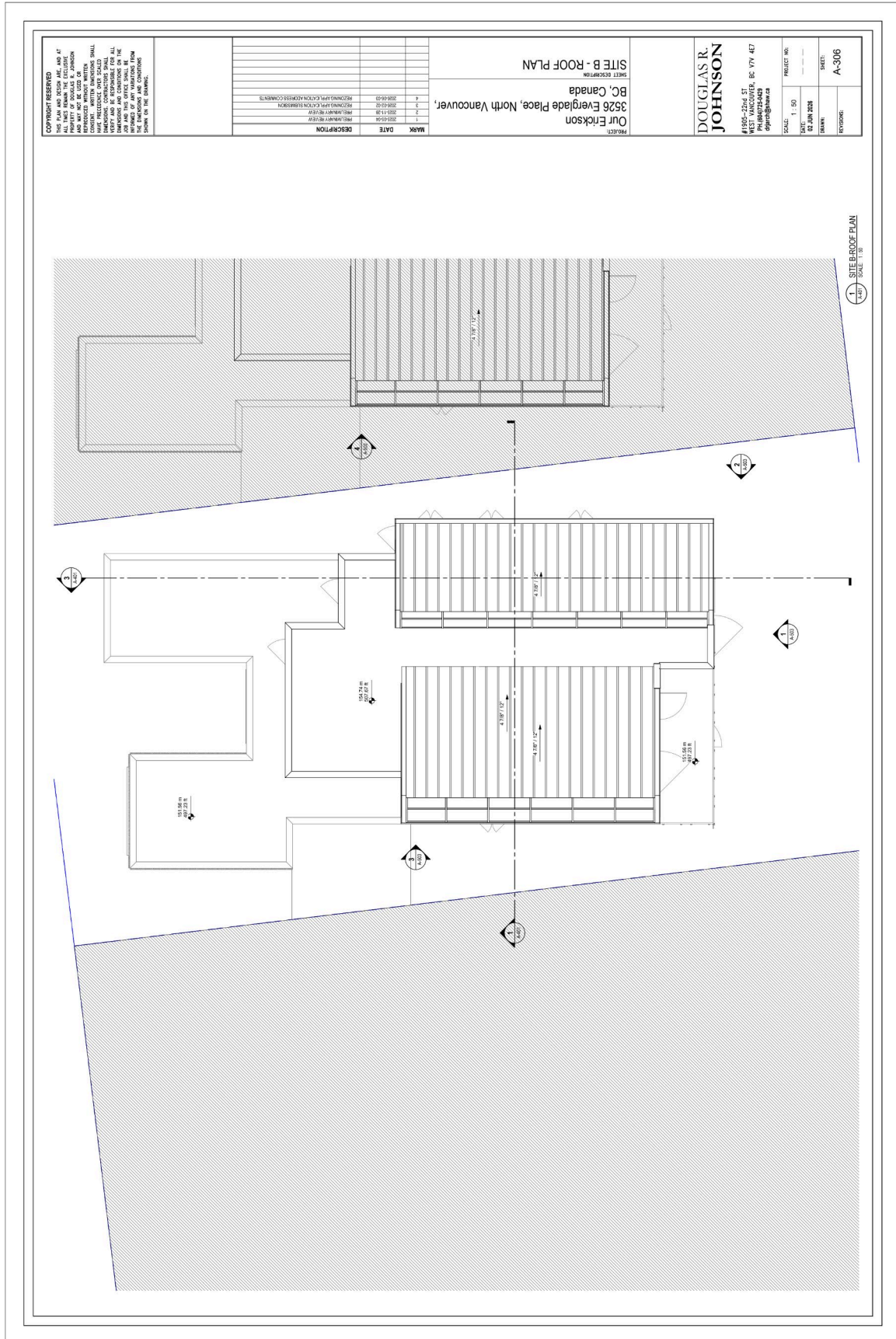


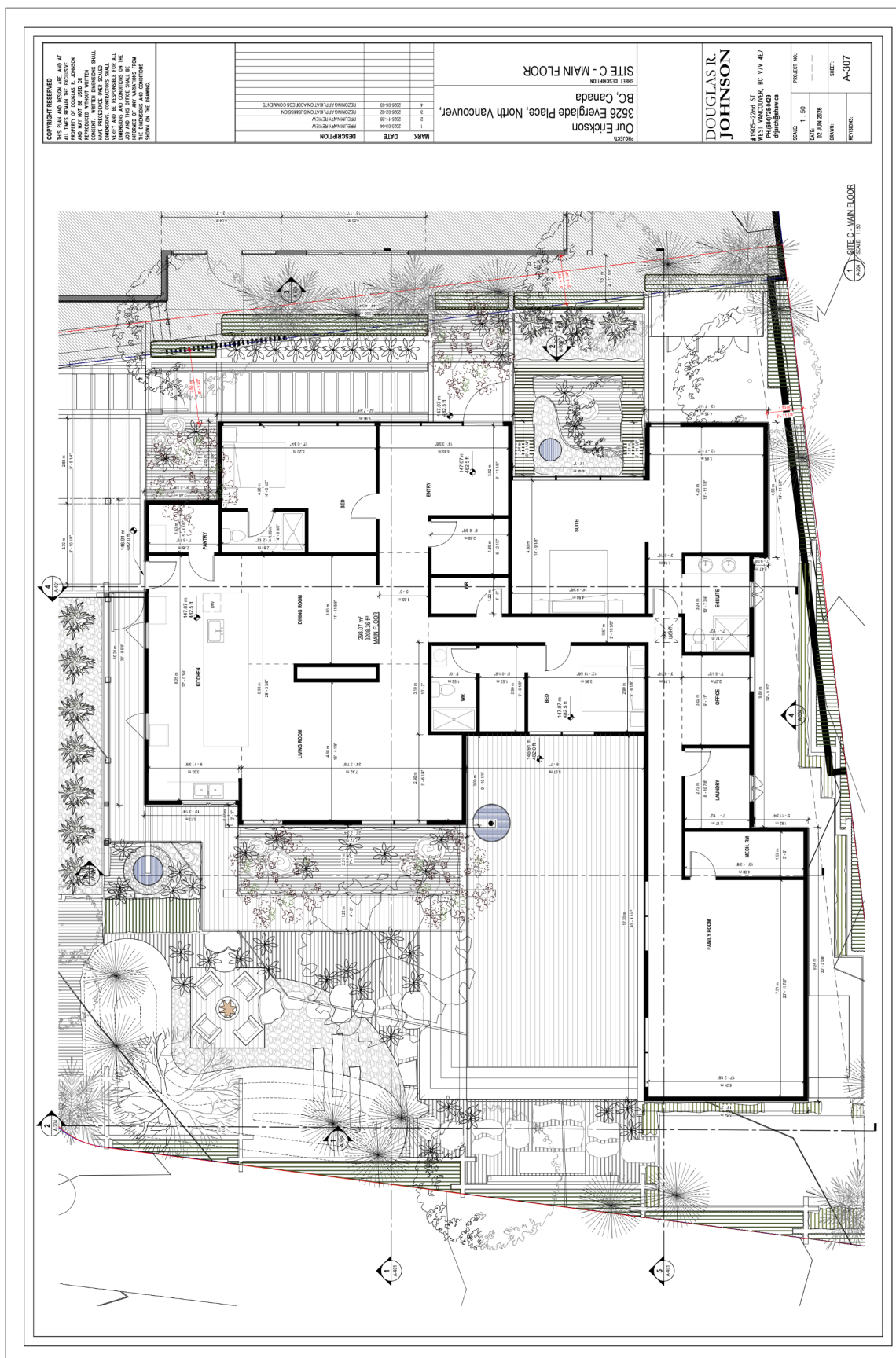


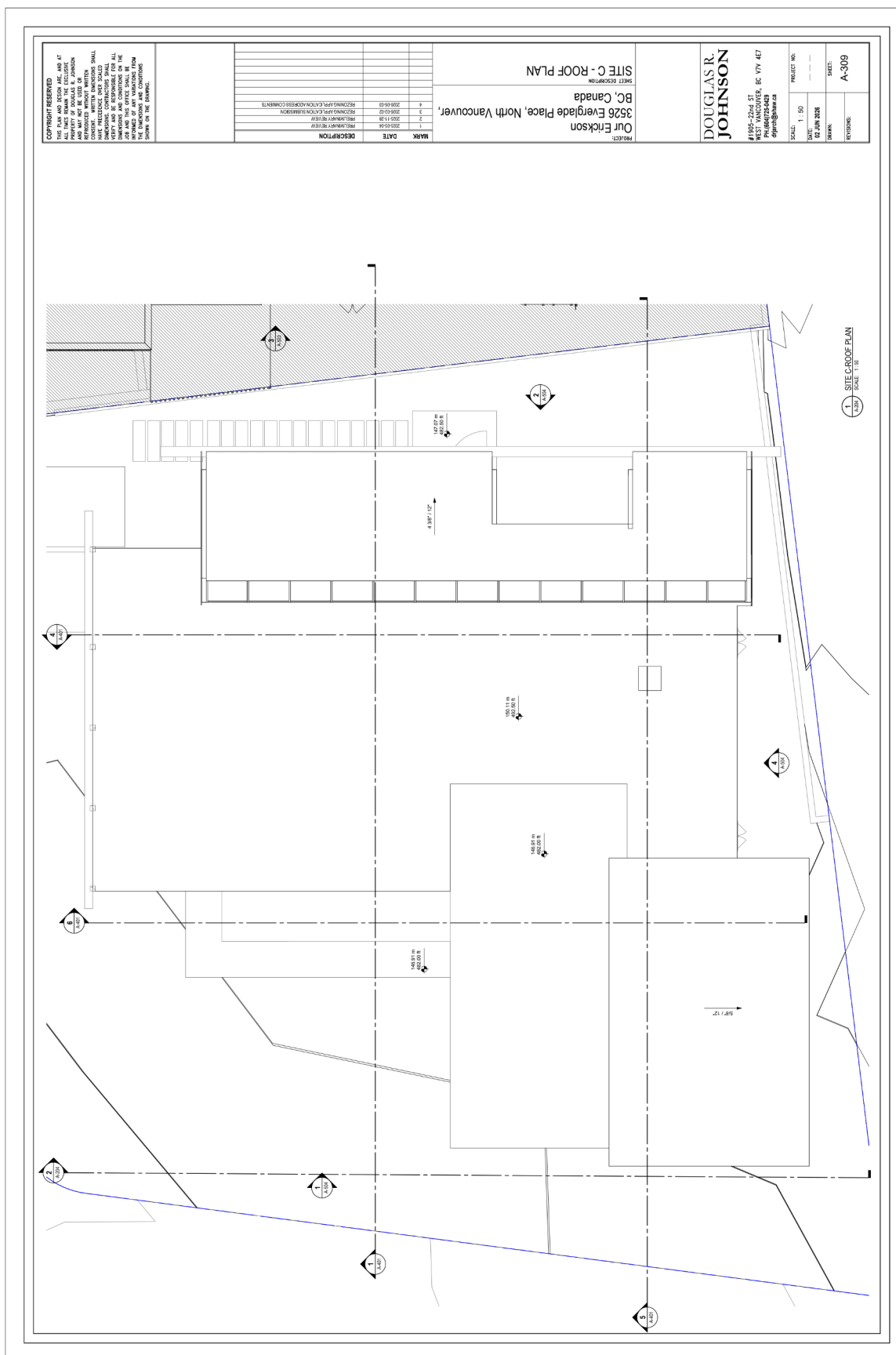


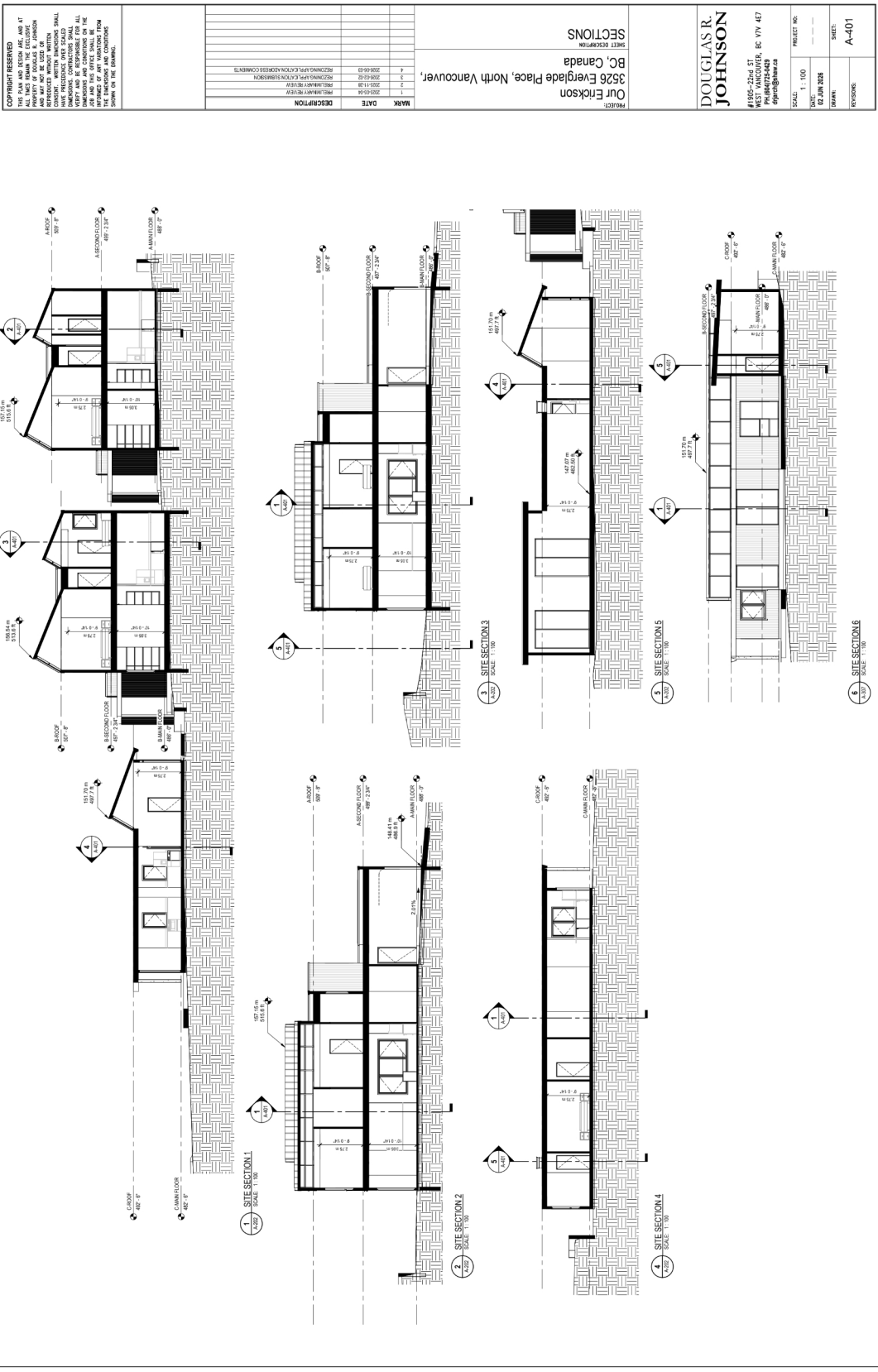


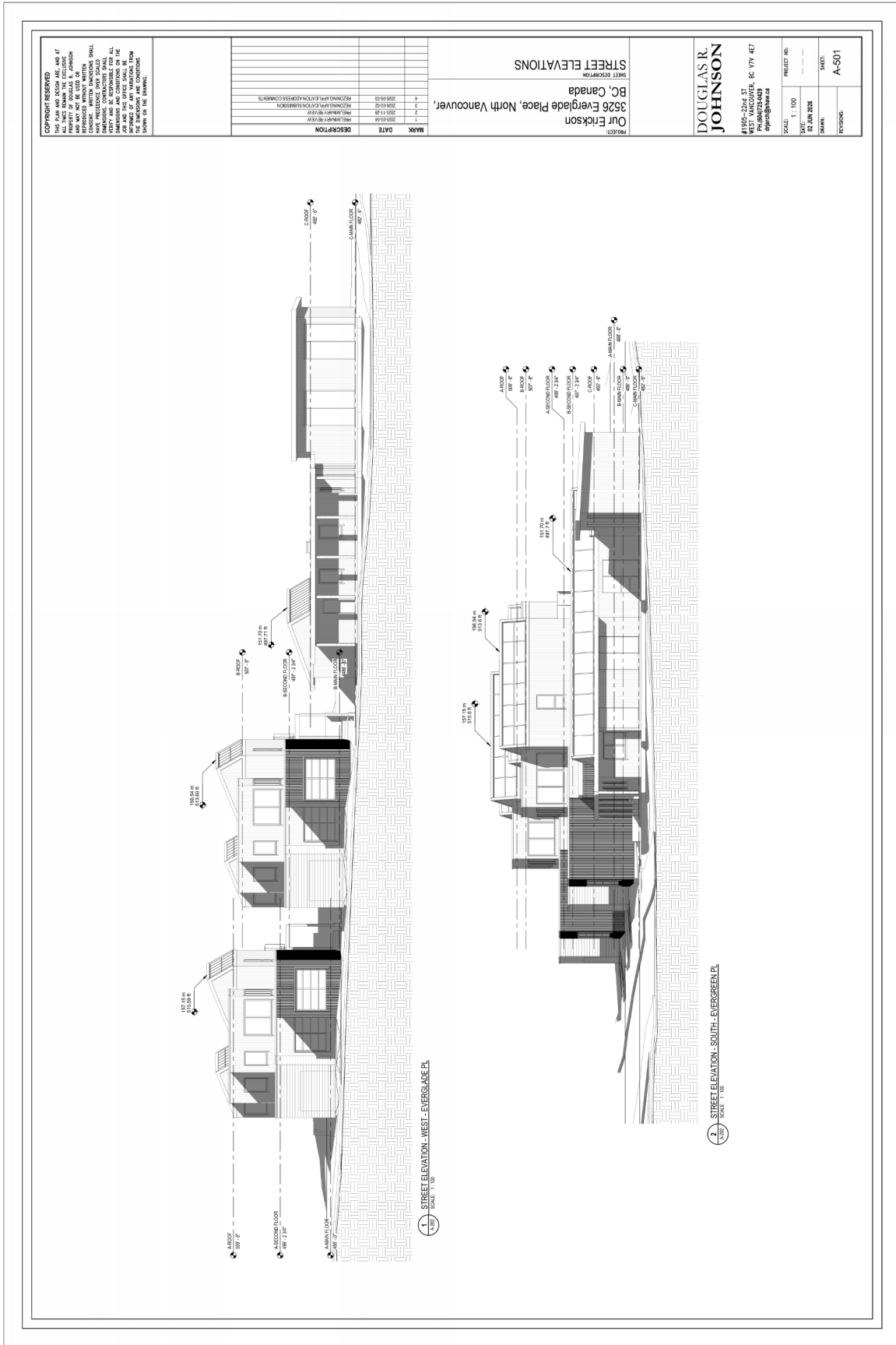


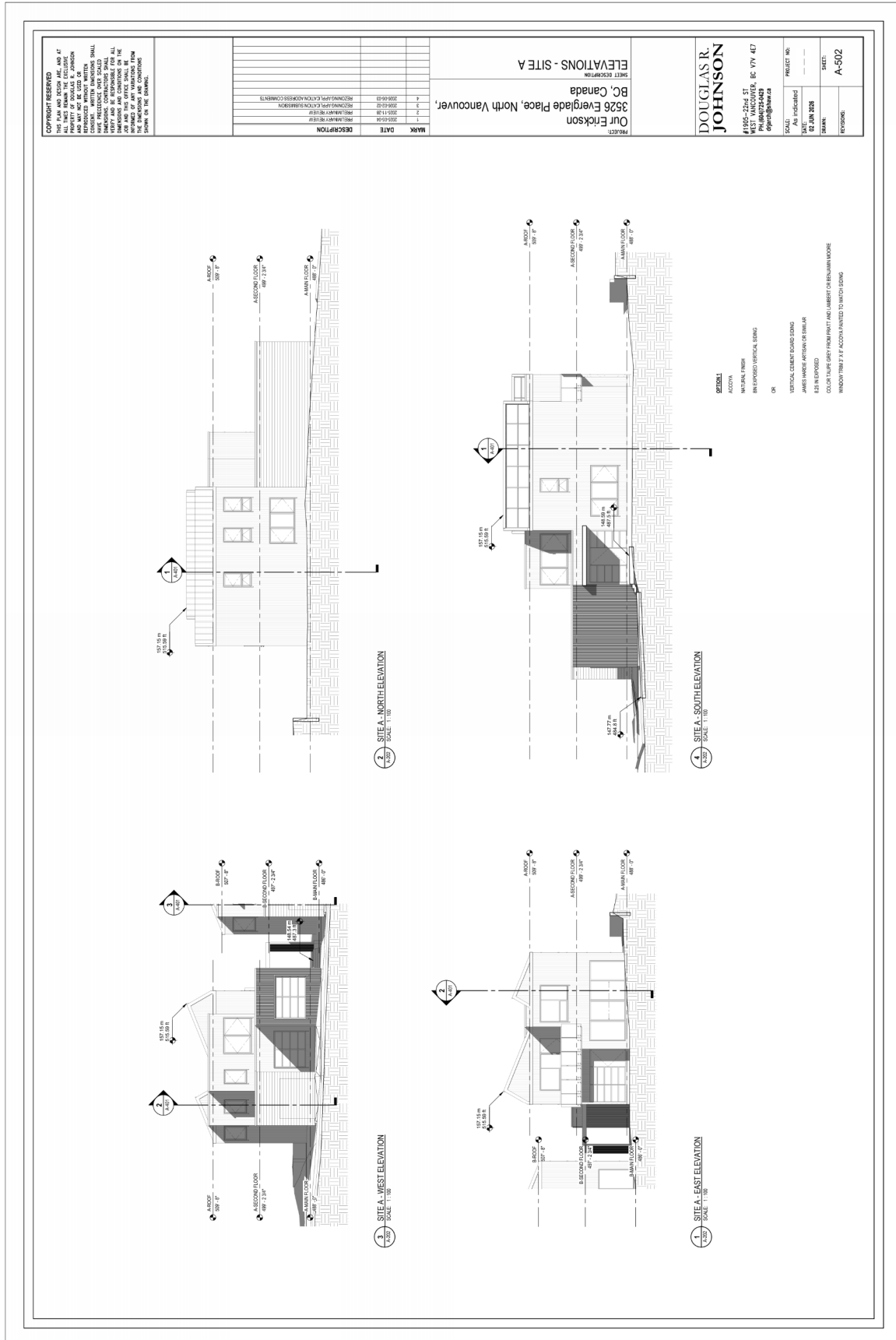


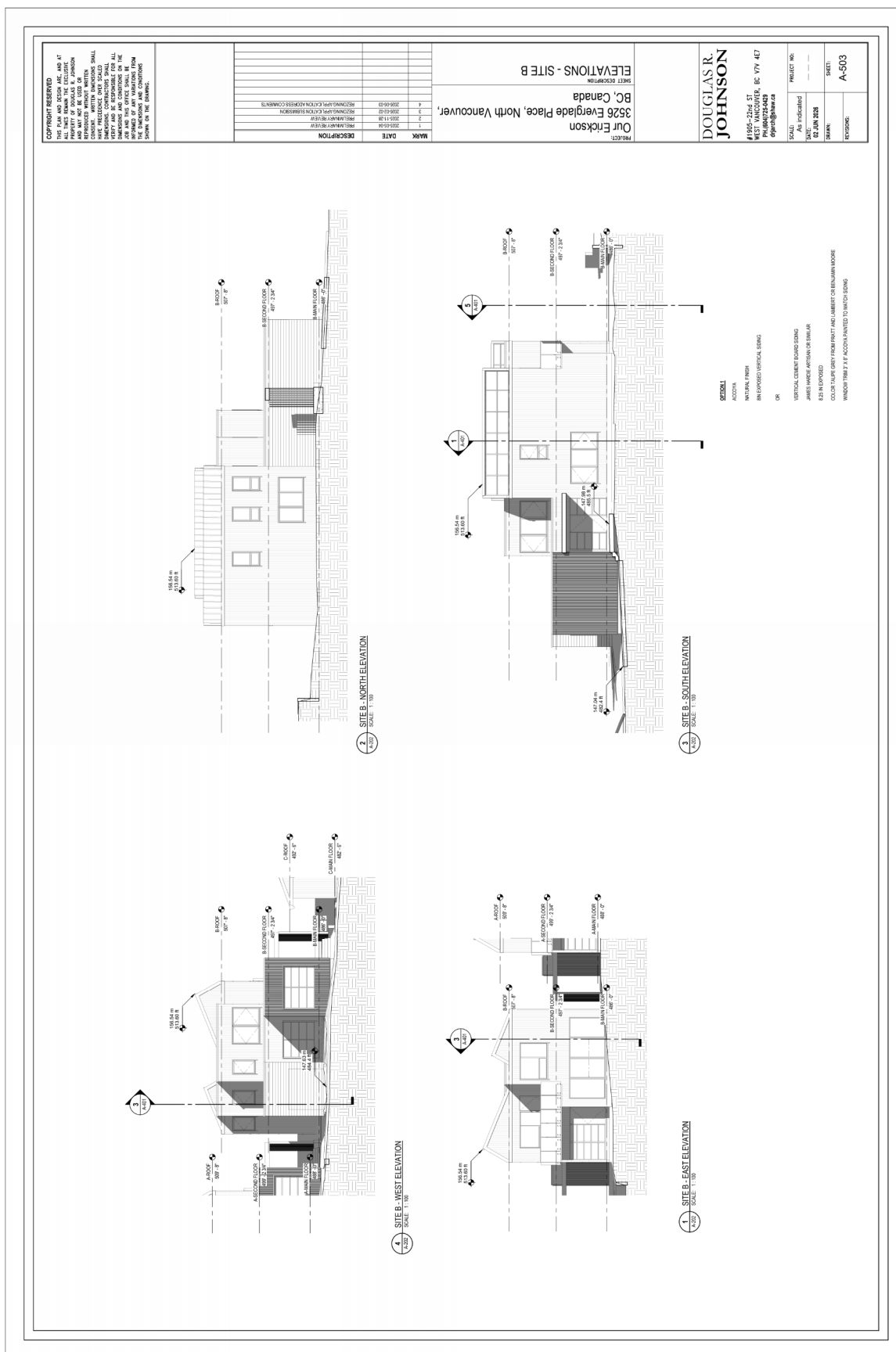


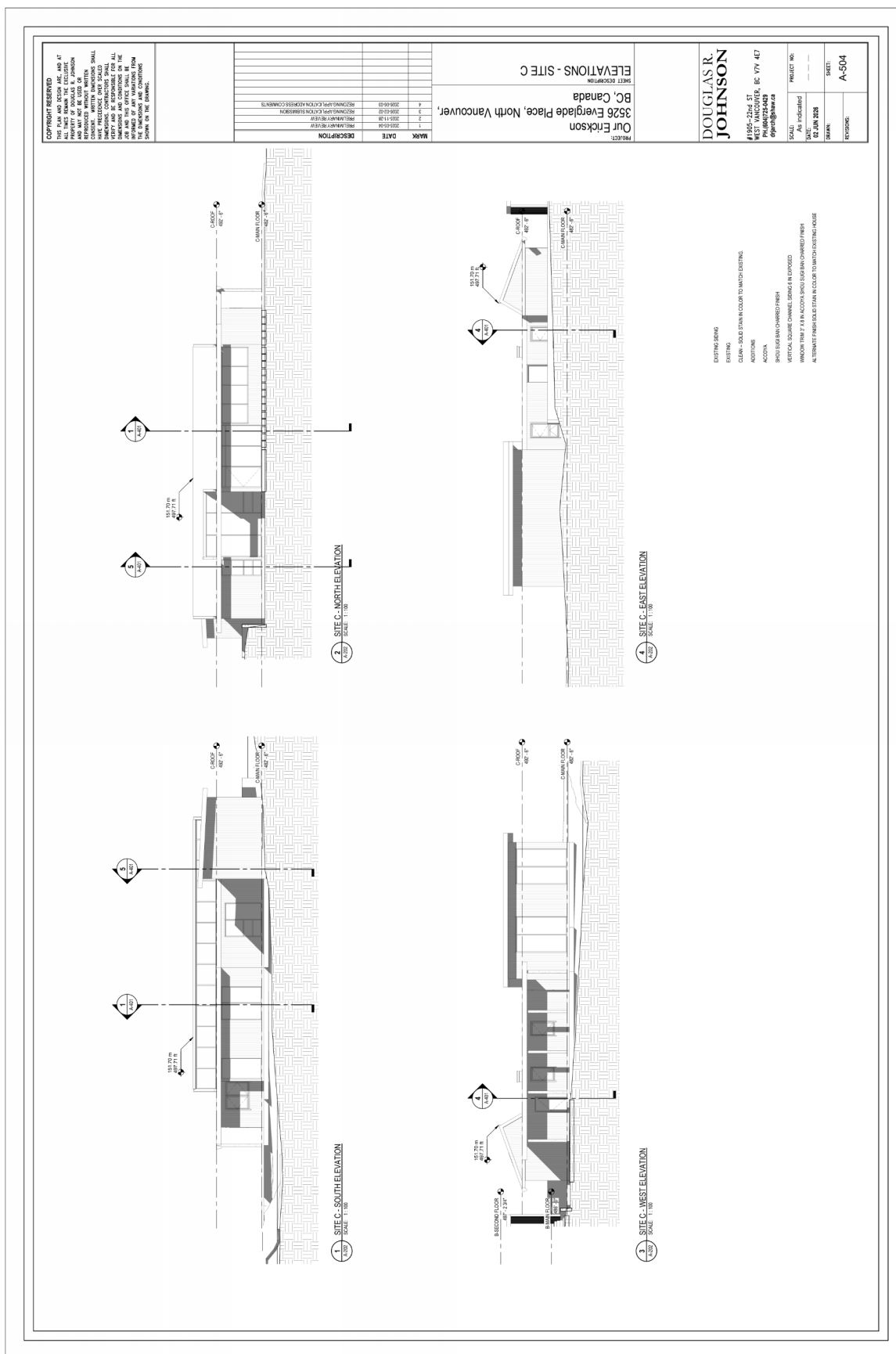


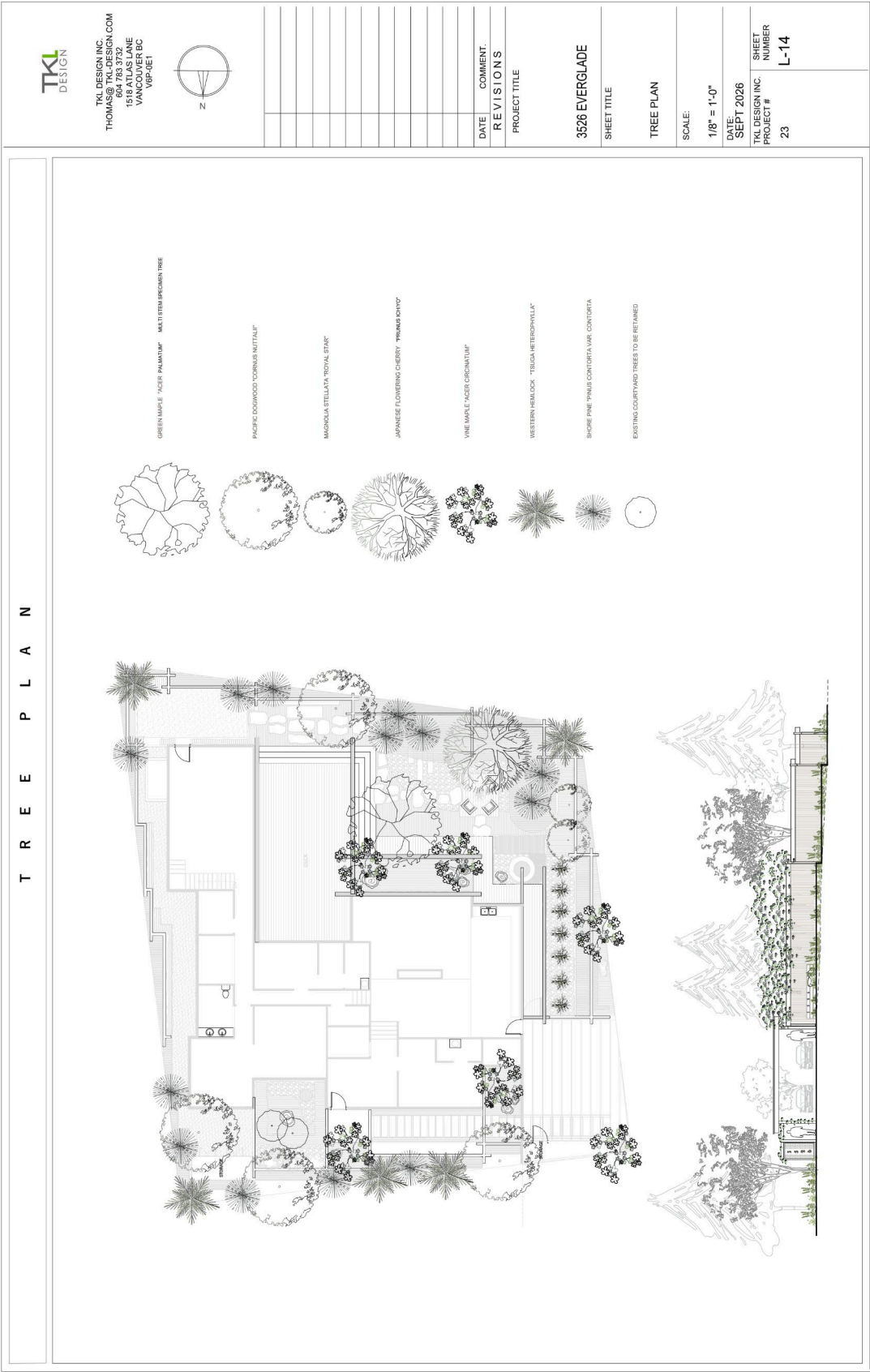














SCHEDULE "E"
RELOCATION PLAN



May 27th, 2026

To whom it may concern;

Re: Historic house relocation at 3526 Everglade Pl, North Vancouver, BC

Nickel Bros has been engaged by Douglas Johnson to support the proposed relocation of the heritage structure located at 3526 Everglade Pl, North Vancouver, BC.

Based on the information reviewed to date, Nickel Bros confirms that the proposed relocation of the heritage structure is feasible, subject to final site conditions, required permits, access preparation, and final execution planning. The proposed scope includes moving the structure approximately 50 ft on the same property to accommodate the planned heritage retention and new foundation works.

Nickel Bros has extensive experience safely relocating, rehabilitating, and preserving heritage and historic structures, including projects of similar and greater complexity. Nickel Bros has relocated more than 500 historical buildings, including the Heritage Firehall at UBC, the Haldi House at Fort Langley, and the little yellow schoolhouse relocated from Vancouver to the Squamish Nation. This experience allows Nickel Bros to work with relevant project stakeholders to develop a practical relocation approach suitable for the structure and site conditions.

The anticipated relocation method includes raising the structure using multiple hydraulic jacks and structural steel beams to allow installation of the required structural moving equipment. All jacking will be completed using a Unified Hydraulic System, which helps control the lift, minimize differential movement, and reduce the potential for distortion-related structural damage. Once properly supported, the structure will be moved approximately 50 ft to its proposed location on the same property. The structure is anticipated to be staged up to eleven feet (11') above excavated grade to allow construction of the new foundation system below. At a second mobilization, Nickel Bros will return to lower the structure approximately six feet (6') onto the new foundation.

Safety. Precision. Integrity.

Vancouver:
13035 Lilley Dr,
Maple Ridge, BC V2W 0G6
Toll-Free: 1.866.813.9430
Fax: 604.944.6082
E-mail: Vancouver@nickelbros.com

Vancouver Island:
1990 Balsam Road
Nanaimo, BC V9X 1T5
Toll-Free: 1.866.320.2268
Fax: 250.753.8215
E-Mail: Vanisland@nickelbros.com

Seattle:
10405 19th Ave SE
Everett, WA 98208
Toll-Free: 1.866.920.2767
Fax: 425.257.2069
E-mail: Washington@nickelbros.com

Residential: www.nickelbros.com

Industrial: www.nickelbrosindustrial.com

Page 1



Prior to the move, Nickel Bros will provide an execution plan as the move date approaches. Nickel Bros will also prepare safe work procedures and risk assessments to address public safety, personnel safety, cargo protection, equipment safety, and site-specific execution requirements.

Although Nickel Bros uses specialized equipment, experienced personnel, and controlled procedures to minimize impacts to the structure, some movement-related effects can occur during lifting, moving, staging, and lowering, particularly with heritage structures and older building materials. These effects may include minor cracking, settlement of finishes, or movement in brittle or pre-existing conditions. The exact extent of any impact cannot be predicted with certainty prior to execution; however, Nickel Bros' methodology is intended to reduce these risks as much as reasonably practical.

The current budget price for Nickel Bros' relocation scope is approximately \$95,000.00, subject to final scope, site conditions, access requirements, and final execution planning. This budget price does not include applicable taxes.

If you have any questions or concerns regarding the proposed relocation procedure, please feel free to reach out.

Sincerely,

Pezh Nasiri

Estimator & Project Coordinator.

Safety. Precision. Integrity.

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Seattle:
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Everett, WA 98208
Toll-Free: 1.866.920.2767
Fax: 425.257.2069
E-mail: Washington@nickelbros.com

Residential: www.nickelbros.com

Industrial: www.nickelbrosindustrial.com

CONSENT AND PRIORITY INSTRUMENT

In this consent and priority instrument:

- (a) **"Existing Charges"** means the Mortgage registered under number **CB2367956** and the Assignment of Rents registered under number **CB2367957**;
- (b) **"Existing Chargeholder"** means Corside Construction Ltd.;
- (c) **"New Charges"** means the Section 219 Covenants contained in the attached Terms of Instrument – Part 2; and
- (d) words capitalized in this instrument, not otherwise defined herein, have the meaning ascribed to them in the attached Terms of Instrument – Part 2.

For ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which the Existing Chargeholder acknowledges, the Existing Chargeholder:

- (a) consents to the Owner granting the New Charges to the District;
and
- (b) agrees with the District that the New Charges charge the Lands in priority to the Existing Charges in the same manner and to the same effect as if the Owner had granted the New Charges, and they had been registered against title to the Lands, prior to the grant or registration of the Existing Charges or the advance of any money under the Existing Charges.

To witness this consent and priority instrument, the Existing Chargeholder has caused its duly authorized signatories to sign the attached General Instrument - Part 1.

END OF DOCUMENT

The Corporation of the District of North Vancouver

Bylaw 8802

A bylaw to designate property as heritage property

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Heritage Designation Bylaw 8802, 2026 (3526 Everglade Place – Perry Residence)”.

Heritage Designation Protection

2. The Council designates the following as protected heritage property pursuant to Section 611 of the *Local Government Act*:
 - a. the lands in the District of North Vancouver and legally described as: PID 009-366-326, Lot E Block G District Lot 617 Plan 10582; and
 - b. the exterior portion of the building on the Lands on the plans attached to this bylaw as Schedule A (the “Perry Residence”).

Authority to Issue Heritage Alteration Permit

3. Pursuant to Section 617 of the *Local Government Act*, the Council delegates to the General Manager - Planning, Properties & Permits the authority to issue heritage alteration permits to authorize interior and exterior alterations of the Perry Residence not otherwise permitted by this bylaw, provided that the alterations, including the materials used and the design, colour and texture are in the opinion of the General Manager - Planning, Properties & Permits appropriate to the general period and style for the building.

Severability

4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

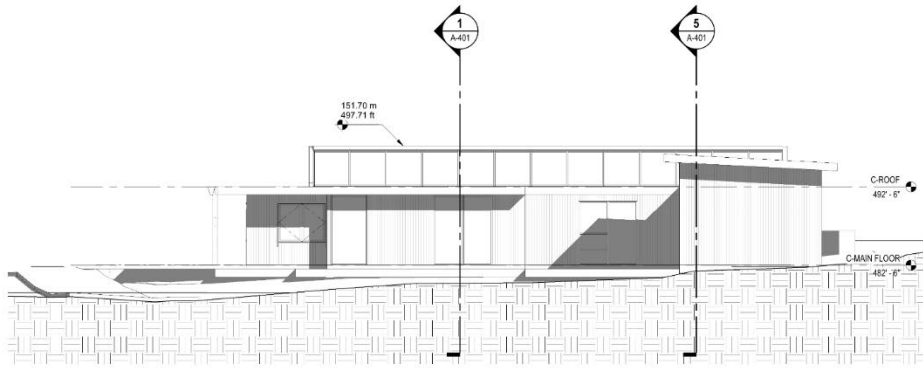
ADOPTED

Mayor

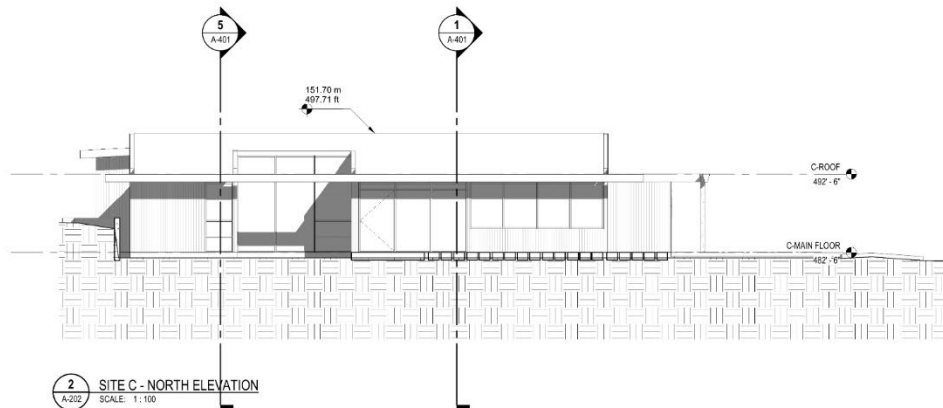
Corporate Officer

PERRY RESIDENCE

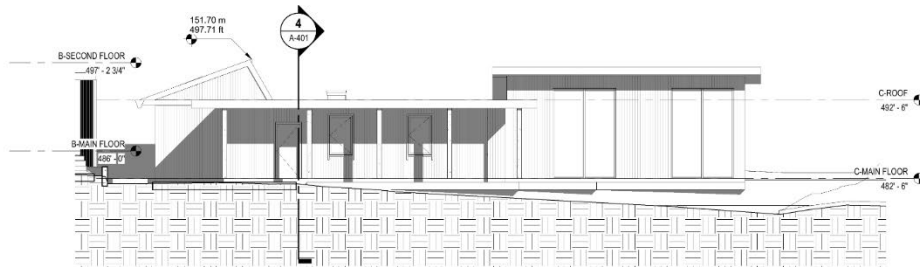




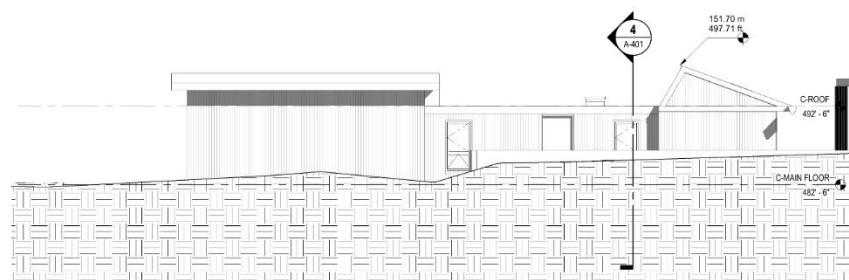
1 SITE C - SOUTH ELEVATION
A-202 SCALE: 1:100



2 SITE C - NORTH ELEVATION
A-202 SCALE: 1:100



3 SITE C - WEST ELEVATION
A-202 SCALE: 1:100



4 SITE C - EAST ELEVATION
A-202 SCALE: 1:100

Statement of Significance
3526 Everglade Place
District of North Vancouver, BC



July 2025

Description:

Designed in the West Coast Modern style in 1963, the Perry Residence is located on a wooded property on the upper slopes of the District of North Vancouver, British Columbia. It is a one-storey, wood frame house clad in narrow vertical cedar siding, with a combination of angled and flat roof forms clad in river rock and with deep overhangs. It has large expanses of glazing and clerestory windows and is surrounded by a wide wooden deck.

Heritage Values:

The heritage significance of the Perry Residence lies primarily in its aesthetic, cultural and historic values. It is a rare example of a West Coast Modern house, designed by Arthur Erickson just before he became famous, that has essentially retained its original design and materials on both the exterior and interior.

The house has aesthetic value primarily for its West Coast Modern design as evidenced by its overall form and details. It is a modest, one-storey structure with Japanese Shinto design influences. "An ode to Japanese minimalism transplanted into the rugged Canadian forest, the house exemplifies the concept of *Wabi Sabi* that marries the rough and the refined."¹ Other aspects of Shinto residential design that can be seen in the Perry Residence and which contribute to the ethos of West Coast Modernism include its connection to nature through the use of large windows, clerestory windows, skylights and sliding glass doors that provide natural light and ventilation. Additionally, the house sits in harmony with nature through the extensive use of local materials and through its physical and visual connection to the outside.

The house is clad in narrow vertical wood siding stained dark brown. The deep roof overhangs are both practical (providing shelter to the house and decks from sun and rain) and they help to reinforce the strong horizontal massing. Of particular note on the exterior are the inverted triangular fascia boards, the clerestory glazing and skylights, and the way the angled roof on the north side and the flat roof on the south side work together. Apparently, they were angled to match the declination of the earth so that on December 21st, there is no shadow inside the house.² The cladding on the angled roof is unusual – medium-sized smooth river rock – an aesthetically pleasing method for keeping the roof cool and protecting it from large snowfalls and strong winds.

The interior of the house also has strong aesthetic value and continues the references to West Coast Modern and Shinto design principles through its uncluttered spaces and extensive use of natural materials. The rooms are small but feel spacious due to the amount of glazing and the high ceilings.

¹ Hadani Ditmars. "Explore the Perry Estate, a lesser-known Arthur Erickson project in Canada." [Wallpaper*](#), 18 February 2025.

² Ibid.

Particularly effective is the transition from room to room, such as walking through a low-ceilinged hallway into the high-ceilinged living room. The floor in the living room is noteworthy for its Japanese mother-of-pearl tiles, some shiny and some matte to give a shimmering effect, and for the pine slat ceiling. The kitchen, while small, has wood counters and cupboards with doors that open upwards in a gull-wing style. There is a clever pass-through with a wine storage area underneath. A great deal of thought has clearly gone into the design of the interior spaces, down to the nail pattern on the fascias (pairs of nails starting close together and widening out as they go along). The main bedroom has a small, private courtyard garden that brightens the room and provides the connection to the outside that so reflects the West Coast Modern style.

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Key elements that define the heritage character of the building include its:

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Photographs of the Subject Building (June 2025)



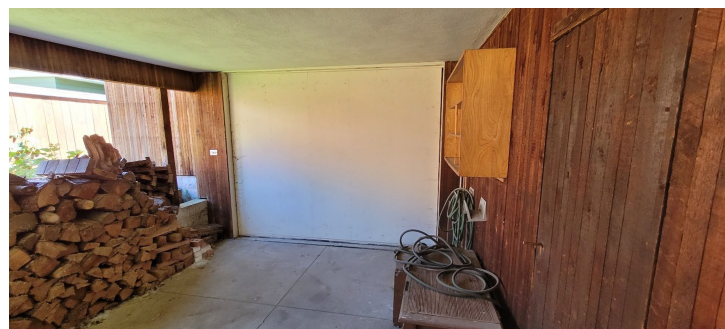
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North Elevation, showing front entry, opening in the roof notes the bedroom courtyard garden.



South Elevation, with garage/studio on right



East Elevation, focussing on garage/studio entry

Selection of Interior Photographs (June 2025)



Kitchen



Dining Room



Hallway to Living Room



View through Main
Bedroom to Courtyard
Garden



Living Room



Plaque on Door

References

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Conservation Plan for the Perry Residence 3526 Everglade Place, North Vancouver



Perry Residence- Selwyn Pullan Photograph, circa 1960s

Prepared For: Steven Bailey

Prepared By: Mountain Heritage, Susan Medville, M.A., CAHP, BCAHP

February 11, 2026

Revised- May 26, 2026 (See revisions highlighted in yellow, pages 7-8, 12)

Revised – June 4, 2026 (Interior recommendations added, pages 15-19)



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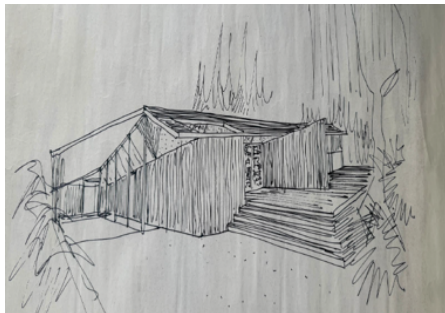
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Introduction

Name of Building	Perry Residence
Address	3526 Everglade Place
Municipality	District of North Vancouver
Legal Description	LOT E BLOCK G DISTRICT LOT 617 PLAN 10582
Parcel Identifier (PID)	009-366-326
Year Built	1963
Original Owner	Frank Perry
Builder	Unknown
Architect/ Designer	Arthur Erickson
Heritage Status	Listed in the District of North Vancouver Community Heritage Register and listed as a secondary building in The Modern Architecture of North Vancouver 1930-196 Heritage Building Inventory

In November of 2025, Steven Bailey, property owner of 3526 Everglade Place, District of North Vancouver requested that a Conservation Plan be completed by Mountain Heritage. This work is being done in conjunction with the Mr. Bailey's plans of rehabilitating the property to better serve current housing needs and to ensure the long-term conservation of the structure and based on the understanding that as a historic property it represents a unique, valuable and irreplaceable resource.

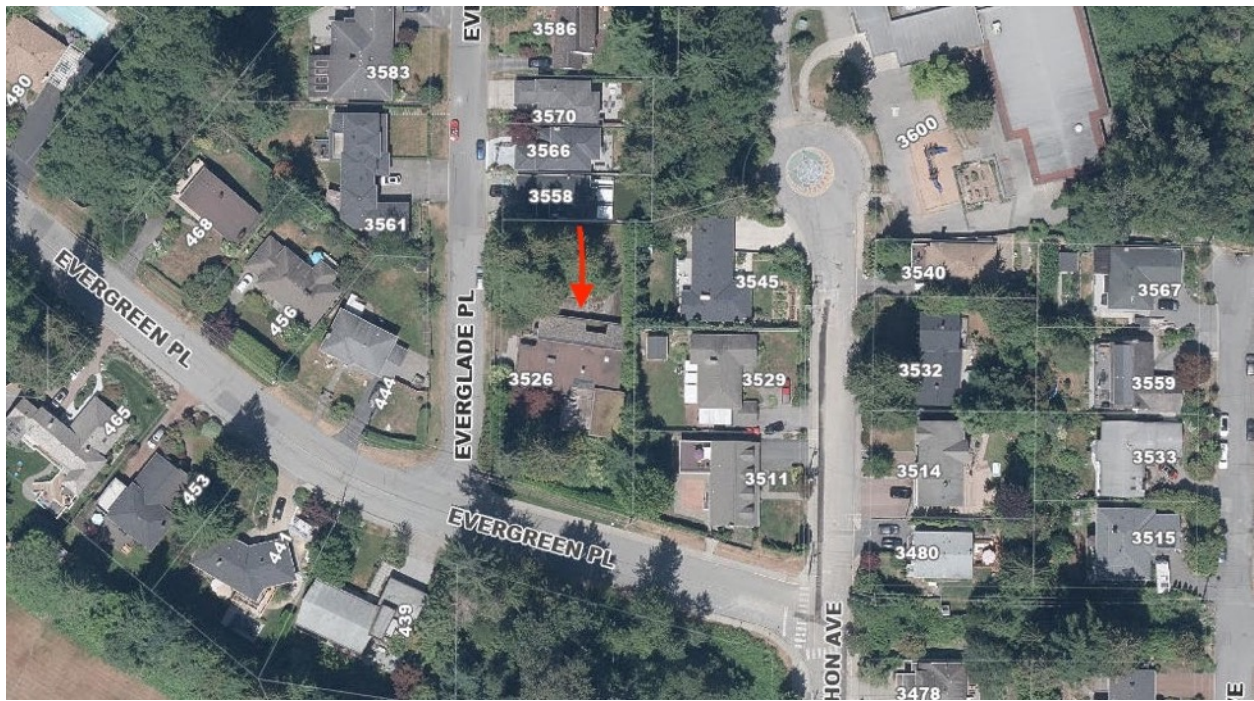
A Statement of Significance (SOS) was developed for the residence in July of 2025 by Schueck Heritage Consulting (see Appendix I). The SOS provides, baseline heritage data on the building. The Conservation Plan takes the SOS into full consideration to ensure any work that is done on the site will be conducted with the Heritage Values and Character Defining Elements in mind and their preservation well planned for. The Conservation Plan inclusive of the SOS should be used as a guide to assist any specialist or contractors involved with any work at the building to understand the importance of the building's Heritage Values and Character Defining Elements.



(Arthur Erickson sketch of building, circa 1960s)

Site Location

For the purposes of this report the front elevation of the building is identified as the north elevation. The north elevation is the location of the building's formal double doored entrance. The west elevation faces Everglade Place. The building is located in the Norwood Queens - Delbrook neighbourhood of the District of North Vancouver, BC.



(Source: Google Maps, 2025)

Methodology

The project began December 10, 2025, with a meeting with property owner Mr. Bailey, project Architect Doug Johnson, and Mountain Heritage on site. Mr. Bailey and Mr. Johnson provided background information on the property and the research materials used in the development of the Statement of Significance. Observations were made during a walk around the property, focusing on the building's exterior of which photographs and field notes were taken. Historic photographs and informed observation of materials in place show that very few changes have taken place to the structure since its construction and it has been moderately well maintained, leaving most of the historic fabric of the structure intact.

Based on the information gathered on site, consultation, inclusion of the Statement of Significance and following the Park's Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* the Conservation Plan has been developed. The Conservation Plan was submitted to Mr. Bailey and Mr. Johnson, February 11, 2026. Revisions were made to the plan May 26 and June 4, 2026.

Background

The owner has expressed that their end goal is to conserve the historic house located 3526 Everglade Place in a way which allows for livability and functionality, allowing for continued residential use of the building and the creation of additional housing on north end of the property.

The owner's intent is to move the subject building approximately 35 feet to the south and five feet to the east on the lot, retaining its current orientation on the property. This move will require a removal of the existing foundation and the construction of a new foundation. The north-west portion of the lot will be subdivided to allow for two additional stand-alone residences.

This Conservation Plan addresses the interventions and maintenance recommendations that should be followed when developing a scope of work for the future care and conservation of the subject building.

The below portion of the plan provides a policy framework that will ensure any potential work done is being conducted with the building's Heritage Values and Character Defining Elements in mind and their heritage conservation planned for.

The following Conservation Plan identifies the following items:

- Listing of **proposed interventions** or work that needs to take place on and in the building.
- The **Character Defining Elements** (CDEs) that have potential to be impacted by the work.
- The **conservation strategy**- succinct statements of intent for each action.
- **Maintenance** recommendations.

Prior to undertaking any work on the building, *The Standards and Guidelines for the Conservation of Historic Places in Canada*, found in Appendix II, should be reviewed by both the individuals involved in the oversight of the project and by any professionals such as an architect or building engineer and contractors hired to do the work. These guidelines along with best practices for heritage conservation, have been taken into consideration with the below Conservation Plan in regard to the proposed interventions currently needed to ensure the longevity of the structure. Every effort should be made to familiarize those working on the project with the planned conservation approach and actions and to ensure they understand the scope project and importance of the building's character-defining elements.

Before any work is to take place, it is recommended that a Qualified Hazardous Material Specialist experienced in the restoration of heritage structures to be consulted prior to any work, which may disturb possible hazardous materials such as paint, materials that may contain asbestos or mold. No hazardous material surveys were undertaken in the course of this report. It is also recommended that a qualified Structural Engineer and Licensed Electrician experienced in successful heritage conservation projects be further consulted to ensure all work is done in compliance with current codes and building regulations. These professionals should be knowledgeable to alternative compliances and heritage variances that may be available to the Perry Residence as a listed home on the North Vancouver Heritage Register allowing for a higher retention of heritage materials and conservation.

Project Conservation Strategy

The overall long-term **conservation** strategy for the Perry Residence at 3256 Everglade Place is a combination of **restoration**, **rehabilitation** and **preservation**. These strategies follow as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

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.

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

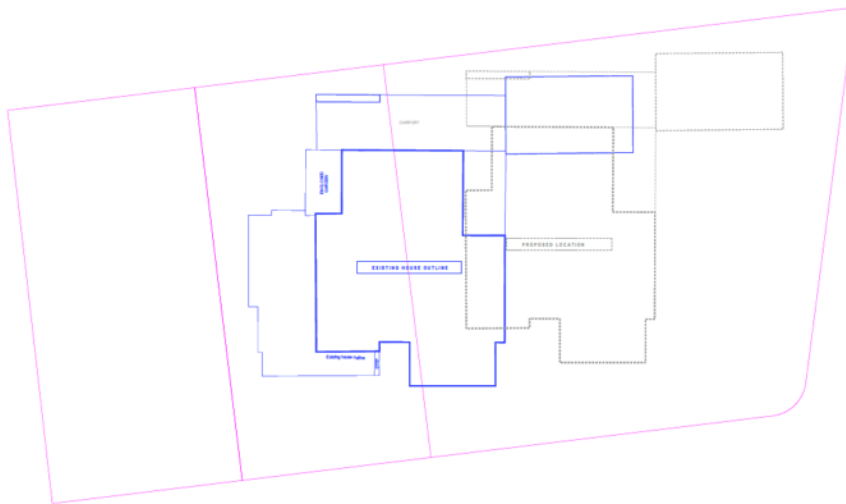
Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

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

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will repair and upgrade the building. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Conservation Plan

Site and Landscape



Site Plan, TKL Design, 2026.

Proposed Intervention

The Perry Residence currently sits in the center of a 0.4 acre-lot. The north portion of the lot is covered with cedar trees, the willow tree on this side of the property mentioned in Erickson's 1963 plans is no longer standing. Erickson did not include any additional notes or drawings in his plans in relation to the landscaping on the site. The southern end of the lot is dense with both native plants and holly, black berry, bamboo and a planted maple. The landscaping has not been maintained. The dense vegetation around the south side of the property has created a natural barrier between the structure and Everglade Place. The movement of the Perry Residence will allow for the northern part of the lot to be redeveloped and the conservation of the historic building. It is proposed that the building moved on lot approximately 35 feet to the south and five feet to the east on the property maintaining same orientation. The north and west side decking of the heritage building will be rehabilitated to accommodate proposed property line realignments. Gardens and landscaping will be rehabilitated as per the *Primary Landscape Design Objective for the Perry Residence*, TKL Design, 2026.

Impacted Character Defining Elements

- Location in the Norwood Queens-Delbrook neighborhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.

Conservation Strategy

Preservation and Rehabilitation

- Preserve the orientation of the building. Frontages of the building facing Everglade Place and Evergreen Place will remain the same.
- Rehabilitate landscape and gardens around the building so that building maintains its relationship with outdoor and indoor connections per recommendations *Primary*

Landscape Design Objective for the Perry Residence, TKL Design and taking into special consideration the three following bullet points below.

- Retain and incorporate into the landscape plan any mature non-invasive plants and trees currently on the south side of the lot that are outside of the relocated footprint of the structure and decking.
- Retain plantings and establish new plantings that will shield the house from view from Everglade Place, preserving the structure's connection to the natural environment.
- Ensure any new plantings or existing plantings are not directly abutting the historic fabric of the structure or overhang above its roof.
- New structures to the north of the heritage building should be designed to be 'physically and visually compatible with, subordinate to and distinguishable from the historic place' as recommended in Standard 11. (See Appendix II)

Overall Form, Scale and Massing



Proposed Intervention

Exterior footprint of house will be preserved. The house's current configuration is a main single-story structure connected by a carport to the Perry studio with extensive decking on the north and south elevations and moderate decking on the west elevation. The form and scale will change minimally with the enclosure of the carport on the east elevation and enclosure of the porch on the west elevation. Massing of the decking will be reduced on the north and west elevations.

Character Defining Elements

- Original residential form, scale and massing as expressed by its one-story height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- Large wood decks surrounding the house
- Small private courtyard garden off the main bedroom
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Rehabilitation and Preservation

- Preserve the overall scale and massing of the building.
- The rehabilitation of the west elevation porch encloses a 8'x10' portion creating a pantry and kitchen. (See sections on Walls and Fenestration for additional details.)
- The rehabilitation of the carport from covered space with open walls to an enclosed interior living space with windows. (See sections on Walls and Fenestration for additional details.)
- Because the overall form, scale and massing of the house are important character-defining elements, it is recommended that no other changes be made in the form of additions or alterations.
- The rehabilitation of the bedroom courtyard by the repositioning of bedroom courtyard wood-screen 90 degrees to west.
- The decking will be altered on the north and west elevation of the building. It will be reduced in size on both elevations. Any replacement decking should be constructed of like material.

Roof



Proposed Interventions

The roof lines and gutter system will be preserved on the structure; the roof will be re-membraned to address leaks. The loose river stones which clad the roof presently will be replaced with a like product of river stone replicas in same size, shape and color as the existing but of a lighter material. Sky lights and clerestory windows will be replaced with windows of the same dimensions and a like material. The brick chimney will be removed.

Character Defining Elements

- The physical and visual connection of the house and studio to the natural setting

- Original residential form, scale and massing as expressed by its one-story height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines
- Skylights
- Clerestory windows
- Roof cladding comprised of medium-sized smooth river rock

Conservation Strategy

Preservation and Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its angled roof and flat planed roof and deep overhangs.
- Roofing membrane and cladding system will be rehabilitated. River stones of the same dimension are the preferred material for cladding and should match original. If replicas are used for weight considerations, they should match the originals as closely as possible.
- Replace roofing materials when it comes time to reroof.
- Preservation of gutter system, any rehabilitation with like for like materials and dimensions. Any replacement of parts of the gutter system will match existing materials and colors.
- Ensure adequate rainwater disposal system is installed and ensure proper drainage from the site is maintained.
- Replacement of skylights and clerestory windows, flashing and trim with like for like materials, exact in dimension to originals.

Maintenance

- Annually remove any debris or moss from roof with sweeping and gentle hosing. Do not use high pressure hose or harsh cleaning agents.
- Annually inspect flashing, repair as needed.
- Yearly interior and exterior inspection to note any changes such as damaged roofing materials, leaks or pin holes and changes to be immediately addressed.
- Expected roof material replacement on a twenty-year cycle.
- Observe how gutters are functioning on a very wet day. See where failures are occurring repair or replace as needed. Make sure there are no blockages at outlets of gutters.
- Expected gutter material replacement on a twenty-year cycle.

Foundation



Proposed Intervention

The residence will be moved approximately 35 feet to the south and five feet to the east on maintaining same orientation on property lot, on a new foundation.

Character Defining Element

- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- Transition through rooms, especially from the dining room to the living room.

Conservation Strategy

Rehabilitation

- New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade to assist drainage and hardscaping to prevent splash back.

Maintenance

- Annual inspection of exterior and interior foundations, where visible, for signs of undue settlement, deformation, or cracking.
- If any of the above found, obtain immediate advice from a professional structural engineer.
- Repointing work of damaged areas should be done with mortar like existing formula.
- Annually check that perimeter drainage piping is functional.
- Arrange a drainage inspection every three to five years.

Exterior Walls



Proposed Intervention

Wall will be rehabilitated on the west elevation for the kitchen addition and with the conversion of the carport to living space. The wall on the west elevation will see the addition of cladding with the 8'x10' enclosure of porch. The opening for the carport on the north elevation will be enclosed as will the east elevation carport elevation. Cladding in other areas will be preserved and restored where it has suffered damage from moisture or other factors.

Character Defining Element

- All wood cladding including very narrow vertical strips
- Inverted triangular fascias

Conservation Recommendation

Rehabilitation, Preservation and Restoration

- Preserve original siding on all elevations, if possible, and clean surfaces for refinishing.
- High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- If needed **historic** wood should be refinished to match original cladding.
- Determine the original **historic color and** finish of cladding, restore original color scheme.
- **Color samples should be tested in natural light prior to final application of stain to ensure it matches and will weather to be compatible to existing stain.**
- New cladding used for rehabilitations of carport and west porch should be physically and visually compatible with, subordinate to and distinguishable from the historic walls.
- **New cladding will be of the same dimensions and material (compatible) as the historic fabric however the new material will be distinguishable through the finish use of Shui Sogi Ban instead of staining.**

Maintenance

- In yearly building inspection make note of cladding condition.
- Ensure that no plants (trees, ground plantings, vines, or moss) are touching the building.
- Schedule bi-annual cleaning of exterior, with removal of any insect or animal nests. Washing gently with low pressure garden hose when needed. Do not use high pressure hose, power washer or harsh cleaning agents.

- Yearly check for water ingress, ensuring there is not staining, rot or mould.

Fenestration

The windows and doors of the historic structure are fundamental to the building's appearance and tie directly to its heritage value. The placement of windows and doors in the historic place are what allow for the visual connection of the house and studio to the natural setting, one of its principal Character Defining Elements.

Windows



Proposed Intervention

With the rehabilitation of the west side of the building for additional kitchen space and the rehabilitation of the carport to living space, there will be the limited addition of new windows and doors and the removal of some historic windows and doors. The clerestory lights are failing and will be rehabilitated.

Character Defining Elements

- The physical and visual connection of the house and studio to the natural setting.
- Large wood framed windows, including sliding glass double doors
- Skylights
- Clerestory windows
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Preservation and Rehabilitation

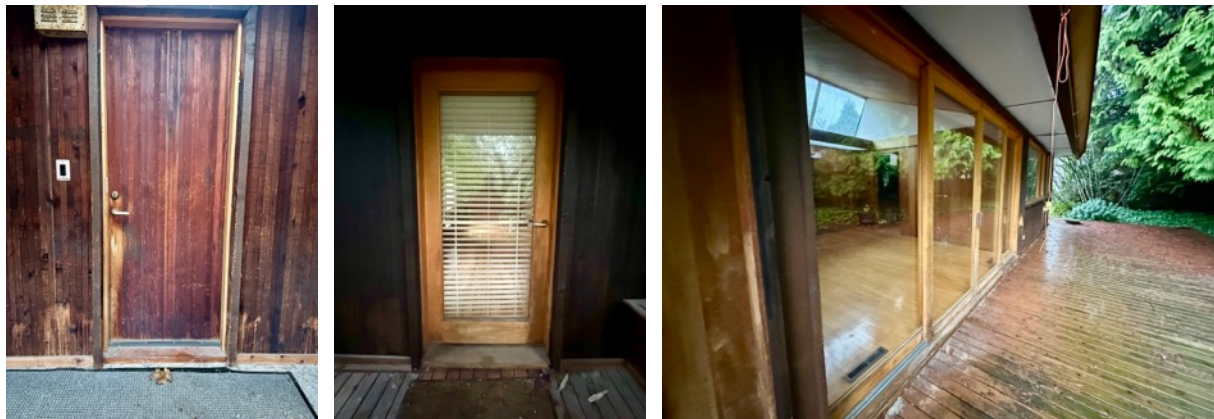
- Complete an inspection and detailed inventory list of all windows to determine extent of recommended repair or replacement.
- Preserve and repair as possible, using in kind repairs where feasible.
- If single glazed windows are to be rehabilitated to accommodate double-glazing. Double glazed units should be visually consistent with original windows.
- If windows or clerestory lights are replaced, they are to be replaced in kind.

- New windows used for rehabilitations of carport and west porch should be physically and visually compatible with, subordinate to and distinguishable from the historic windows.

Maintenance

- Annual inspection to ensure the windows are functioning correctly and conducting repair as needed following conservation standards.
- Do not use high pressure hose or harsh cleaning agents on windows.

Doors



Proposed Intervention

With the rehabilitation of the west side of the building for additional kitchen space there will removal of the wood door facing Everglade Place.

Character Defining Element

- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

Conservation Strategy

Preservation and Restoration

- Complete an inspection and detailed inventory list of all doors to determine extent of recommended repair or replacement.
- Retain the door openings in their original locations and preserve and repair all original doors.
- Retain original doors hardware.
- If original doors or sliding glass doors are replaced, they are to be replaced in kind.
- Any newly installed doors should be visually compatible with existing doors.
- Bill Reid carving will be removed from door and installed in the interior of the building to ensure safe keeping.

Maintenance

- In yearly building inspection make note of door operation and condition of hardware (no rust or breakage).
- At inspection lubricate hardware.
- Replace any broken glass as it happens in doors.
- Check weather stripping for wear and replace as needed.
- Do not use high pressure hose or harsh cleaning agents on doors.

Interior

The Perry Residence features several character-defining interior architectural features that appear to date to the building's original construction. These interior elements should be preserved where possible. Rehabilitation measures may be introduced as required to accommodate functional modern needs or building code upgrades. Any interventions should be made in a manner that is sympathetic to the historic character of the building. If any historic material is to be removed from the building it is recommended that it is done in such a manner that it will allow for the salvage and/or recycling of all architectural elements, siding, lumber, wood flooring, historic doors, windows, brass hardware and other materials.

Ceiling



(Ceiling of existing master bedroom and ceiling in transition from existing dining room to gallery hall and living area)

Proposed Intervention

- Retention and preservation of the existing wood ceilings throughout.

Character Defining Elements

- Extensive use of wood on floors, walls and ceilings
- Wood slat ceiling in the living room

Conservation Strategy

Preservation and Restoration

- Most of the wood ceilings in the structure are in good condition with the exception of a few places where water damage has occurred.
- Complete investigation of condition of ceiling, and repair as required to match existing.
- Roof and skylight details and joints should be inspected, and any leaks should be repaired to prevent further damage to ceilings.

Maintenance

- Maintain wood ceilings with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot clean ceilings to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying. Test detergent solution in an obscured area of the ceiling prior to use to ensure it does not damage it.

Interior Walls



(Left to right- existing entryway, wall between existing entry way and dining area, studio)

Proposed Interventions

- Preservation and rehabilitation of the re-sawn strip of fir wall material in entryway and dining area as entryway will be expanded to include part of the existing dining area.
- Removal of the variety of panel wood walls and replacement with drywall finish throughout remainder of building.
- Rehabilitation of studio and garage areas into integrated living space with the rest of the building.

Character Defining Elements

- Extensive use of wood on floors, walls and ceilings
- Transition through rooms, especially from the dining room to the living room
- Re-sawn strips of fir as wall cladding
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Rehabilitation and Preservation

- The re-sawn strips of fir used as a dividing wall currently between the entryway and the dining area will be preserved. The existing wall will be moved a few feet to the west to accommodate the new floor plan.
- The revised entry way floor plan will allow for transition from the entry way to the living area.
- The garage is being rehabilitated to accommodate additional living space, the expanse of windows will be rehabilitated, and the exterior garage doors will be replaced with exterior siding as noted in the recommendations for the section Exterior Walls and the interior garage door by interior drywall.

Maintenance

- Maintain interior walls with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot clean walls to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying.

Test detergent solution in an obscured area of the wall prior to use to ensure it does not damage the wall.

Floors



(Wood flooring in existing dining area and tile in existing living room abutting wood floor of den area)

Proposed Intervention

- Removal and replacement of all existing flooring.

Character Defining Element

- Extensive use of wood on floors, walls and ceilings

Conservation Strategy

Non-Applicable

- Wood floors throughout will be replaced with wood flooring at owner's preference for a unified flooring material throughout the structure.
- It is recommended that any deconstruction of the building take place in such a manner that it will provide for the salvage and/or recycling of all architectural elements, siding, lumber, wood flooring, historic doors, windows, brass hardware and other materials.

Maintenance

- Non-Applicable

Furnishings



(Cabinetry in kitchen, den and front door carving)

Proposed Intervention

- Relocation and rehabilitation of built in cabinetry in kitchen, it will be repurposed for use in the new laundry room in the portion of the house which is currently the garage.
- Preservation of built in cabinetry in den.
- Preservation of purported Bill Reid door carving panel. Door carving panel will be relocated into the interior of the structure and on display.

Character Defining Elements

- Wood kitchen cabinets with gull-wing doors
- Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Carving on front door purportedly by Bill Reid.

Conservation Strategy

Preservation and Rehabilitation

- Rehabilitate the existing kitchen cabinetry to be re-used in the future laundry room.
- Preserve the den cabinetry.
- Preserve and relocate the door carving to the interior of the building.

Maintenance

- Maintain cabinetry with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot cabinetry to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying. Test detergent solution in an obscured area of cabinetry prior to use to ensure it does not damage the cabinetry.

Appendixes

Appendix I: Statement of Significance

Prepared by: Schueck Heritage Consulting
July 2025

Description:

Designed in the West Coast Modern style in 1963, the Perry Residence is located on a wooded property on the upper slopes of the District of North Vancouver, British Columbia. It is a one-storey, wood frame house clad in narrow vertical cedar siding, with a combination of angled and flat roof forms clad in river rock and with deep overhangs. It has large expanses of glazing and clerestory windows and is surrounded by a wide wooden deck.

Heritage Values:

The heritage significance of the Perry Residence lies primarily in its aesthetic, cultural and historic values. It is a rare example of a West Coast Modern house, designed by Arthur Erickson just before he became famous, that has essentially retained its original design and materials on both the exterior and interior.

The house has aesthetic value primarily for its West Coast Modern design as evidenced by its overall form and details. It is a modest, one-storey structure with Japanese Shinto design influences. “An ode to Japanese minimalism transplanted into the rugged Canadian forest, the house exemplifies the concept of *Wabi Sabi* that marries the rough and the refined.”¹ Other aspects of Shinto residential design that can be seen in the Perry Residence and which contribute to the ethos of West Coast Modernism include its connection to nature through the use of large windows, clerestory windows, skylights and sliding glass doors that provide natural light and ventilation. Additionally, the house sits in harmony with nature through the extensive use of local materials and through its physical and visual connection to the outside.

The house is clad in narrow vertical wood siding stained dark brown. The deep roof overhangs are both practical (providing shelter to the house and decks from sun and rain) and they help to reinforce the strong horizontal massing. Of particular note on the exterior are the inverted triangular fascia boards, the clerestory glazing and skylights, and the way the angled roof on the north side and the flat roof on the south side work together. Apparently, they were angled to match the declination of the earth so that on December 21st, there is no shadow inside the house.² The cladding on the angled roof is unusual – medium-sized smooth river rock – an aesthetically pleasing method for keeping the roof cool and protecting it from large snowfalls and strong winds.

The interior of the house also has strong aesthetic value and continues the references to West Coast Modern and Shinto design principles through its uncluttered spaces and extensive use of natural materials. The rooms are small but feel spacious due to the amount of glazing and the high ceilings. Particularly effective is the transition from room to room, such as walking through a low-ceilinged hallway into the high-ceilinged living room. The floor in the living room is noteworthy for its Japanese

¹ Hadani Ditmars. “Explore the Perry Estate, a lesser-known Arthur Erickson project in Canada.” Wallpaper*, 18 February 2025.

² Ibid.

mother-of-pearl tiles, some shiny and some matte to give a shimmering effect, and for the pine slat ceiling. The kitchen, while small, has wood counters and cupboards with doors that open upwards in a gull-wing style. There is a clever pass-through with a wine storage area underneath. A great deal of thought has clearly gone into the design of the interior spaces, down to the nail pattern on the fascias (pairs of nails starting close together and widening out as they go along). The main bedroom has a small, private courtyard garden that brightens the room and provides the connection to the outside that so reflects the West Coast Modern style.

The Perry Residence has strong cultural/historic significance for its year of construction (1963) and for its connections to Frank Perry, Bill Reid and Arthur Erickson. Frank Perry (1923-2006) was born in Vancouver, graduating from the University of British Columbia and teaching high school history in North Vancouver for 30 years. He was also a successful sculptor in bronze, brass, stone and wood, deriving inspiration from Henry Moore, Constantin Brancusi and the German Expressionists. He trained locally, in London England and in Florence Italy. His commissions included work for municipal halls, civic theatres and private homes. He received the Order of Canada and was a member of the Royal Academy of the Arts, Northwest Institute of Sculpture, B.C. Society of Artists, Sculptors' Society of Canada, and the Royal Canadian Academy. He won awards for his work, such as the Burnaby Outdoor Sculpture Show in 1958 and the Centennial Sculpture competition in Vancouver in 1967, with a piece that is now outside the Playhouse Theatre.³ Married to Doris, nee Olson, (1926-1972), also a schoolteacher, they lived together in the house from 1963 (when it replaced a small house and studio) until her death in 1972. Frank continued to live in the house until selling it in 2002.

The Perry Residence is also associated with local artist Bill Reid (1920-1998), who was a good friend of Mr. Perry, likely working in the large, bright studio from time to time. A plaque on one of the bedroom doors states that Mr. Reid lived in the house from 1974-1975. Born in Victoria, Mr. Reid was an “internationally recognized Haida artist, frequently credited with the revival and innovative resurgence of Northwest Coast Indigenous arts in the contemporary world.”⁴ Of special note is that the front door to the house has a carved inlay that is purported to be by Mr. Reid, who did something similar for the Cliff House designed by Zoltan Kiss.

The house was designed by architect Arthur Erickson (1924-2009). Born in Vancouver, he received his formal education at McGill and the University of British Columbia, followed by architectural training in 1950. He spent time in Asia while serving in the Armed Forces. In 1953, he opened an architectural practice in Vancouver with Geoffrey Massey. He designed the Perry Residence in 1963, the same year that he and Mr. Massey won the design competition for Simon Fraser University. Known nationally and internationally for both residential and major commissions, Mr. Erickson's design of the Perry Residence is an example of his residential work just as he became famous. It is an excellent and early example of the type of designs for which he became known: “The hallmark of much of Erickson's work through the 1960s and 1970s was the interpretation of exterior and interior spaces within a post-and-beam framework that is tightly controlled but not fixed to a rigid grid.”⁵ A well-respected local architect also known for his West Coast Modern buildings, Barry Downs (1930-2022) wrote of his contemporaries' work including Mr. Erickson's: “Open floor plans, simple post

³ Dictionary of Canadian Artists – artist file on Frank Perry, National Gallery of Canada Archives

⁴ The Canadian Encyclopedia website.

⁵ Harold Kalmon, *A History of Canadian Architecture*, Volume 2. Oxford University Press, Ontario. 1994, p. 795.

and beam structures, flat planar roofs, use of skylights and large glass areas, characterized their work.”⁶ – a description that could be about the Perry Residence.

Character Defining Elements

Key elements that define the heritage character of the building include its:

- Location in the Norwood Queens/Delbrook neighbourhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.
- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- West Coast Modern style, as seen on the exterior through the:
 - All wood cladding including very narrow vertical strips
 - Inverted triangular fascias
 - Large wood framed windows, including sliding glass double doors
 - Skylights
 - Clerestory windows
 - Roof cladding comprised of medium-sized smooth river rock
 - Large wood decks surrounding the house
 - Small private courtyard garden off the main bedroom
- West Coast Modern style, as seen on the interior through the:
 - Extensive use of wood on floors, walls and ceilings
 - Transition through rooms, especially from the dining room to the living room
 - Wood slat ceiling in the living room
 - Re-sawn strips of fir as wall cladding
 - Wood kitchen cabinets with gull-wing doors
 - Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

⁶ Barry Downs, *The Poetics of West Coast Modernism in West Vancouver – Three Exhibitions on Architecture*. West Coast Cultural Services, 2005, p.3.

Appendix II: The Standards for the Conservation of Historic Places in Canada

The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

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

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

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

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

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Source: Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, Ottawa, 2010. (<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>)

Appendix III: Site Photographs, December 10, 2025



West elevation



North elevation

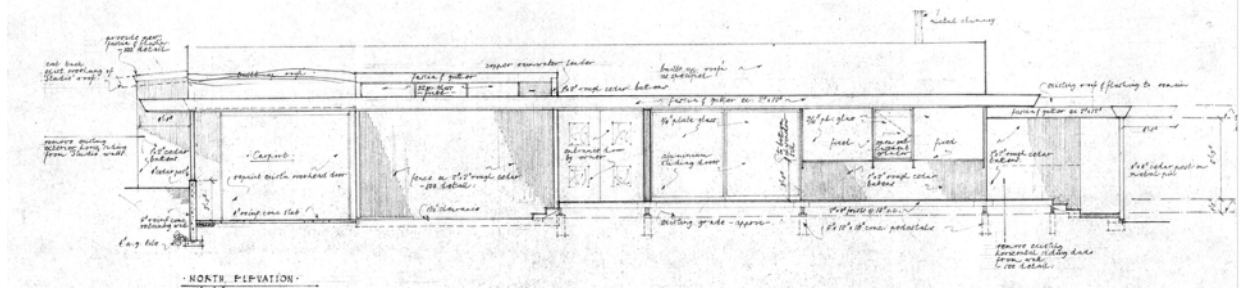


South elevation

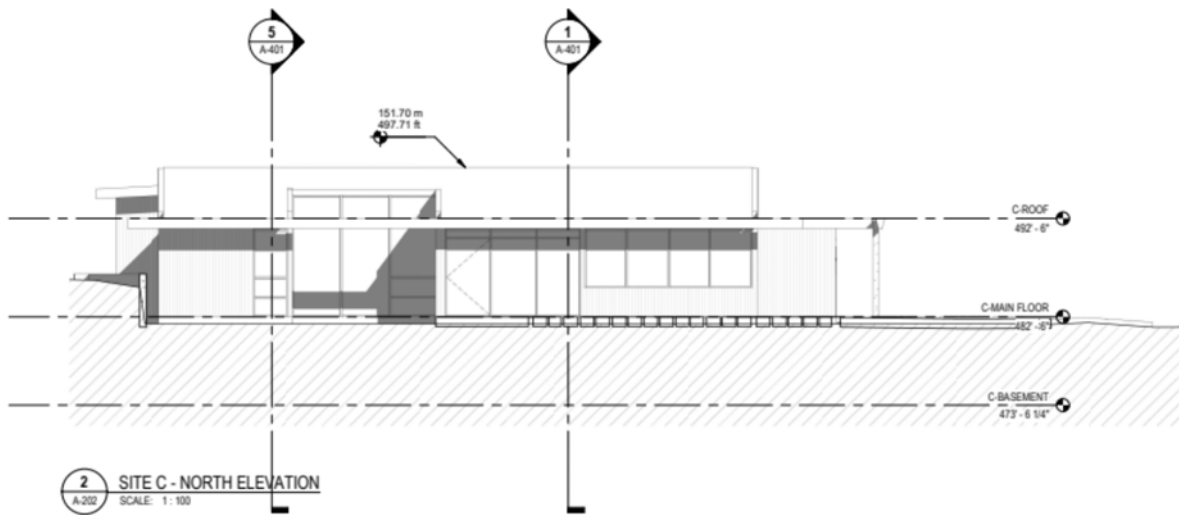


East elevation

Appendix IV: Elevation Comparisons



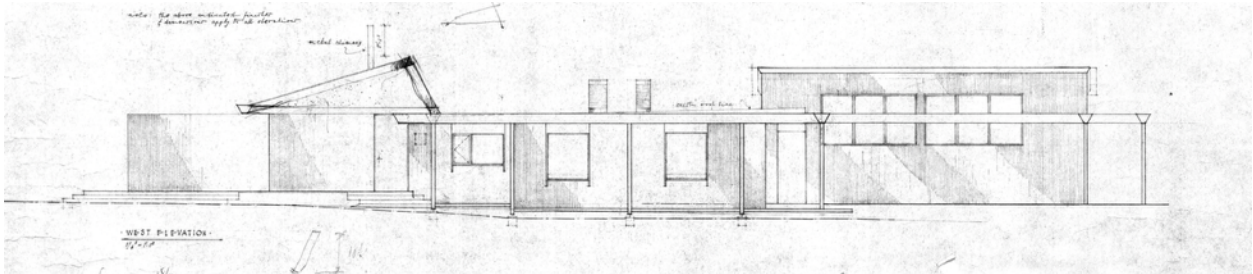
North Elevation, Arthur Erickson, 1963



North Elevation Proposed, Bruce Johnson, 2026



North Elevation, as is July 2025, Schueck Heritage Consulting Photo



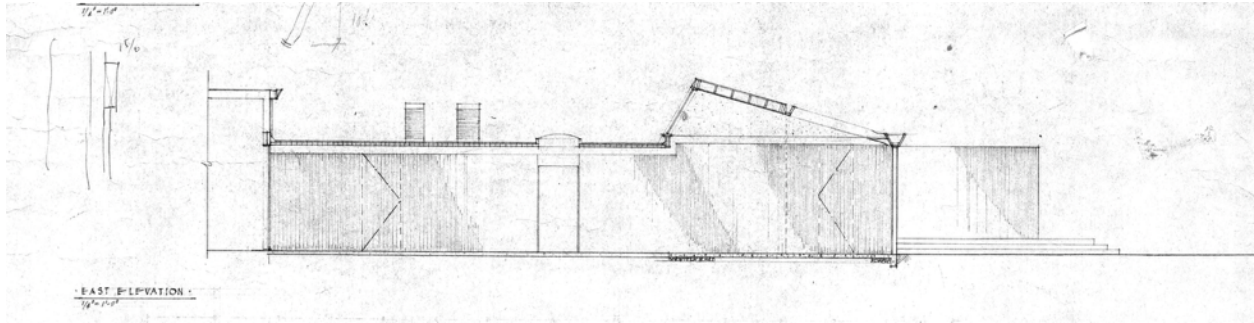
West Elevation, Arthur Erickson, 1963



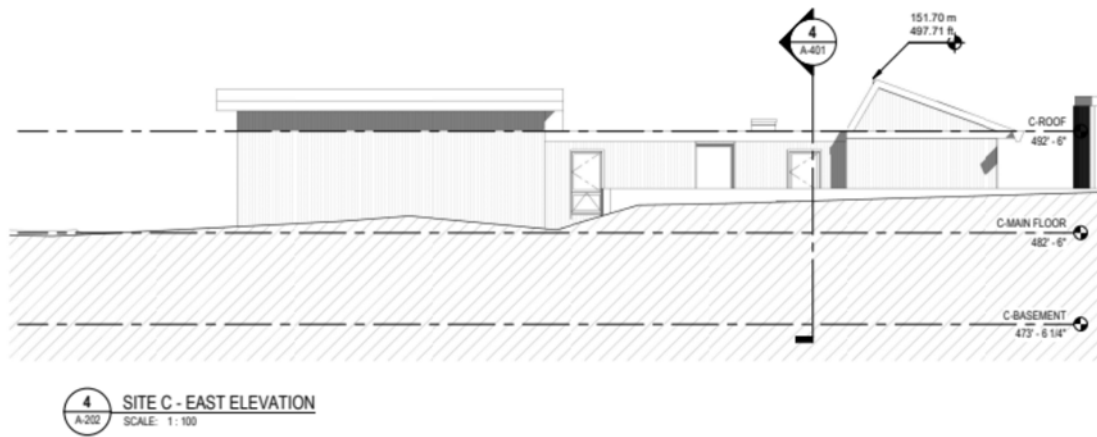
West Elevation Proposed, Bruce Johnson, 2026



West Elevation, as is July 2025, Schueck Heritage Consulting Photo



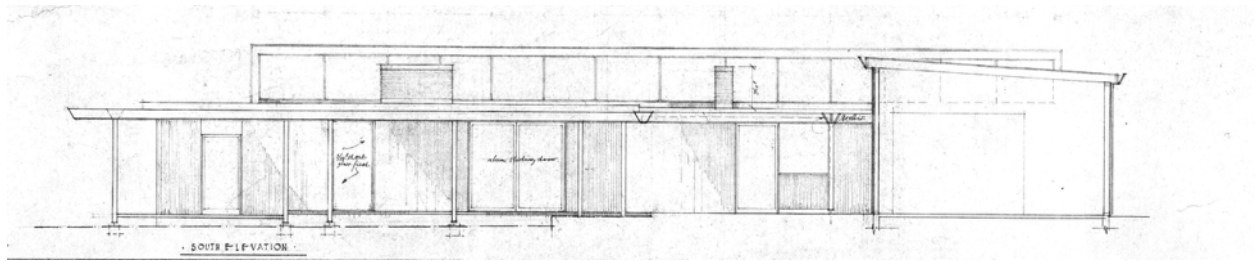
East Elevation, Arthur Erickson, 1963



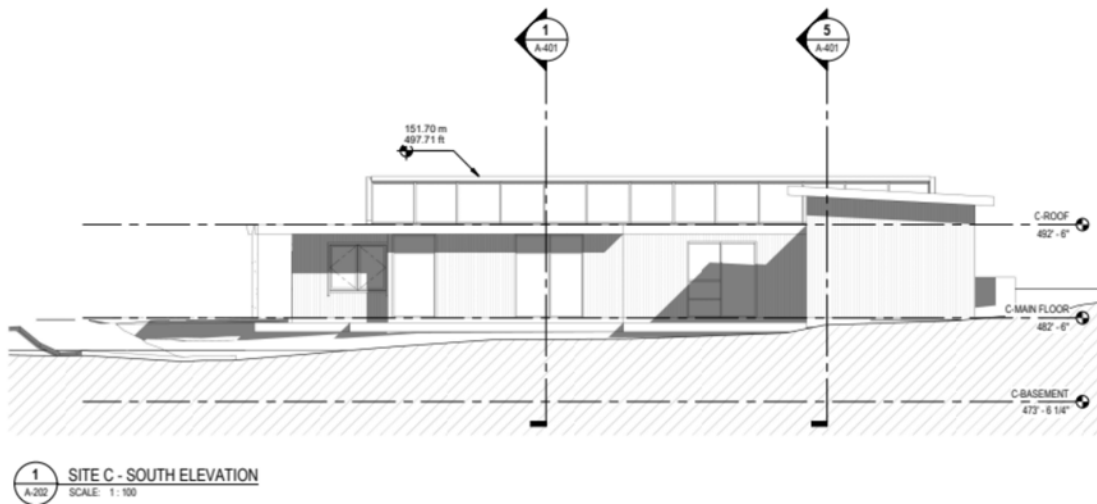
East Elevation Proposed, Bruce Johnson, 2026



East Elevation, as is December 2025, Mountain Heritage Photo



South Elevation, Arthur Erickson, 1963



South Elevation Proposed, Bruce Johnson, 2026

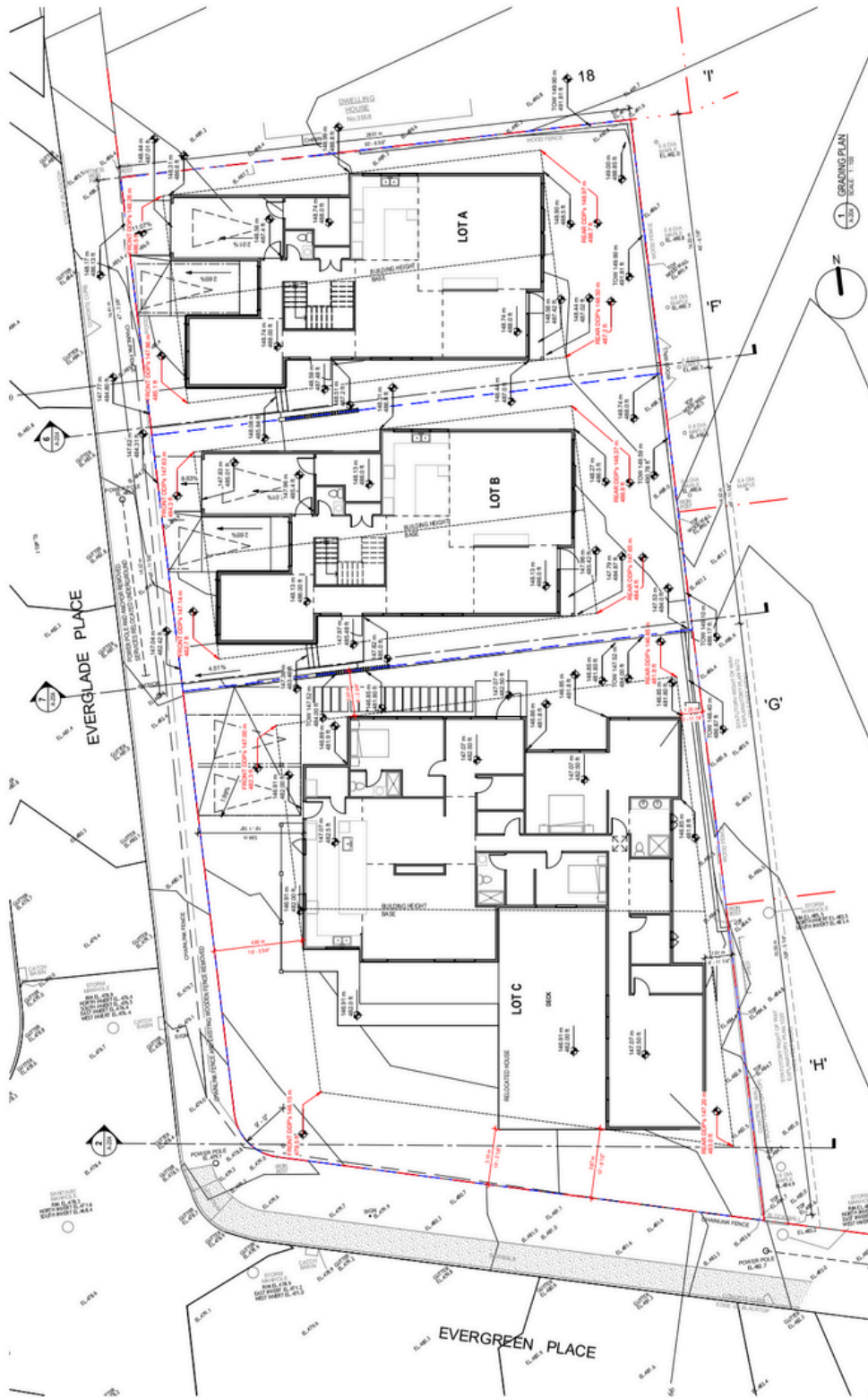


South Elevation and west elevation of studio, as is July 2025, Schueck Heritage Consulting Photo

Appendix V: Selected Plans



As-is site plan 2025 provided by owner



Plans for site development, 2026 provided by owner

COMPLETED PLAN

USING: SITE, CADENCE AND SPACE TO CREATE THE STRUCTURE, LAYERS AND HARMONY FOR THE HOUSE AND GARDEN



TKL Design Complete Landscape Plan

Conservation Resources- Online

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa, 2010. <https://parks.canada.ca/culture/rclp-crhp/standards>

Preservation Brief 4: Roofing in Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 15: Preservation of Historic Concrete.
<https://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
<https://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

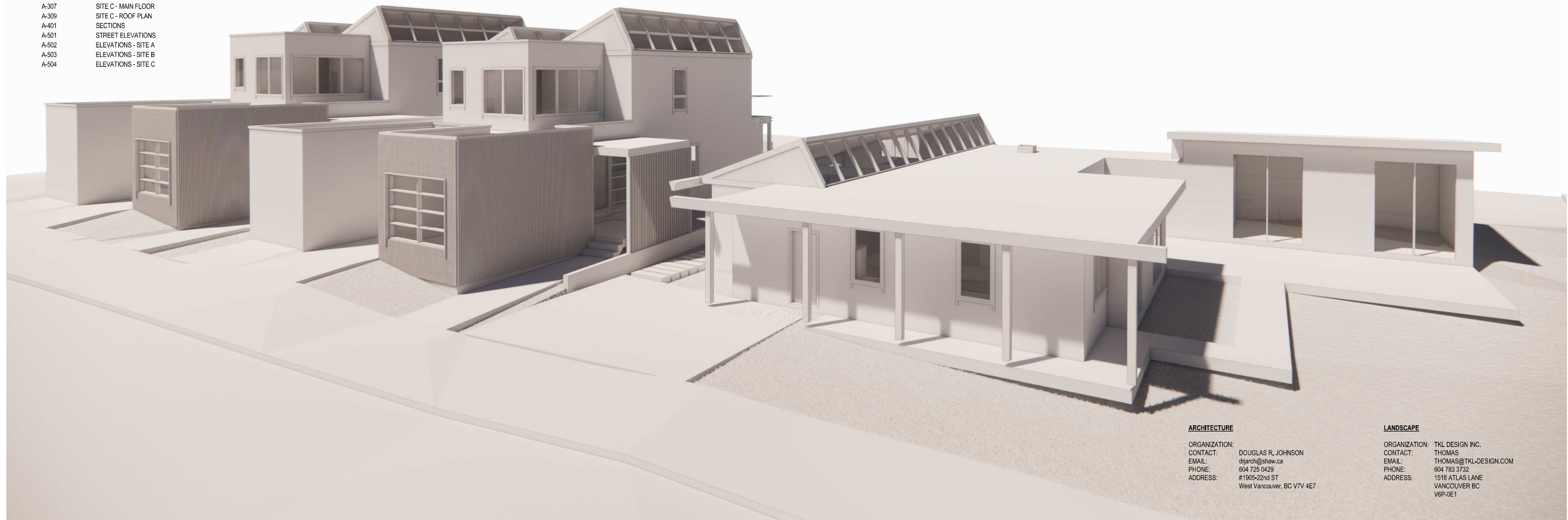
Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

Selecting and Appropriate Replacement Window for Your Historic Building:
<https://www.wisconsinhistory.org/Records/Article/CS4308>

http://www2.gov.bc.ca/assets/gov/topic/0DB9A63A500898D3B7753CFFBCDF5DE6/documents/heritage/heritage_conservation_community_guide.pdf

OUR ERICKSON
3526 EVERGLADE PLACE, NORTH VANCOUVER
BC, CANADA

A-101	COVER SHEET
A-102	DATA SHEET
A-103	CONTEXT
A-201	SITE PLAN - EXISTING CONDITIONS
A-202	SITE PLAN - PROPOSAL
A-203	SITE PLAN - LANDSCAPE
A-204	GRADING PLAN / BUILDING HEIGHT
A-301	SITE A - MAIN FLOOR
A-302	SITE A - SECOND FLOOR
A-303	SITE A - ROOF PLAN
A-304	SITE B - MAIN FLOOR
A-305	SITE B - SECOND FLOOR
A-306	SITE B - ROOF PLAN
A-307	SITE C - MAIN FLOOR
A-309	SITE C - ROOF PLAN
A-401	SECTIONS
A-501	STREET ELEVATIONS
A-502	ELEVATIONS - SITE A
A-503	ELEVATIONS - SITE B
A-504	ELEVATIONS - SITE C



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SCALE:	PROJECT NO:
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REVISIONS:	A-101



KEY PLAN



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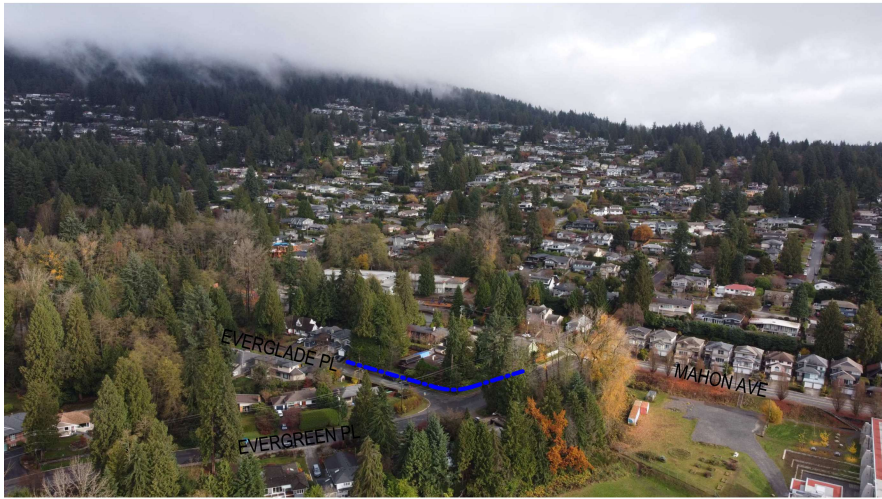


PHOTO 2



PHOTO 3



PHOTO 4

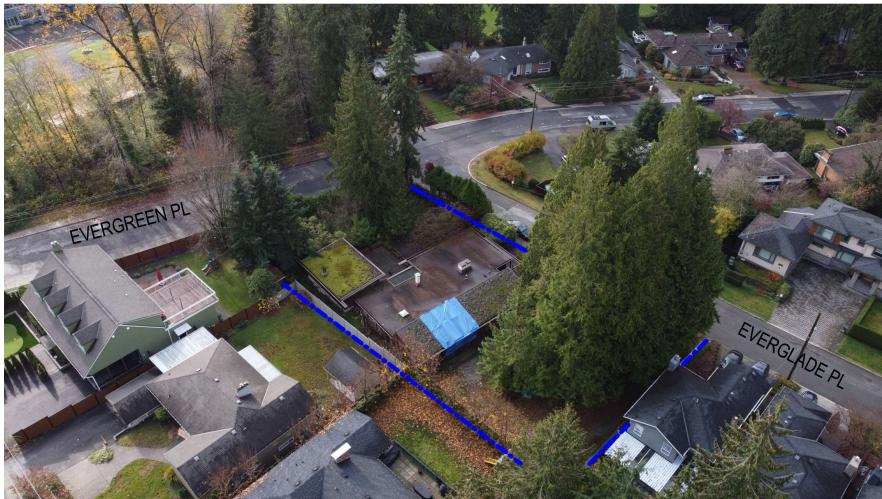


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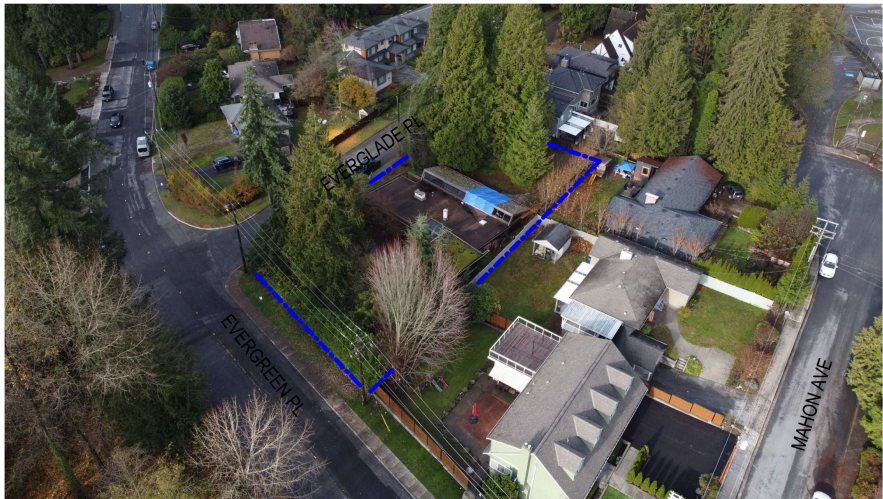


PHOTO 6



PHOTO 7

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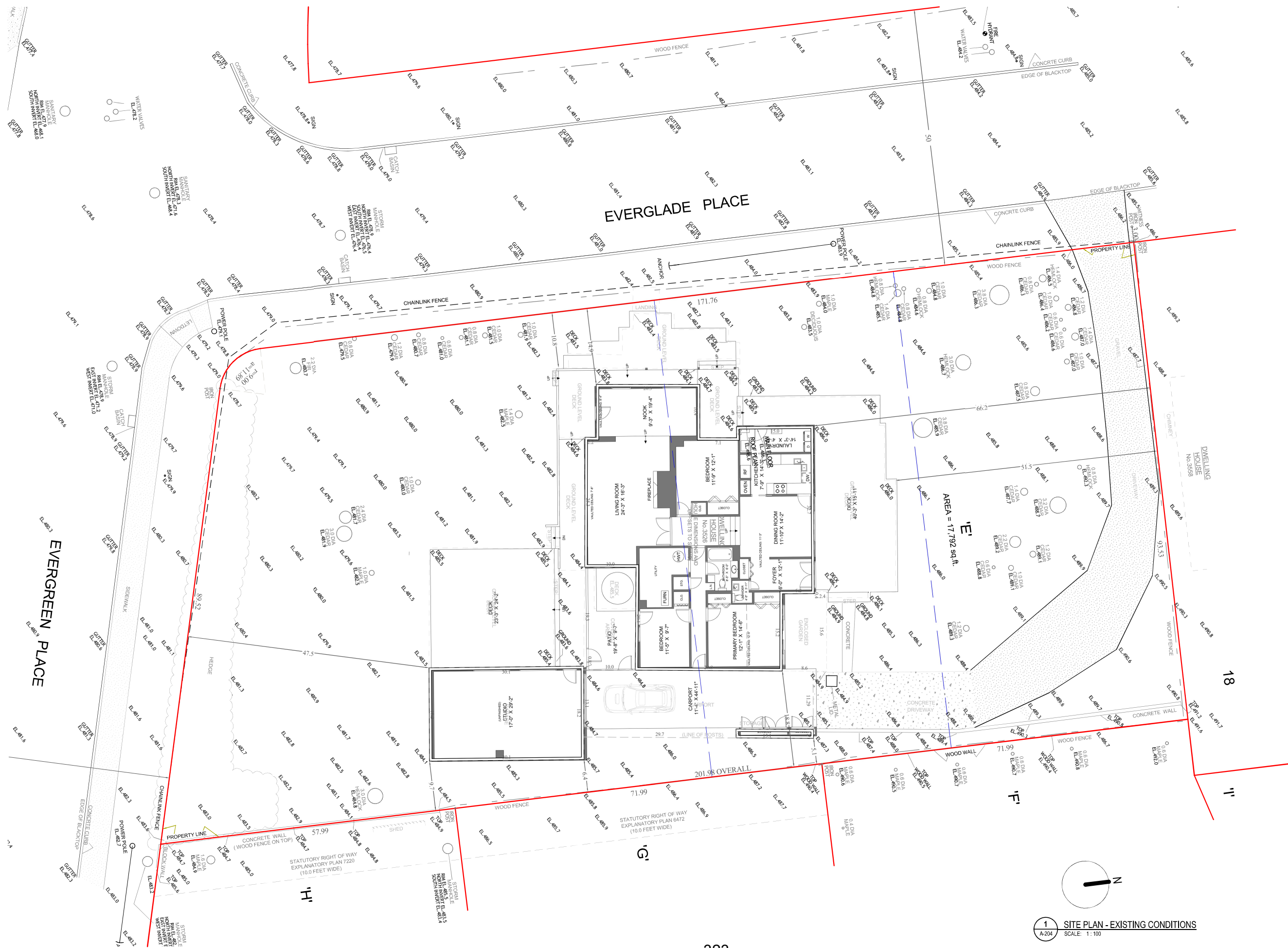
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2	2025-11-28	PRELIMINARY REVIEW
3	2026-02-02	REZONING APPLICATION SUBMISSION
4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT:
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3526 Everglade Place, North Vancouver,
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SHEET DESCRIPTION
CONTEXT

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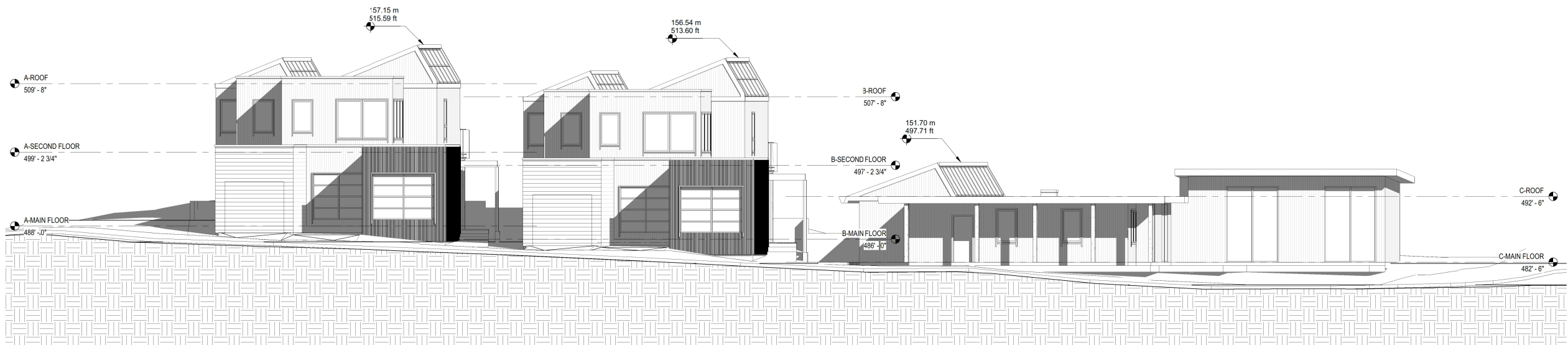
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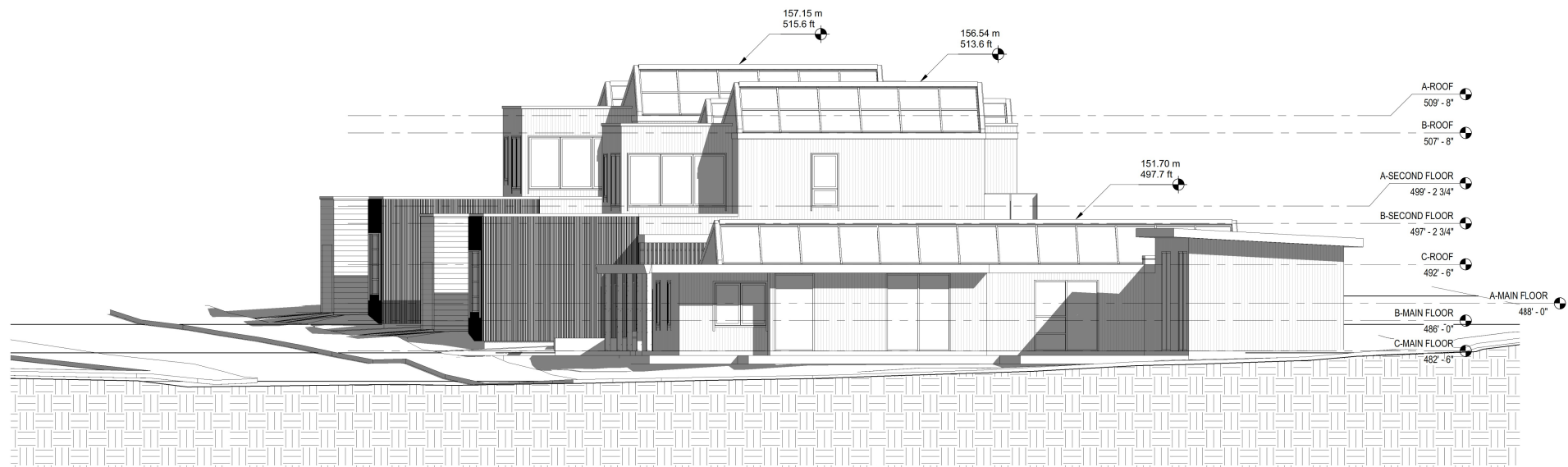
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REVISIONS:	



1 STREET ELEVATION - WEST - EVERGLADE PL
A-202 SCALE: 1:100



2 STREET ELEVATION - SOUTH - EVERGREEN PL
A-202 SCALE: 1:100

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3	2025-02-02	REZONING APPLICATION SUBMISSION
4	2025-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT: Our Erickson
3526 Everglade Place, North Vancouver,
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SHEET DESCRIPTION: STREET ELEVATIONS

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4	2025-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT:
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BC, Canada
SHEET DESCRIPTION
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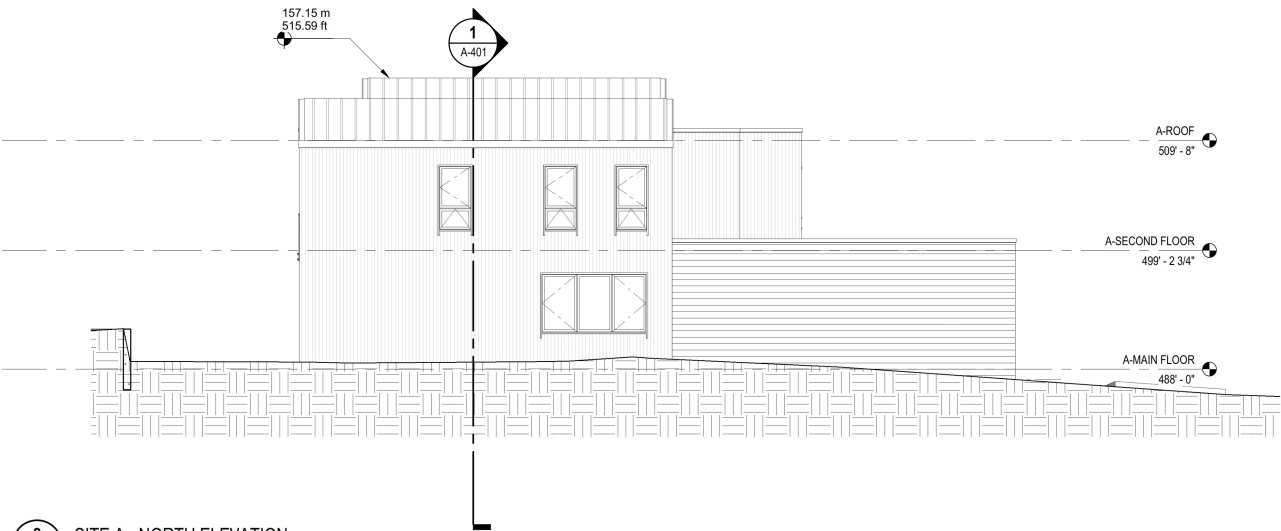
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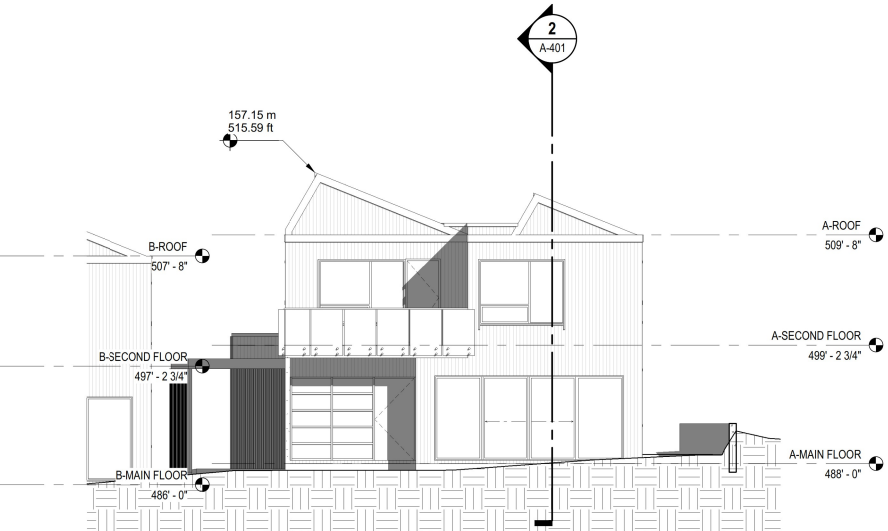
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REVISIONS:	



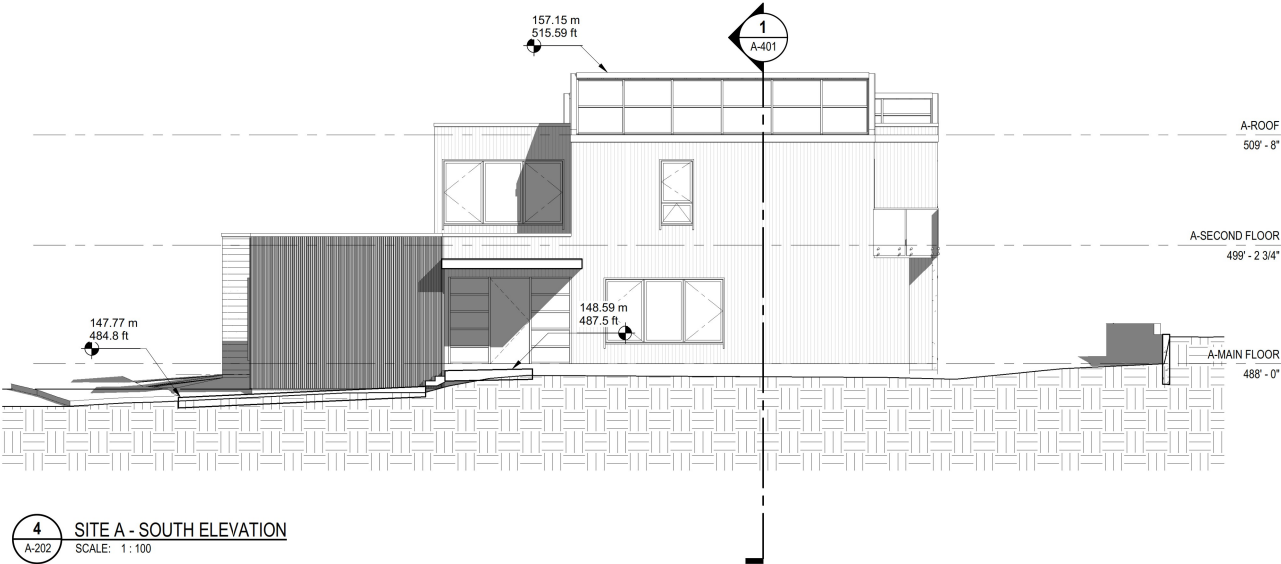
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A-202 SCALE: 1 : 100



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A-202 SCALE: 1 : 100

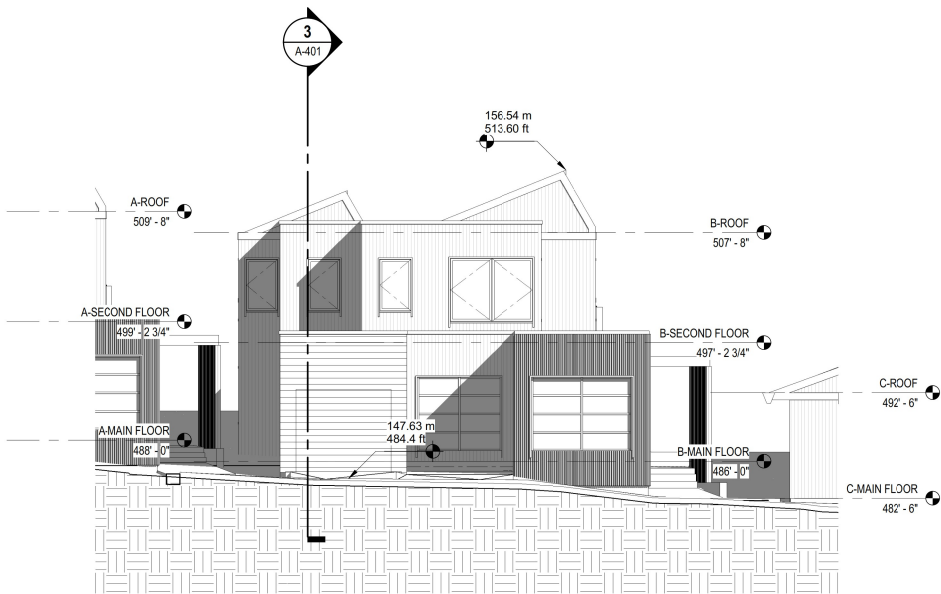


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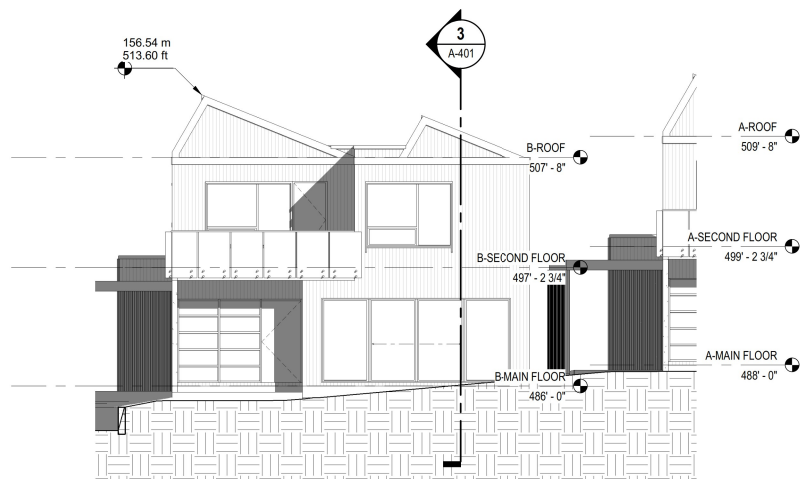
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ACCOYA
NATURAL FINISH
8IN EXPOSED VERTICAL SIDING

OR

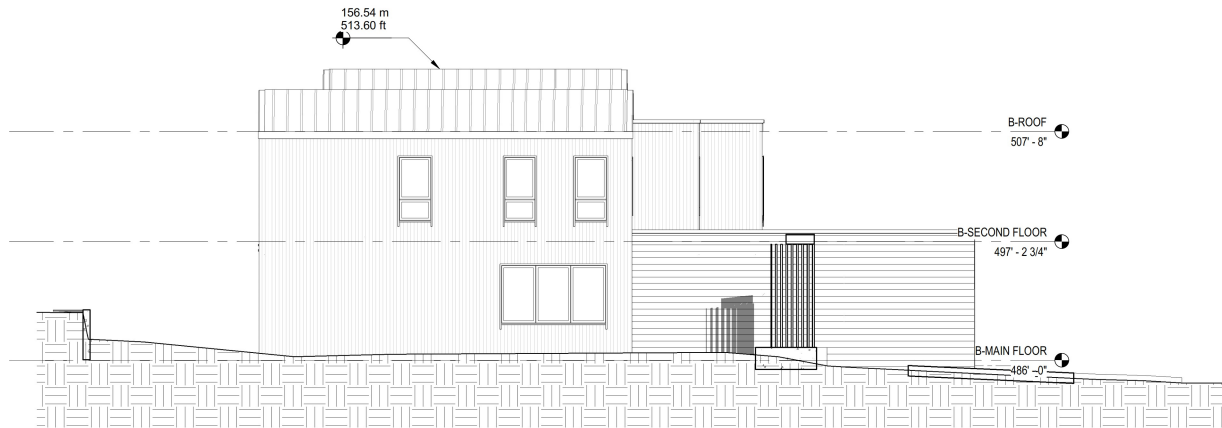
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COLOR TAUPE GREY FROM PRATT AND LAMBERT OR BENJAMIN MOORE
WINDOW TRIM 3" X 8" ACCOYA PAINTED TO MATCH SIDING



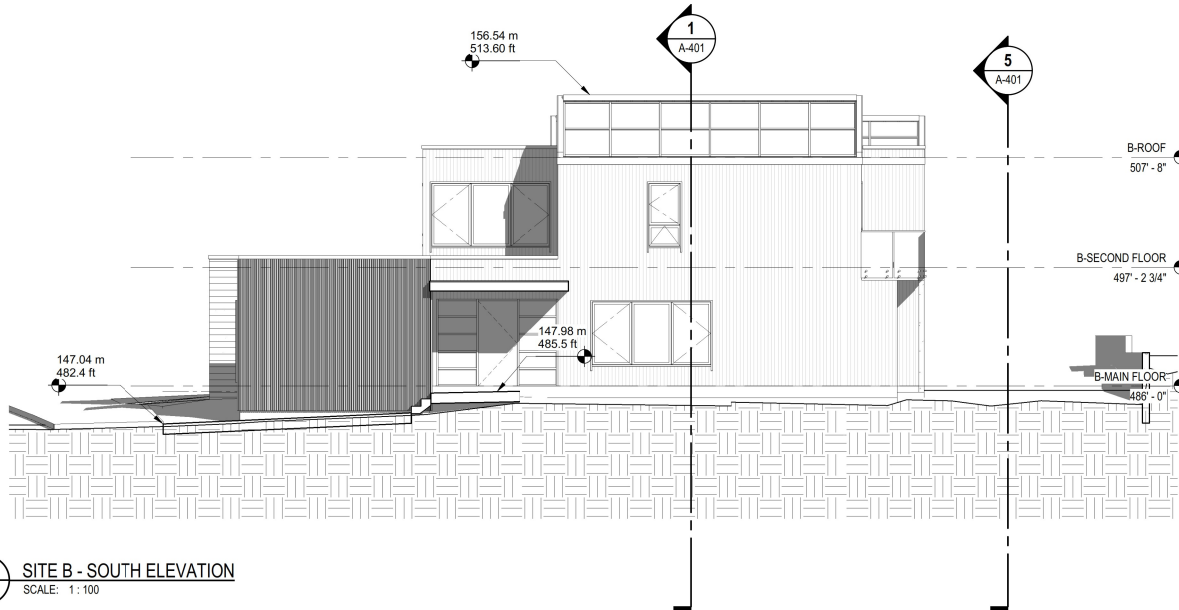
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1 SITE B - EAST ELEVATION
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3 SITE B - SOUTH ELEVATION
A-202 SCALE: 1:100

OPTION 1
ACCOYA
NATURAL FINISH
8IN EXPOSED VERTICAL SIDING

OR

VERTICAL CEMENT BOARD SIDING
JAMES HARDIE ARTISAN OR SIMILAR
8.25 IN EXPOSED
COLOR TAUPE GREY FROM PRATT AND LAMBERT OR BENJAMIN MOORE
WINDOW TRIM 3" X 8" ACCOYA PAINTED TO MATCH SIDING

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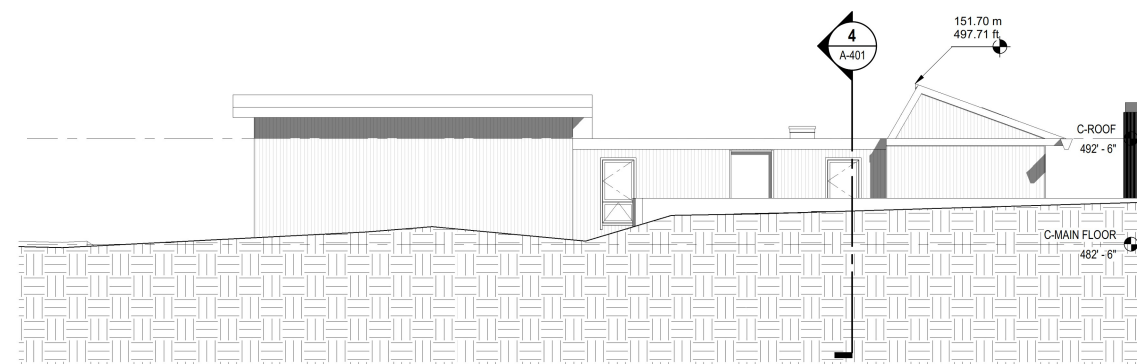
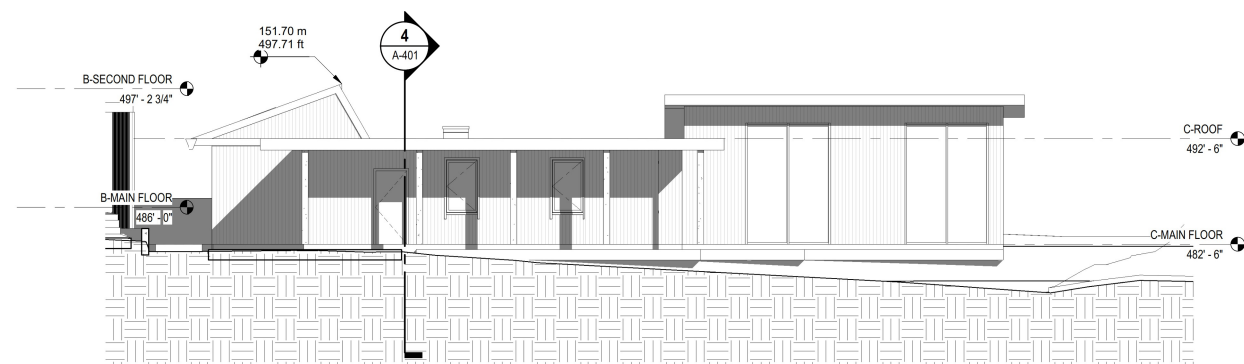
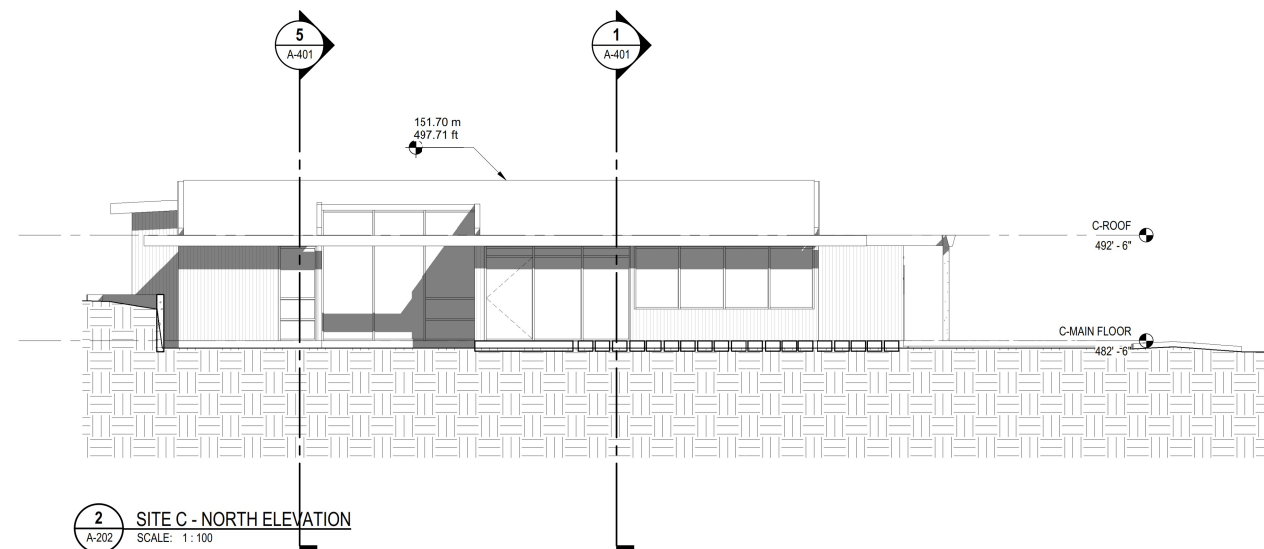
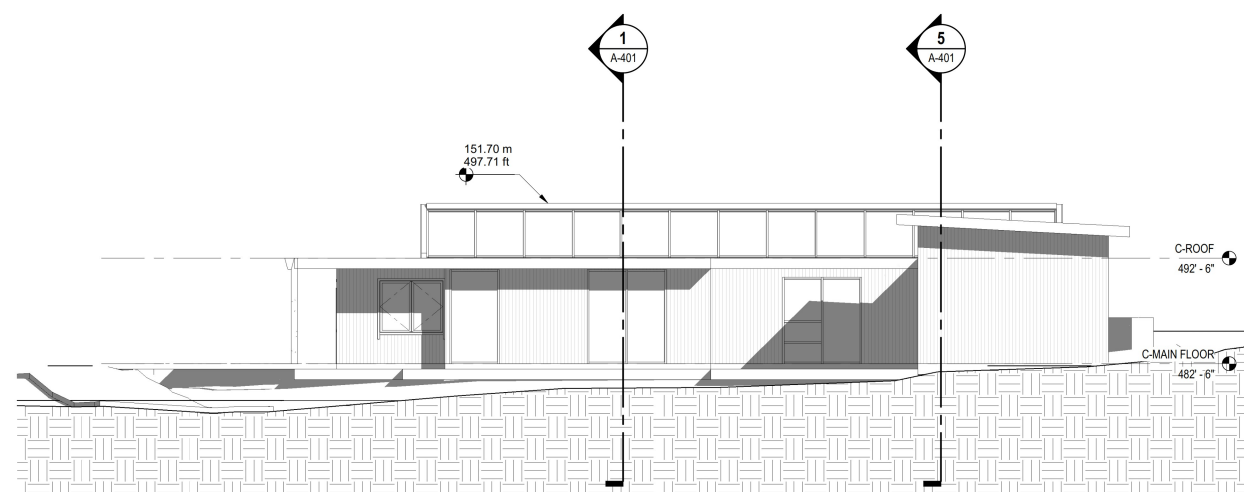
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4	2025-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT:
Our Erickson
3526 Everglade Place, North Vancouver,
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SHEET DESCRIPTION
ELEVATIONS - SITE B

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SCALE: As indicated	PROJECT NO: ---
DATE: 02 JUN 2026	
DRAWN:	SHEET: A-503
REVISIONS:	



EXISTING SIDING

EXISTING

CLEAN - SOLID STAIN IN COLOR TO MATCH EXISTING.

ADDITIONS

ACCOYA

SHOU SUGI BAN CHARRED FINISH

VERTICAL SQUARE CHANNEL SIDING 6 IN EXPOSED

WINDOW TRIM 3" X 8 IN ACCOYA SHOU SUGI BAN CHARRED FINISH

ALTERNATE FINISH SOLID STAIN IN COLOR TO MATCH EXISTING HOUSE

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[illegible]

PROJECT: Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada

SHEET DESCRIPTION
ELEVATIONS - SITE C

DOUGLAS R.
JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

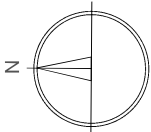
SCALE: As indicated	PROJECT NO: — — —
DATE: 02 JUN 2026	
DRAWN:	SHEET: A-504
REVISIONS:	

C O M P L E T E D P L A N

USING: SITE, CADENCE AND SPACE TO CREATE THE STRUCTURE, LAYERS AND HARMONY FOR THE HOUSE AND GARDEN



TKL DESIGN INC.
THOMAS@ TKL-DESIGN.COM
604 783 3732
1518 ATLAS LANE
VANCOUVER BC
V6P-0E1



DATE	COMMENT.
REVISIONS	
PROJECT TITLE	

3526 EVERGLADE

SHEET TITLE

FINAL SITE PLAN

SCALE:

1/8" = 1'-0"

DATE:
JAN 2026

TKL DESIGN INC.
PROJECT #

23

SHEET
NUMBER

L-15

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