



SIMPSON BROTHERS STORE

9181 GLOVER ROAD, LANGLEY, BC

CONSERVATION PLAN

MAY 2018

DONALD LUXTON
AND ASSOCIATES INC



TABLE OF CONTENTS

1. INTRODUCTION.....	1
2. HISTORIC CONTEXT.....	2
2.1 Fort Langley.....	2
2.2 Retail Grocery Stores	4
2.3 The Simpson Family	5
3. STATEMENTS OF SIGNIFICANCE	11
4. CONSERVATION GUIDELINES.....	12
4.1 Standards and Guidelines	12
4.2 Conservation References	13
4.3 General Conservation Strategy	14
4.4 Sustainability Strategy	14
4.5 Alternative Compliance.....	15
4.6 Site Protection & Stabilization	16
5. CONSERVATION RECOMMENDATIONS	18
5.1 Site	18
5.2 Form, Scale, and Massing.....	19
5.3 Foundation	19
5.4 Exterior Wood-frame Walls	20
5.5 Fenestration	21
5.5.1 Windows	21
5.5.2 Doors	22
5.5.3 Storefronts	22
5.6 Roof	22
5.6.1 Wood Cornice	23
5.7 Signage	24
5.8 Exterior Colour Schedule	24
5.9 Interior	25
5.9.1 Walls & Ceilings	25
5.9.2 Other	26
6. MAINTENANCE PLAN	27
6.1 Maintenance Guidelines	27
6.2 Permitting.....	27
6.3 Routine, Cyclical and Non-Destructive Cleaning	27
6.4 Repairs and Replacement of Deteriorated Materials	28
6.5 Inspections	28
6.6 Information File	28
6.7 Exterior Maintenance	29
7. RESEARCH SOURCES.....	32





Simpson Brothers Store, 2018

1.0 INTRODUCTION

HISTORIC NAME: Simpson Meats / Simpson Bros. Store / Fort Grocery
CIVIC ADDRESS: 9181 (9179) Glover Road, Fort Langley, BC
DATE OF CONSTRUCTION: 1928

The land on which this building sits was subdivided in 1911, and was owned by Charles Edward Hope, who owned and developed large portions of the Fort Langley area, and who lived nearby on his estate, 'Illahie'. Due to the economic downturn of 1913 and the outbreak of World War One, the subdivided lots did not develop as expected. In 1919, Canadian Northern Realities Ltd. of Toronto (which may have been tied to the Canadian Northern Railway) acquired a number of the lots, presumably for investment purposes. Lots 13 and 14, located at a strategic corner just south of the Canadian Northern Railway right-of-way, were purchased by James Simpson. This building was built in 1928 for his butcher store, Simpson Meats, with a residence above.

James Simpson was the father of John and James Simpson, who by 1937 took over the business as the Simpson Brothers Store, which occupied the building until 1951. It was later occupied by a local grocery store, known as the Fort Grocery, and is currently occupied by an antique store.

It is a typical 'false-front' building of the period, with a raised front parapet that emphasizes the apparent height of the facade. This is a prominent building faces Glover Road, located on the corner north of the Fort Langley Community Hall.

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

2.0 HISTORIC CONTEXT



Sketch map of Fort Langley and surrounding area by Charles Edward Hope, 1912. [Langley Centennial Museum Photo #0285]

2.1 FORT LANGLEY

Fort Langley was established as a trading post by the Hudson's Bay Company, but went into decline by the 1870s. Although the Fort's influence waned, the settlement that had grown up around it continued to prosper. By the 1890s, the Hudson's Bay Company Fort had closed and sold its land to Alexander Mavis. However, the small village that took its name from the fur trading fort continued to grow. Charles Edward Hope had originally arrived in Langley in 1890 and, as a trained surveyor, had helped Alexander Mavis subdivide the land he had purchased from the Hudson's Bay Company. In 1892 Hope married Mavis's daughter, and after some years in Vancouver, they settled in Fort Langley in about 1911. This was the same year that Hope built the Coronation Block on the

corner of Francis Street and Glover Road, opposite the cemetery. Langley Post Office was established prior to 1872, and by 1873 W.W. Gibbs was the Postmaster; the name was changed to Fort Langley Post Office on July 1, 1912.

The commercial area boomed again in the Edwardian era, prior to the First World War, which was made evident by the construction of many fine smaller commercial buildings that lined the main street, and by a number of new homes in the surrounding area. Improved access and the arrival of electricity also spurred new development, which was abruptly curtailed with the general economic collapse of 1913. Many early buildings have survived, and Glover Road retains the ambience and scale of a small town 'Main Street,' with many mature plantings and historic

2.0 HISTORIC CONTEXT



Alphonse Prefontaine's General Store, Langley Prairie, 1912. [British Columbia Archives C-09093]

2.0 HISTORIC CONTEXT

buildings and places. As the economy improved in the later 1920s, further construction was seen along Glover Road. The landmark Fort Langley Community Hall, built in 1931, acts as the symbolic centre of the community. Fort Langley National Historic Site is a popular site that commemorates the importance of Fort Langley as the birthplace of British Columbia. Glover Road is notable for having large tree lined streets and being home to many small independent businesses in the village centre. In the 1990s, the Village of Fort Langley underwent a revitalization of its core that enhanced its heritage character and raised its profile as a tourist and retail destination, and now hosts hundreds of thousands of annual visitors. This concentration of heritage sites is a significant community resource, which has been recognized as a Heritage Conservation Area.

2.2 RETAIL GROCERY STORES

The local retail trade began with the activities of the Hudson's Bay Company, and a variety of goods were traded and sold. By the 1880s, several general stores had been established to serve the growing population. Small shops and retail outlets later popped up to provide all manner of goods.

In the days before refrigeration, people usually shopped for food daily. Small, specialized food stores such as dairies, butchers and bakeries proliferated. As the communities developed, local 'country stores' sprang up, stocking a range of everyday items such as groceries, snack foods, candy, toiletries, soft drinks, tobacco products, and newspapers. They attracted local kids and their parents who would buy everything from penny candy to the makings of dinner. Ice delivery enabled the use of home iceboxes, which improved food storage and reduced waste.

By the 1920s, refrigerators were becoming available, revolutionizing home food storage and changing food shopping habits. Food distribution shifted from home delivery and smaller neighbourhood shops, butcher stores, fish stores, dairies and country stores to larger, one-stop supermarkets.

'Cash-and-carry' grocery shops began to appear in the 1920s, reducing dependence on counter help and signalling the self-service style of shopping. This marked the beginning of the self-service style of shopping that is common today. As food distribution became more centralized, larger food stores were established. Supermarket chains such as Safeway began to develop by the late 1920s, offering a wider selection of meat, produce, dairy, baked goods, canned and packaged goods as well as various non-food items such as kitchenware, household cleaners and pharmacy products. These became 'one-stop' stores that supplanted the traditional country store.

Over time, shopping and retail patterns responded and catered to consumer demands. As food distribution became more centralized, larger food stores were established. Supermarket chains such as Safeway began to develop by the late 1920s, offering a wider selection of meat, produce, dairy, baked goods, canned and packaged goods as well as various non-food items such as kitchenware, household cleaners and pharmacy products. These became 'one-stop' stores that supplanted the traditional country store.

In the postwar era, supermarkets grew even larger, surrounded by vast parking lots that allowed people to drive in and load up on quantities that obviated the need for daily shopping. Over time, supermarkets began to give way to suburban big-box stores, as the large lots they occupied became more valuable for other purposes. Convenience stores became ubiquitous, usually co-located with a gas station, open late or all night, and offering a range of everyday items such as groceries, snack foods, confectioneries, toiletries, soft drinks, tobacco products, magazines and newspapers.

2.0 HISTORIC CONTEXT



Looking west across Glover Road at the Simpson Bros. Store, with delivery truck parked in front, between 1930-1940. [Langley Centennial Museum Photo #2934]

2.3 THE SIMPSON FAMILY

James Simpson (1879-1950) and Alice Simpson (née Ritchie, 1877-1953) were both born in Largo, Fife, Scotland, where they were married on December 23, 1907, at the time that they emigrated to Canada. The Simpsons appear to have moved to Vancouver first, where their first children were born, then to Aldergrove in about 1915, where James farmed until he began working as a butcher, which he continued until his retirement in 1948.

The Simpsons had five children: Janet (Jenny), Mary, David, John and James.

Janet (Jenny) Morgan Lewis (1909-1986)

- Born Vancouver
- Married Knowlton Lewis (1911-1990) in 1938.
- Two children, Sharron and Trevor

Mary Alice McConnell (1911-1988)

- Born Vancouver
- Married to Ashley McConnell (1920-1992)

2.0 HISTORIC CONTEXT

David Simpson (Born Circa 1913)

- Married Isobel Ann (Belle) Robertson in 1941

John Simpson (1915-1989)

- Born Vancouver
- Married Lillian Nora Baker (1923-1992)
- Two children Muriel Margaret (born 1945) and Elizabeth Maureen

James Grieve Simpson (1917-1967)

- Born Langley
- Married Edna Mae Hewitt (1923-1972)
- One child David E. Simpson

In 1928 the Simpson family moved to Fort Langley from Aldergrove and James Simpson opened a butcher store, Simpson Meats, in this prominent, newly-built commercial building at the intersection of Glover Road and Mary Avenue. By 1930, Jenny and Mary were working at the shop as saleswomen. James Simpson and Alice Graham Ritchie Simpson were later divorced, and an alimony order was decreed on

February 29, 1932; it appears that they either kept or purchased another property on County Line Road in Aldergrove, as James appears to have moved back there, and Alice appears to have lived in Fort Langley.

By 1936, David was also working as a meat cutter. By 1937, John and James took over the business, which was renamed the Simpson Brothers Store; John and his wife Lillian originally lived upstairs. It was a family business, and all of the Simpsons were involved. David continued to help out, although he ran his own trucking business.

After operating as a meat market for a number of years, the business expanded to a full service grocery store, and began home deliveries. In 1941, John and Jim took over ownership of the building from their father James. In 1951 the Simpson Bros. store was lost to the bank and went on sale. The store later operated as the Fort Grocery for many years.



Ernest and Elizabeth (née Treliving) Baker in front of the the Simpson Brothers Store. They lived upstairs. 1944. [Langley Centennial Museum Photo #2830]

2.0 HISTORIC CONTEXT



Photo taken in early 1940s of Simpson family behind the Simpson Bros. Store in Fort Langley. They are standing in front of one of the store's delivery trucks. Back row (left to right): Mary McConnell, Jenny Lewis, Knowlton Lewis, and John Simpson. Front row (left to right): Ashley McConnell, Alice Simpson, Jim Simpson, and Dave Simpson. 1940-45. [Langley Centennial Museum Photo #2918]

2.0 HISTORIC CONTEXT



Jenny Lewis holding her daughter Sharon outside the Simpson warehouse in Fort Langley. The warehouse was between the hall and the store, 1940. [Langley Centennial Museum Photo #2919]

2.0 HISTORIC CONTEXT



Lillian Simpson (née Baker) with her niece Sharron Lewis at the back of the Simpson Bros. store in Fort Langley. 1942-45. [Langley Centennial Museum Photo #2920]

2.0 HISTORIC CONTEXT



Jim Simpson, probably in the 1930s, in front of the open rear doors of one of the Simpson Bros. store's grocery delivery truck. [Langley Centennial Museum Photo #2926]

3.0 STATEMENT OF SIGNIFICANCE

HISTORIC NAME:

Simpson Meats / Simpson Bros. Store / Fort Grocery

CIVIC ADDRESS:

9181 (9179) Glover Road, Fort Langley, BC

DATE OF CONSTRUCTION: 1928

Description of the Historic Place

The Simpson Brothers Store is a one and one-half storey, wood-frame vernacular commercial building, prominently located at the intersection of Glover Road and Mary Avenue in downtown Fort Langley. The building is distinctive for its false-front façade, glazed storefront and lapped wooden siding.

Heritage Value of the Historic Place

Constructed in 1928, the Simpson Brothers Store is significant as a commercial structure that represents the growth and evolution of the historic Fort Langley community, and for its vernacular commercial architecture.

Increasing prosperity, a growing population, and improved road access led to a resurgence of the local economy in the late 1920s. Located at an intersection in the heart of the Fort Langley commercial area, the Simpson Brothers Store demonstrated the importance of local grocery stores in servicing the local community through the distribution of food products. These stores reflected a way of life that was less dependent on cars and refrigeration, when people walked to local stores, usually daily, to buy fresh food and supplies. Simpsons was also one of the first local stores that delivered groceries by truck to their customers. Characteristic of small, neighbourhood retail establishments, this building contained a residence above the store, reflecting the family-run nature of this type of business. Commercial ventures such as this served both residents and visitors, helping establish Fort Langley as a self-sufficient community. Once common, these stores disappeared rapidly in the face of increasing competition from chain stores and shifting shopping patterns.

The Simpson Brothers Store is additionally valued as an example of the austere vernacular commercial architecture of the pre-World War II era. It is typical of the practical, small-scale commercial buildings constructed during this period for local retail services. The raised false front is a typical commercial feature, which increased the prominence of the main façade. The plate glass display windows are indicative of the building's historic retail function.

Character-Defining Elements

The elements that define the heritage character of the Simpson Brothers Store include its:

- location centred on the T-intersection of Glover Road and Mary Avenue in downtown Fort Langley, set within a context of late 19th and early 20th century buildings of similar scale and character;
- continuous commercial use;
- commercial form, scale, and massing as expressed by its: one and one-half storey height; full basement; symmetrical plan; glazed storefront windows; front-gabled roof with raised false front with shaped parapets; and symmetrical saddlebag wall dormers;
- wood-frame construction including: wide lapped wooden siding with cornerboards; and dimensional wood window and door trim;
- vernacular design elements, including projecting parapet cornice with block modillions, and open soffits with exposed rafter ends;
- original wood-sash double hung windows with distinctive 9-over-1 multipaned upper sash and upper sash horns, with triple window assemblies in dormers; and
- interior features such as wood plank ceilings and walls, and original cold storage locker.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Simpson Brothers Store is a landmark building in Fort Langley's commercial district. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Simpson Brothers Store includes aspects of preservation, rehabilitation and restoration.

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

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

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

Interventions to the Simpson Brothers Store should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

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

4.0 CONSERVATION GUIDELINES

Additional Standards relating to Rehabilitation

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

Additional Standards relating to Restoration

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

4.2 CONSERVATION REFERENCES

The proposed work entails the Restoration and Rehabilitation of the exterior of the Simpson Brothers Store. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

Preservation Brief 4: Roofing for Historic Buildings.
<http://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.
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

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

Preservation Brief 11: Rehabilitating Historic Storefronts.
<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>

4.0 CONSERVATION GUIDELINES

Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.

<http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements.

<http://www.nps.gov/tps/how-to-preserve/briefs/18-rehabilitating-interiors.htm>

Preservation Brief 32: Making Historic Properties Accessible.

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

Preservation Brief 44: The Use of Awnings on Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

4.3 GENERAL CONSERVATION STRATEGY

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

As part of the proposed rehabilitation, functional upgrades will be determined. This will include as assessment of the rear addition and whether it should be upgraded or replaced. The question of barrier-free access will also need to be resolved, either through reconfiguration of the front entry or a new entry to the south side. Depending on proposed use, it may also be possible to insert new openings in the south wall that would allow a connection to the outdoor space. The extent of rehabilitation is to be determined.

Proposed Redevelopment Scheme

The major proposed interventions of the overall project are to:

- Preserve the original building and character-defining elements.
- Rehabilitate windows, doors, and storefront as required.
- Rehabilitate roof cladding system as required.

4.4 SUSTAINABILITY STRATEGY

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

4.0 CONSERVATION GUIDELINES

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

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

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently*

sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

The Simpson Brothers Store may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

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

4.0 CONSERVATION GUIDELINES

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

4.5.2 ENERGY EFFICIENCY ACT

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

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

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The building should be protected from movement and other damage at all times during any potential future demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the façade.

4.0 CONSERVATION GUIDELINES



SIMPSON BROTHERS STORE: 9181 GLOVER ROAD, LANGLEY, BC
CONSERVATION PLAN | MAY 2018 | DONALD LUXTON & ASSOCIATES

5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Simpson Brothers Store was carried out during a site visit in January 2018. The recommendations for the preservation and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following chapter describes the materials, physical condition and recommended conservation strategy for the Simpson Brothers Store based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Simpson Brothers Store is located with its main frontage along Glover Road near the Fraser River in historic Fort Langley. The building will remain in its original location centred on the T-intersection of Glover Road and Mary Avenue, set within a context of late 19th and early 20th century buildings of similar scale and character. The heritage resource should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection for further information.



5.0 CONSERVATION RECOMMENDATIONS

Conservation Strategy: Preservation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the main frontage on Glover Road.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.

5.2 FORM, SCALE & MASSING

The Simpson Brothers Store is a rare surviving example of a 'Boomtown' or false-front commercial building. The 'Boomtown' style of vernacular structures proliferated in early communities throughout the West; Fort Langley acting as a prime example of an early commercial community in British Columbia. Consistent with the traditional 'Boomtown' construction characteristics, 9181 Glover Road is built with an extended front parapet to increase the apparent size of the building, and to provide increased opportunity for signage. Typical false-fronted buildings were most frequently seen on small office buildings, stores, and trades shops. The Simpson Brothers Store is one of the only remaining boomtown era buildings still standing today in Greater Vancouver. The historic form, scale and massing as expressed by its one and one-half storey height, full basement, and symmetrical plan, is a character-defining element and should be preserved. The building also features a single-storey rear extension, which is not original to the historic structure.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the building.
- The historic front façade should be retained
- Retain the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.
- Further investigation into the structural integrity of the extended parapet may be required.
- Stabilize elements of the exterior form by using structural reinforcement and weather protection, where required.
- Consider removing rear extension. Restore and rehabilitate wood siding and trim as required following removal.

5.3 FOUNDATIONS

The Simpson Brothers Store sits on original concrete foundations with full below grade basement. A large opening has been cut through an existing concrete below grade wall. The concrete will be retained as part of the conservation scheme, and all exposed surfaces should be inspected to determine condition of concrete material and whether any necessary seismic reinforcing is required. Careful attention should be executed to ensure the exterior walls above grade, particularly the front façade, are not damaged during any rehabilitation work.

Conservation Strategy: Rehabilitation

- Cap off and waterproof two existing coal chutes at the south elevation ground level.
- Existing foundations should be preserved, if possible.
- If new foundations are proposed, concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer. Once condition is assessed, conservation recommendations can be finalized.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.



5.0 CONSERVATION RECOMMENDATIONS

5.4 EXTERIOR WOOD-FRAME WALLS

The Simpson Brothers Store features original wide lapped wood siding with cornerboards and dimensional wood window and door trim on the main structure and vertical wood siding on the rear extension, which appears to be in fair condition. Exterior wood materials are character-defining elements of the historic building and should be preserved and rehabilitated, as possible. Further investigation required to determine full condition of all exterior wood surfaces. Siding and trim will be retained and repaired as required.

Conservation Strategy: Preservation and Rehabilitation

- Due to the integrity of wood frame structure, the exterior walls with lapped siding, cornerboards and wood trim should be preserved through retention and in-situ repair work.
- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations, if possible, and clean surface for repainting.
- Replace damaged siding to match existing in material, size, profile and thickness.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Any existing trim should be preserved, and new material that is visually physically compatible with the original should be reinstated when original fabric is missing. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.



5.0 CONSERVATION RECOMMENDATIONS



5.5 FENESTRATION

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

— Standards and Guidelines for the Conservation of Historic Places in Canada.

5.5.1 WINDOWS

The Simpson Brothers Store features a number of original character-defining windows, including three 9-over-1 multipaned double-hung wood-sash windows with upper horns on the south elevation, one 9-over-1 double-hung wood-sash window and two rectangular wood-sash casement windows on the west elevation. The four front facade windows have been replaced with unsympathetic assemblies. Further investigation is required to determine status of north elevation when access is available.

As part of the rehabilitation scheme, original windows will be retained and rehabilitated. Consider replacing new windows with appropriate replica wood-sash assemblies to match historic originals.

Conservation Strategy: Rehabilitation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Retain existing original window sashes; repair as required; install replacement matching sashes where missing or beyond repair.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Consider replacing front windows with appropriate wood-sash assemblies.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will

5.0 CONSERVATION RECOMMENDATIONS

be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.

- Replacement glass to be single glazing, as possible, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.5.2 DOORS

The rear addition features new doors, which aren't sympathetic to the historic building. The front door within the storefront features an exterior metal screen. Further investigation is required into the condition of all exterior doors.

Conservation Strategy: Rehabilitation

- Retain the door openings in their original locations, and preserve and repair all original door.
- New doors should be visually compatible with the historic character of the building.

5.5.3 STOREFRONTS

The Simpson Brothers Store features an expansive glazed storefront with single recessed front entryway. The storefront is not original to the historic building, but reflects the changing needs or modern commercial and retail establishments. The large glazed openings allow for wares to be displayed to passersby on the street. If storefronts are to be rehabilitated, consider replicating original diagonal entryway configuration.

The entrance through the storefront is raised and accessed via concrete steps. In order to accommodate accessibility requirements, consider installing a ramp to the front door. Design any alterations to be compatible with the historic front facade.

Conservation Strategy: Rehabilitation

- Reinstall a rehabilitated wooden storefront system, as possible. Reference the historic design as noted in archival images and original architectural drawings. The design of the rehabilitated storefronts should resemble the original historic precedents, if being replaced.
- Integrate commercial signs and new lighting systems as required.
- Provide new accessible entryway for the ground floor, as required.

5.6 ROOF

The Simpson Brothers Store features a simple front-gabled roof with open soffits with exposed rafter ends, raised false front, shaped parapets with block modillions, and symmetrical saddlebag wall dormers; typical of early commercial buildings. The roof is clad in asphalt shingles and appears to be in fair condition. Further inspection is required into the condition of the roof elements.

Conservation Recommendation: Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its front-gabled configuration with raised false front with shaped parapets and symmetrical saddlebag wall dormers.
- If required, roofing membrane and cladding system may be rehabilitated. Cedar shingles are the preferred material, but Duroid 3-tab shingles or Aged Cedar Enviroshingles™ are also acceptable.
- Retain the original trim elements, as well as the soffit and any exposed roof elements.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts are recommended. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.

5.0 CONSERVATION RECOMMENDATIONS



5.6.1 WOOD CORNICE

The false-fronted façade facing Glover Road features an original projecting parapet cornice with block modillions, which are character-defining elements of the building and should be preserved. The cornice runs the full length of the shallowly-pitched front façade, and the shaped form wraps around the wall ends, projecting out slightly past the extent of the north and south boundaries of the building. Today, the wood cornice has been painted black. Further investigation is required, once access is available, to determine full condition of all cornice and parapet elements.

Conservation Strategy: Preservation

- Preserve original cornice and parapet elements.
- Replace in kind extensively deteriorated or missing parts of architectural elements where there are surviving prototypes, if required. The new work should match the old in form and detailing.
- Paint the cornice in a historically appropriate colour. Colour should match the wood building and window trim that will be restored. Paint colour to be developed in discussion with Heritage Consultant.

5.0 CONSERVATION RECOMMENDATIONS

5.7 SIGNAGE

Commercial signs are an integral feature of historic commercial buildings, and such false-fronted façades were intended to maximize commercial signage space. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs. Signs often reflect the ethnic history of a neighborhood and its character, as well as the social and business activities carried within it, and it is important to preserve or commemorate these markers of the building's social and economic history.

Conservation Strategy: Rehabilitation

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*, which states that “new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building”.

- New signs can be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible.
- Signs were historically illuminated with front lighting.

5.8 EXTERIOR COLOUR SCHEDULE




Part of the restoration process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been derived by the Heritage Consultant, based on on-site paint sampling and microscopic paint analysis. The colours have been matched to Benjamin Moore's Historical True Colours Palette. Further on-site analysis is required for final colour confirmation once access is available.

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

Conservation Strategy: Restoration

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

PRELIMINARY COLOUR TABLE: SIMPSON BROTHERS STORE, 9181 GLOVER ROAD

Element	Colour*	Code	Sample	Finish
Wooden siding	Oxford Ivory	VC 1		Semi Gloss
Window frames and wood trim	Oxford Ivory	VC 1		Semi Gloss
Window sash	Comox Green	VC-19		High Gloss

*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

5.0 CONSERVATION RECOMMENDATIONS

5.9 INTERIOR

“Interior features can include elements such as interior walls, floors and ceilings, mouldings, staircases, fireplace mantels, faucets, sinks, built-in cabinets, light fixtures, hardware, radiators, mail chutes, telephone booths and elevators. Because their heritage value resides not only in their physical characteristics, but also in their location in the historic building, it is important to protect them from removal. This is particularly true of doors, banisters, church pews, fireplace mantels, sinks and light fixtures, which are often replaced instead of being upgraded. Reuse in their original location not only protects their heritage value, but is also a more sustainable approach to conserving these artefacts.” Standards & Guidelines for the Conservation of Historic Places in Canada

Building Code upgrading is one of the most important aspects of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. However, the interior features of an historic property are often heavily damaged in the process. Both Vancouver Building By-law and the British Columbia Building Code offer equivalencies and exemptions to heritage buildings, which enable a higher degree of heritage conservation and retention of original material. The following guidelines pertaining to Health, Safety and Security Considerations from the *Standards & Guidelines* should be followed when faced with the conservation of interior character-defining elements:

- Upgrade interior features to meet health, safety and security requirements, in a manner that preserves the existing feature and minimizes impact on its heritage value.
- Work with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Explore all options for modifications to existing interior features to meet functional requirements prior to considering removal or replacement.



- Remove or encapsulate hazardous materials, such as friable asbestos insulation, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.
- Install sensitively designed fire-suppression systems that retain character-defining elements and respect heritage value.

5.9.1 WALLS AND CEILINGS

The Simpson Brothers Store features original interior wood plank ceilings and walls, which are character-defining elements of the historic building and should be retained. Wood plank ceilings and walls appear to be in fair condition, but further investigation is required to determine the full extent of their condition.

Determine upgrades that may be required for functional reasons. Retain original finishes as possible, or replace with historically compatible material where too deteriorated to repair. Clean and repaint as required.

5.0 CONSERVATION RECOMMENDATIONS

Conservation Strategy: Preservation and Rehabilitation

- Preserve original interior walls and ceilings and their original wood plank finishes, as possible.
- Ensure exposed wall elements are covered with a protective coating such as paint or other material. If interior walls are uncoated or have been rendered exposed due to alteration or damaging past maintenance efforts, an appropriate protective finish may be developed in discussion with Heritage Consultant.
- Maintain interior walls and ceilings by routine cleaning using dry methods such as dusting, light vacuuming with a soft dusting tool or with a treated dust cloth. Ledges and other horizontal elements collect dust and dirt at a much faster rate than vertical surfaces, and should be addressed more frequently.
- Spot clean walls and ceilings to remove any dirt marks to prevent possible damage from aggregate scratches or oils. A clean damp sponge should be used to gently rub away dirt, and then dried with a clean wiping cloth. If water alone doesn't remove the spot, a non-ionic detergent solution may be used followed by damp rinsing and drying.
- Only oil based paint varnish and modern coatings can be safely washed using wet methods.

5.9.2 OTHER

The Simpson Brothers Store features its original cold storage locker, which is a character-defining element of the historic building and should be retained.

Conservation Strategy: Preservation

- Preserve the original cold storage locker.



6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Simpson Brothers Store. The Maintenance Plan should include provisions for:

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

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

6.1 MAINTENANCE GUIDELINES

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

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

The assumption that newly renovated buildings become immune to deterioration and require

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

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

6.2 PERMITTING

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

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

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

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. – must be conserved, referencing the following principles to guide interventions:

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

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action

can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

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

6.6 INFORMATION FILE

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

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

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.

6.0 MAINTENANCE PLAN

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

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

6.7 EXTERIOR MAINTENANCE

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

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

6.7.1 INSPECTION CHECKLIST

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

EXTERIOR INSPECTION

Site Inspection:

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

Foundation

- ☐ Paint peeling? Cracking?
- ☐ Is bedding mortar sound?
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation crawl space vents clear and working?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

Wood Elements

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?

6.0 MAINTENANCE PLAN

- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials

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

Windows

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

Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Do metal doors show signs of corrosion?
- ☐ Is metal door sprung from excessive heat?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts

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

Roof

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

INTERIOR INSPECTION

Basement

- ☐ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- ☐ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ☐ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ☐ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ☐ Are there signs of insect or rodent infestation?

Concealed spaces

- ☐ Is light visible through walls, to the outsider or to another space?
- ☐ Are the ventilators for windowless spaces clear and functional?

6.0 MAINTENANCE PLAN

- ☐ Do pipes or exhausts that pass through concealed spaces leak?
- ☐ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ☐ Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

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

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

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

Five-Year Cycle

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

Ten-Year Cycle

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

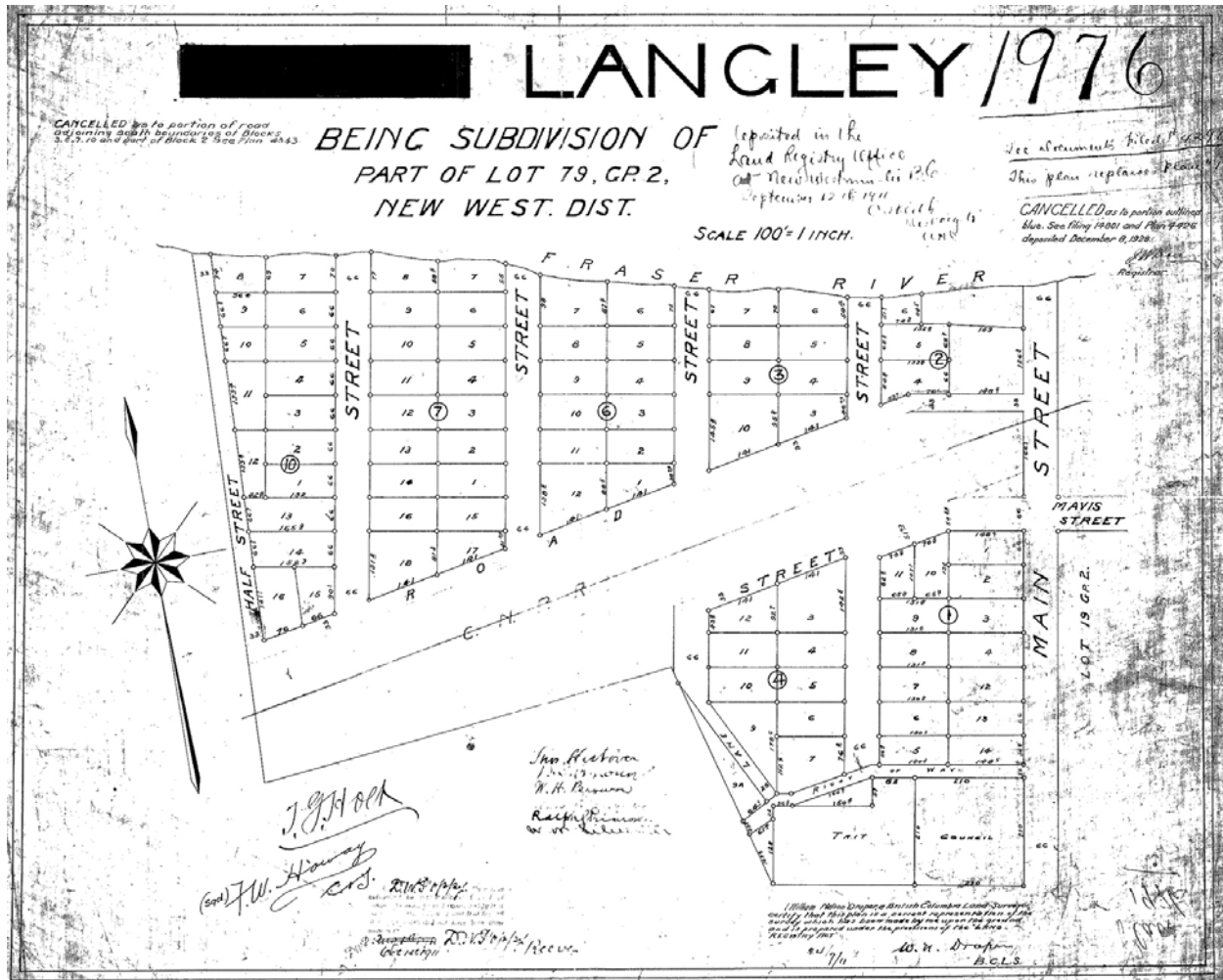
Twenty-Year Cycle

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

Major Maintenance Work (as required)

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

APPENDIX A: RESEARCH SOURCES



Plan 1976, Registered in 1911. Lots 13 & 14 face Main Street (now Glover Road).

ORIGINAL LEGAL DESCRIPTION:

- Lots 13 & 14, Block 1 DL 79 Group 2 Twp 11, Plan 1976.

LAND TITLE SEARCH:

- 1919-1930: Canadian Northern Realities Ltd. Title Registered October 22, 1919. Title Cancelled February 10, 1930. Involves multiple lots including: Lots 1 to 4, 10, 12, **13**, **14** & the East Halves of Lots 5, 6 & 7 Blk. 1 of Parts of Lot 79 Grp 2 Map 1976.
- 1930-1941: James G. Simpson. Lots 13 & 14. Title Registered February 10, 1930. Title Cancelled April 7, 1941.
- 1941: Hugh Hogarty. Title Registered April 7, 1941. Title Cancelled April 7, 1941.
- 1941-1944: John Simpson and James Simpson. Title Registered April 7, 1941. Title Cancelled June 30, 1944.
- 1944-1951: John Simpson. Title Registered June 30, 1944. Title Cancelled March 14, 1951.
- 1951-1952: The Canadian Credit Men's Trust Association Ltd. "In Trust". Title Registered March 14, 1951. Title Cancelled April 24, 1952.

APPENDIX A: RESEARCH SOURCES

- 1952-1957: William Stanley Rogers, As To Und. 6/30 Interest; Lynn Harvey, As To Und. 5/30 Interest; William Thomas Rogers, As To Und. 5/30 Interest; Irvine George Baker, As To Und. 3/30 Interest; Richard Edward Greenwood, As To Und. 3/30 Interest; Gavin Harrison Mouat, As To Und. 3/30 Interest. Title Registered April 24, 1952. Title Cancelled July 19, 1957.
- 1957-1960: William Thomas Rogers, As To Und. 5/30 Interest. Title Registered July 19, 1957. Title Cancelled March 31, 1960.
- 1960-1966: Norlang Holdings Limited. Title Registered March 31, 1960. Title Cancelled December 30, 1966.
- 1966-1980: Godfrey Stanley Wilbee and Ann Wilbee. Title Registered December 30, 1966. Title Cancelled May 28, 1980.
- 1980-1988: Yuen Wai Fung and Susan Fung. Title Registered May 28, 1980. Title Cancelled 1988.
- 1988-1992: Yuen Wai Fung. Title Registered 1988. Title Cancelled 1992.
- 1992-2003: Kook-Ho Cho. Title Registered 1992. Title Cancelled 2003.
- 2003-2005: Langley Lands Ltd. Title Registered 2003. Title Cancelled 2005.
- 2005: Statewood Properties Ltd. Title Registered 2005.

MUNICIPAL ASSESSMENT RECORDS:

Original Legal Description: DL 79, Group 2, Block 1, Lots 13 & 14, Plan 1976, registered October 1, 1911. Ward II.

- 1906: Owner: C.E. Hope. Land \$260. Imp. \$300.
- 1911: Owner: C.E. Hope. Land \$400. Imp. \$200.
- 1912: Owner: C.E. Hope. Land \$400. Imp. \$200.
- 1913: Owner: C.E. Hope. Land \$500. Imp. \$300.
- 1914: Owner: C.E. Hope. Lots 7-19, Block 1 DL 79 Group 2 Twp 11 (1 acre). Land \$500. Imp. \$0.
- Assumed built after 1914.
- 1921 Collector's Roll page 62: [Langley Corporate Archives 29-01]: "C.N.P.R. Townsite" DL 79, Reg. Map No. 1976:
- No. on Roll: 1608; Owner: Canadian Northern Realities Ltd. 9 Toronto Street, Toronto, Ontario; Lot 13; .2 acres; Value of Improvements: \$0.
- No. on Roll: 1609; Owner: Canadian Northern Realities Ltd. 9 Toronto Street, Toronto, Ontario; Lot 15; .2 acres; Value of Improvements: \$25.
- 1921 Collector's Roll page 62: [Langley Corporate Archives 29-01]: Values on taxation appear to be similar – no evidence of improvements.
- 1936 [September]; Collector's Roll, page 114: [Langley Corporate Archives 34-01]: Statement 3253; Assessment 1617/18; Receipt 1334; Miss Mary Simpson; Total \$17.11.

DIRECTORIES:

- 1918 *Wrigley's B.C. Directory*, page 260: Fort Langley – Hope C E swine cattle sheep breeder and farming;
- 1918 *Wrigley's B.C. Directory*, page 260: Fort Langley – Hope & Farmer, Charles E. Hope, C.E., and Alfred Farmer. Real Estate and Insurance. Real estate, Fire Insurance, Mortgage Brokers, Rental Agents, Civil engineers and Notaries Public. Head office, Vancouver.
- 1927 *Wrigley's B.C. Directory*, page 125: Fort Langley – Simpson not listed
- 1928 *Wrigley's B.C. Directory*, page 297 (first appearance): Fort Langley – Simpson John meats
- 1929 *Wrigley's B.C. Directory*, page 328: Fort Langley – Simpson John meats
- 1930 *Wrigley's B.C. Directory*, page 321: Fort Langley – Simpson John meats
- 1931 *Wrigley's B.C. Directory*, page 269: Fort Langley – Simpson John meats
- 1932 *Wrigley's B.C. Directory*, page 263: Fort Langley – Simpson Jennie slswn J Simpson
Fort Langley – Simpson John meats
Fort Langley – Simpson Mary slswn J Simpson

APPENDIX A: RESEARCH SOURCES

- 1934 *Sun British Columbia Directory*, page 243:
Fort Langley – Simpson Jennie slswn J Simpson
Fort Langley – Simpson John meats
Fort Langley – Simpson Mary slswn J Simpson
- 1935 *British Columbia & Yukon Directory*, page 511:
Fort Langley – Simpson Mrs Jas
Fort Langley – Simpson Jennie slswn J Simpson
Fort Langley – Simpson John meats
Fort Langley – Simpson Mary slswn J Simpson
- 1936 *British Columbia & Yukon Directory*, page 166:
Fort Langley – Simpson David meat ctr
Fort Langley – Simpson Mrs Jas
Fort Langley – Simpson Jennie slswn J Simpson
Fort Langley – Simpson John meats
Fort Langley – Simpson Mary slswn J Simpson
- 1937 *British Columbia & Yukon Directory*, page 128:
Fort Langley – Simpson David meat ctr
Fort Langley – Simpson Mrs Jas
Fort Langley – Simpson Jennie slswn J Simpson
Fort Langley – Simpson John meats
Fort Langley – Simpson Mary slswn J Simpson
- 1938 *British Columbia & Yukon Directory*, page 131:
Fort Langley – Simpson Bros (J & J) meats
Fort Langley – Simpson David meat ctr
Fort Langley – Simpson Jas of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1939 *British Columbia & Yukon Directory*, page 94:
Fort Langley – Simpson Bros (J & J) meats
Fort Langley – Simpson David meat ctr
Fort Langley – Simpson Jas of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1940 *British Columbia & Yukon Directory*, page 105:
Fort Langley – Simpson Bros (J & J) meats
Fort Langley – Simpson James of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1941 *British Columbia & Yukon Directory*, page 100:
Fort Langley – Simpson Bros (J & J Simpson and Mrs E K Lewis) meats
Fort Langley – Simpson James of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1942 *British Columbia & Yukon Directory*, page 102:
Fort Langley – Simpson Bros (J & J Simpson and Mrs E K Lewis) meats
Fort Langley – Simpson James of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1943 *British Columbia & Yukon Directory*, page 101:
Fort Langley – Simpson Bros (J & J Simpson and Mrs E K Lewis) meats
Fort Langley – Simpson James of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1944 *British Columbia & Yukon Directory*, page 96:
Fort Langley – Simpson Bros (J & J Simpson and Mrs E K Lewis) meats
Fort Langley – Simpson David meat ctr
Fort Langley – Simpson James of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1945 *British Columbia & Yukon Directory*, page 102:
Fort Langley – Simpson Bros (J & J Simpson and Mrs E K Lewis) meats
Fort Langley – Simpson David meat ctr
Fort Langley – Simpson James of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1946 *British Columbia & Yukon Directory*, page 117:
Fort Langley – Simpson Bros (J & J Simpson and Mrs E K Lewis) meats
Fort Langley – Simpson David meat ctr
Fort Langley – Simpson James of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1947 *British Columbia & Yukon Directory*, page 77:
Fort Langley – Simpson Bros (J & J and Mrs E K Lewis) meats
Fort Langley – Simpson David meat ctr
Fort Langley – Simpson James of Simpson Bros
Fort Langley – Simpson John of Simpson Bros
- 1948 *British Columbia & Yukon Directory*, page 103:
Fort Langley – Simpson Bros (J & J and Mrs E K Lewis) meats
Fort Langley – Simpson David meat ctr
Fort Langley – Simpson James of Simpson Bros
Fort Langley – Simpson John of Simpson Bros

APPENDIX A: RESEARCH SOURCES

BC VITAL EVENTS:

- Groom: Charles Edward Hope; Bride: Lily Dawson Mavis; Event Type: Marriage; Registration Number: 1892-09-115796; Event Date: 1892-09-01; Event Place: New Westminster District.
- Person: Charles Edward Hope; Event Type: Death; April 27, 1949; Reg. #1949-09-004544; Event Place: Fort Langley; Age at Death: 84.
- Person: Lily Dawson Hope; Event Type: Death; October 22, 1957; Reg. #1957-09-012098; Event Place: Vancouver; Age at Death: 83.
- Person: James Simpson; Event Type: Death; Registration Number: 1950-09-008459; Event Date: 1950-08-26; Event Place: Langley; Age at Death: 71.
- Person: Alice Ritchie Simpson; Event Type: Death; Registration Number: 1953-09-004150; Event Date: 1953-04-05; Event Place: Surrey; Age at Death: 76.
- Person: James Grieve Simpson; Event Type: Death; Registration Number: 1967-09-012390; Event Date: 1967-08-29; Event Place: Cache Creek; Age at Death: 49.
- Person: Edna Mae Simpson; Event Type: Death; Registration Number: 1972-09-006981; Event Date: 1972-04-28; Event Place: Unknown; Age at Death: 48.
- Person: Mary Alice McConnell; Event Type: Death; Registration Number: 1988-09-021685; Event Date: 1988-12-15; Event Place: White Rock; Age at Death: 77.
- Person: Ashley Cellwood McConnell; Event Type: Death; Registration Number: 1992-09-014050; Event Date: 1992-07-20; Event Place: White Rock; Age at Death: 72.
- Person: John Ritchie Simpson; Event Type: Death; Registration Number: 1989-09-017838; Event Date: 1989-10-25; Event Place: Surrey; Age at Death: 74.
- Groom: David Simpson; Bride: Isobel Ann Robertson; Event Type: Marriage; Registration Number: 1941-09-519204; Event Date: 1941-11-19; Event Place: New Westminster.
- Groom: Ernest Knowlton Lewis; Bride: Janet Morgan Simpson; Event Type: Marriage;

Registration Number: 1938-09-459622; Event Date: 1938-05-06; Event Place: Fort Langley.

- Person: Janet Morgan Lewis; Event Type: Death; Registration Number: 1986-09-009966; Event Date: 1986-06-17; Event Place: Langley; Age at Death: 77.
- Person: Ernest Knowlton Lewis; Event Type: Death; Registration Number: 1990-09-021180; Event Date: 1990-11-03; Event Place: Langley; Age at Death: 79.
- Person: Elizabeth Frances Baker; Event Type: Death; Registration Number: 1959-09-001841; Event Date: 1959-01-16; Event Place: Murrayville; Age at Death: 60.
- Person: Ernest Edgar Baker; Event Type: Death; Registration Number: 1975-09-003642; Event Date: 1975-02-11; Event Place: Murrayville; Age at Death: 79.

CANADA CENSUS 1921: LANGLEY MUNICIPALITY

- Simpson, James; age 42; immigration to Canada 1907; Presbyterian; Farmer; Own Farm.
- Simpson, Alice; age 42; immigration to Canada 1907; Presbyterian.
- Simpson, Janet; age 12; Presbyterian; student.
- Simpson, Mary; age 10; Presbyterian; student.
- Simpson, David; age 8; Presbyterian; student.
- Simpson, John; age 6; Presbyterian; student.
- Simpson, James; age 3; Presbyterian.

JAMES SIMPSON (1879-1950)

- Died Langley August 26, 1950 aged 71; In province / Canada: 40 years.; In municipality 35 years; Residence: RR#1 Aldergrove; Born: Largo Scotland March 31, 1879; Father: James Simpson (Scotland); Mother: Janet Grieve (Scotland); Profession: Butcher (for life); Retired 1948.

APPENDIX A: RESEARCH SOURCES

ALICE SIMPSON (1877-1953)

- Died Surrey April 5, 1953 aged 76; In province / Canada: 46 years; In municipality 1 1/2 years; Born: Fifeshire Scotland January 9, 1877; Father: John Graham Ritchie (Scotland); Mother: Janet Morgan (Scotland); Profession: At Home.
- Alice Ritchie married James Simpson and settled out near 264th St. in 1913. Mrs. Simpson and her children moved to Fort Langley in early 1929. Her children were Janet (Jenny), Mary, David, John and James. John and Jim ran the Simpson Bros. Store in Fort Langley, and although David helped out, he ran his own trucking business. Alice died in 1953.

the Fort Langley Community Society, the Boy Scouts, and the Langley 4-H Garden Club. She was also active with the Fort Langley May Day Committee and was Queen Mother for a number of years. She had been instrumental in setting up the first Douglas Day banquet in 1948. Her brothers ran "Simpson Bros. Store" in what is today (2004) known as the Fort Grocery. She passed away June 17, 1986. Knowlton Lewis died November 3, 1990. [Source: Obituary of Mrs. Lewis - likely from the *Langley Advance*.]

- **Sharron Follett** is the daughter of Jenny (née Simpson) and Knowlton Lewis. Her maternal uncles ran the Simpson Bros. Store in Fort Langley. She married Tommy Follett in 1960.

ANCESTRY.CA:

Ritchie Family Tree:

- James Simpson; Birth: 01 Mar 1879 (1 Mar 1879) - Fife, Scotland; Marriage: 23 Dec 1907 - Largo, Fife, Scotland; Spouse: Alice Ritchie.
- Alice Simpson; Birth: Largo, Fife, Scotland.

MARY ALICE MCCONNELL (1911-1988)

- Died White Rock December 15, 1988 aged 77; Born: Vancouver March 1, 1911; Married to **Ashley McConnell**; Profession: Housewife.
- **Ashley Cellwood McConnell** (1920-1992); Died White Rock July 20 1992 aged 72; Married to Mary Alice Simpson; Born: 150 Mile House May 25, 1920; Profession: B.C. Hydro Bus Driver.

JANET (JENNY) MORGAN LEWIS (1909-1986)

- Jenny Simpson (June 7, 1909 to June 17, 1986) was born in Vancouver and lived in Langley since 1913. She married **Ernest Knowlton Lewis** in 1938; Knowlton Lewis (born in Vancouver September 10, 1911) came to Fort Langley in the 1930s from Kamloops. He worked at the Fort Langley Sawmill. They had two children, **Sharron** and **Trevor**. She was very active in the community, and was named Langley Senior Citizen of the Year in 1984. She worked with many community organizations over the year, including the Fort Langley PTA and Langley District PTA, the Board of Trade,

DAVID SIMPSON (BORN CIRCA 1913)

- David grew up in Aldergrove, and moved to Fort Langley with his family in 1929. He was a little involved in the Simpson Bros. Store there, but it was mostly run by his brothers Jim and John. Dave ran his own trucking business. David married **Isobel Ann (Belle) Robertson** in 1941.

APPENDIX A: RESEARCH SOURCES

JOHN SIMPSON (1915-1989)

- Died Surrey October 25, 1989 aged 74; Wife: Lillian Nora Baker; Born: Vancouver February 16, 1915; Father: James Grieve Simpson (Fifeshire, Scotland); Mother: Alice Graham Ritchie (Fifeshire, Scotland); Profession: Truck Driver (Transport).
- John Ritchie Simpson and his family lived in Aldergrove before moving to Fort Langley and opening a meat store circa 1927, later running the Simpson Bros. Store with his brother, Jim. He married Lillian Nora Baker in Milner on June 10, 1944, and had two daughters, Muriel Margaret and Elizabeth Maureen. John and Lillian moved to Surrey in 1956. John died October 25, 1989.
- **Lillian Nora Simpson (née Baker)** was born June 1, 1923 in Vancouver, BC, the daughter of Ernest and Elizabeth (née Treliving) Baker. Lillian Baker was a student at Willoughby School in 1932 (Grade 1-6?). She married John Ritchie Simpson in Milner on June 10, 1944, and had two daughters, Muriel Margaret and Elizabeth Maureen. Lillian died in Surrey, BC on February 6, 1992.
- **Muriel Margaret Simpson** was born on September 22, 1945, the daughter of John and Lillian (née Baker) Simpson. Muriel Margaret Simpson married James Nelson on December 24, 1965. They were divorced and Muriel re-married David Hocaluk on November 1, 1985. Muriel Margaret Hocaluk (née Simpson) died in Langley, BC on April 16, 1999.
- **Ernest and Elizabeth (née Treliving) Baker (parents of Lillian Nora Simpson):** Elizabeth France Baker, “Sis” (née Treliving) was born in Fleming, Saskatchewan (then part of Northwest Territories) on July 12, 1898 to William and Mary Treliving. The Treliving family moved to Langley in 1911 and pioneered in the Walnut Grove area. Elizabeth married Ernest Edgar Baker (1895-1975) on November 19, 1921. Their children are Lillian Nora Baker (who married John Simpson), Gordon William Baker, and Roy Edward Baker. Elizabeth Baker (née Treliving) died in Langley on January 16, 1959. [Note Elizabeth Baker in municipality and province 49 years at time of death].

JAMES GRIEVE SIMPSON (1917-1967)

- Died Cache Creek August 29, 1967 aged 49; In province / Canada: life; In municipality 1 year; Born: Langley September 16, 1917; Father: James Grieve Simpson (Scotland); Mother: Alice Graham Ritchie (Scotland); Profession: Meat Cutting (self-employed); Retired 1966 (years in profession 36).
- Son of Alice (née Ritchie) and James Simpson. Jim grew up in Aldergrove, and moved to Fort Langley with his family in 1929 and ran the Simpson Bros. Store with his brother John. He married Edna Mae Hewitt, and they had a son named David E. Simpson.
- **Edna Mae Simpson (1923-1972).** Died in Surrey April 28, 1972 aged 48; In province / Canada: life; Born: Fort Langley December 31, 1923; Father: Albert Hewitt (B.C.); Mother: Helen Brocket (B.C.); Profession: Housewife; Retired 1971.
- Edna Mae was born a member of Fort Langley's pioneer family, the Hewitts, in December 31, 1923. She was one of the early students at the East Langley School. She married James (Jim) Simpson, who with his brother John ran the Simpson Bros. store in Fort Langley.

LANGLEY CENTENNIAL MUSEUM ARCHIVAL IMAGES:

- Portrait of Charles Edward Hope. [Langley Centennial Museum 0283]
- Ernest and Elizabeth (née Treliving) Baker in front of the Fort Grocery. They lived upstairs. 1944. [Langley Centennial Museum Photo #2830]
- Photo taken in early 1940s of Simpson family behind the Simpson Bros. Store in Fort Langley. They are standing in front of one of the store's delivery trucks. Back row (left to right): Mary McConnell, Jenny Lewis, Knowlton Lewis, and John Simpson. Front row (left to right): Ashley McConnell, Alice Simpson, Jim Simpson, and

APPENDIX A: RESEARCH SOURCES

Dave Simpson. 1940-45. [Langley Centennial Museum Photo #2918]

- Jenny Lewis holding her daughter Sharon outside the Simpson warehouse in Fort Langley. The warehouse was between the hall and the store, 1940. [Langley Centennial Museum Photo #2919]
- Lillian Simpson (née Baker) with her niece Sharron Lewis at the back of the Simpson Bros. store in Fort Langley. 1942-45. [Langley Centennial Museum Photo #2920]
- Jim Simpson, probably in the 1930s, in front of the open rear doors of one of the Simpson Bros. store's grocery delivery truck. [Langley Centennial Museum Photo #2926]
- Alice Simpson seated in the garden that was located to the north of the Simpson Bros store in Fort Langley, 1930-40. [Langley Centennial Museum Photo #2928]
- Looking west across Glover Road at the Simpson Bros. Store, with delivery truck parked in front, 1930-40. [Langley Centennial Museum Photo #2934]
- John Simpson seated in one of the Simpson Bros Store delivery trucks, 1930-40. [Langley Centennial Museum Photo #2937]
- Two young mothers, Lillian and Edna Simpson, holding their babies at the back of the Simpson Bros Store in Fort Langley. Lillian is holding Muriel, and Edna is holding David, 1945. [Langley Centennial Museum Photo #2938]
- Sharron Follett (née Lewis) as a child standing behind the Simpson Bros store. The back of the English house can be seen in the background. 1942. [Langley Centennial Museum Photo #2941]
- Sharron Follett (née Lewis) as a child standing behind the Simpson Bros store. The English house can be seen in the background. 1940-41. [Langley Centennial Museum Photo #2942]
- Fort Grocery, June 1982. [Langley Centennial Museum Photo #3337]
- House (perhaps the Browns) in Fort Langley, with the Fort Grocery in the background. A young girl is standing by the side of the house. 1930-1942 [Langley Centennial Museum Photo #3467]