

City of Maple Ridge

COMMUNITY HERITAGE COMMISSION AGENDA

*Tuesday, February 2, 2016, 7:00 pm
Blaney Room, Maple Ridge Municipal Hall*

***** Reminder: Recognitions Subcommittee meeting at 6:00 pm *****

-
1. WELCOME AND INTRODUCTIONS
 2. AGENDA APPROVAL
 3. MINUTES APPROVAL –January 11, 2016 Meeting
 4. DELEGATIONS - Nil
 5. FINANCE
 - 5.1 Financial Update – 2016 Budget – Brenda Smith
 6. CORRESPONDENCE
 7. NEW & UNFINISHED BUSINESS
 - 7.1 Membership
 - 7.1.1 Calendar of Events – Brenda Smith
 - 7.1.2 CHC Member Flash Drives – Sunny Schiller
 - 7.2 Meeting Schedule – set next meeting date
 8. SUBCOMMITTEE REPORTS
 - 8.1 Communications Subcommittee
 - 8.1.1 Heritage Here Newsletter – Brenda Smith
 - 8.1.2 Local Voices – Brenda Smith
 - 8.2 Recognitions Subcommittee
 - 8.2.1 Heritage Marker Inventory Project – Brenda Smith
 - 8.2.2 Heritage Awards – Faye Isaac
 - 8.3 Education Subcommittee
 - 8.3.1 CHC Field Trip Update – Sandra Ayres
 - 8.3.2 BC Society Act Workshops – Brenda Smith
 - 8.4 Digitization Project Subcommittee – Brenda Smith, Lisa Zosiak
 - 8.5 Heritage Inventory Project Update – Brenda Smith, Lisa Zosiak
 - 8.6 Robertson Family Cemetery Project Subcommittee – Lisa Zosiak
 9. LIAISON UPDATES
 - 9.1 BC Historical Federation – Brenda Smith
 - 9.2 Heritage BC – Brenda Smith

- 9.3 Maple Ridge Historical Society – Faye Isaac
- 9.4 Council Liaison – Councillor Speirs

10. QUESTION PERIOD

11. ROUNDTABLE

12. ADJOURNMENT

QUESTION PERIOD

Question Period provides the public with the opportunity to ask questions or make comments on subjects that are of concern to them. Questions or comments must be directed to the Chair of the meeting. Each person will be permitted 2 minutes to speak. A second 2 minutes to speak may be granted at the discretion of the Chair if no other member of the public is waiting. The total time allotted for Question Period is 10 minutes.

Each speaker will be asked to provide their name for the record. No derogatory remarks will be tolerated. The Committee reserves the right to defer responding to a question in order to obtain the information required to provide a complete and accurate response.



The Minutes of the Regular Meeting of the Community Heritage Commission, held in the Blaney Room, at Maple Ridge Municipal Hall, 11995 Haney Place Road, Maple Ridge, British Columbia, on Monday, January 11, 2016 at 7:00 p.m.

COMMISSION MEMBERS PRESENT

Len Pettit	Community at Large
Eric Phillips	Community at Large
Sandra Ayres	Community at Large
Brenda Smith, Chair	Maple Ridge Historical Society
Councillor Speirs	Council Liaison
Steven Ranta, Vice-Chair	Community at Large

STAFF PRESENT

Siobhan Murphy	Acting Staff Liaison, Planner 2
Sunny Schiller	Committee Clerk

GUESTS

Lino Siracusa	Manager of Economic Development
Erica Williams	President, Maple Ridge Historical Society

REGRETS/ABSENT

Lisa Zosiak	Staff Liaison, Community Planner
Faye Isaac	Maple Ridge Historical Society

1. CALL TO ORDER

There being a quorum present, the Chair called the meeting to order at 7:03 pm. The Acting Staff Liaison took over chairing the meeting for the elections.

2. 2016 CHAIR AND VICE CHAIR ELECTIONS

R16-001

It was moved and seconded

That Brenda Smith be appointed Community Heritage Commission Chair.

CARRIED

R16-002

It was moved and seconded

That Steven Ranta be appointed Community Heritage Commission Vice-Chair.

CARRIED

The Chair resumed chairing the meeting.

3. AGENDA APPROVAL

R16-003

It was moved and seconded

That the Agenda be amended to properly number section 8 with the Advisory Committee Task Force Report as Item 8.2 and Council Workshop on Parks and Leisure Services Spending Authority as Item 8.3.

CARRIED

4. MINUTE ADOPTION

R16-004

It was moved and seconded

That the Minutes of December 1, 2015 be approved.

CARRIED

5. DELEGATIONS

5.1 Lino Siracusa, Manager of Economic Development – Cultural Tourism

Lino Siracusa, Manager of Economic Development, explained the mandate of the Economic Development office, which includes working to create a welcoming economic environment, including heritage and cultural elements. The new tourism website (www.mapleridge.ca/330) was reviewed and content suggestions were made. Topics discussed included agricultural land use restrictions, the economic benefits of festivals and ways to communicate community opportunities and assets.

Mr. Siracusa invited the CHC to begin an ongoing dialogue with the ED office. Mr. Siracusa was invited to return to a future meeting to explore opportunities for the CHC and ED office to work together.

5.2 Erica Williams, President of Maple Ridge Historical Society – Report on Discussions with Parks and Leisure Services Re: Developing Improved Museum and Archives Facilities for Maple Ridge

Erica Williams, Maple Ridge Historical Society (MRHS) President reported on a recent meeting between the MRHS and Kelly Swift, General Manager: Community Development, Parks & Recreation Services and Wendy McCormick, Director of Recreation to discuss the role of improved museum and archive facilities. Ms. Williams shared her view of how Maple Ridge has grown over the last few decades and how improved facilities would enable the community to better tell its stories. A modern museum and archives facility would allow an increased number of visitors, provide additional archive storage space and a community gathering spot and increase safety for MRHS employees. Ms. Williams suggested repurposing an existing space within the downtown core.

Suggestions for proving the attraction of historical spaces were made. Ideas for improving museum services were discussed.

Lino Siracusa left the meeting at 8:15 pm.

6. FINANCE

6.1 Financial Update – 2016 Budget

The budget report was reviewed. Sandra Ayres confirmed the funding previously approved for the field trip will be reflected in the next budget update. Councillor Speirs reported that \$40,000 has been allocated for the heritage inventory project.

7. CORRESPONDENCE

8. NEW & UNFINISHED BUSINESS

8.1 Membership

8.1.1 Calendar of Events

The Chair reviewed the January 2016 calendar. The field trip to the North Vancouver archives will be April 16, 2016. The MRHS Mother's Day tea will be May 8, 2016. The BC Historical Federation Annual Conference will be in Revelstoke, BC May 26 – 28.

8.1.2 Member Binders

The Committee Clerk reviewed the 2016 CHC Members flash drive and provided updated paper copies of documents for binder updates.

8.2 Advisory Committee Task Force Report

Councillor Speirs reported the recommendations to amend Advisory Committee bylaws have been approved by Council. The bylaws will now move forward to a Council meeting for readings. The procedure for advisory committee budget requests was discussed. A budget should be included in the Business Plan.

8.3 Council Workshop on Parks and Leisure Services Spending Authority

Councillor Speirs provided an update on a recent brainstorming session regarding Parks and Leisure services priorities. An amenity charge for all new housing units built is being setup to help fund new facilities as the City grows.

9. SUBCOMMITTEE REPORTS

9.1 Communications Subcommittee

9.1.1 Heritage Here Newsletter

The Chair reported the newsletter will be updated as a Fall / Winter edition and put out in time to promote Heritage Week.

9.1.2 Local Voices

The Chair reported the new season of Local Voices is organized. Speakers will include a bee keeper and a blacksmith. The Chair will add the Local Voices events to the Parks and Leisure Services Events website.

9.2 Recognitions Subcommittee

9.2.1 Heritage Marker Inventory Project

The Chair reported data is currently being entered in the heritage marker database. The database will be officially launched at the Heritage Awards.

9.2.2 Heritage Awards

Sandra Ayres shared plans for the awards ceremony. A presentation on the Edge family will be unveiled. Logistical details are being confirmed.

Other Heritage Week events include a CHC hosted speaker on February 17 in the Blaney Room. The topic will be "What is History?" MRHS will be leading a downtown walking tour on February 13th and a cemetery tour on the 20th.

9.2.3 10th Anniversary Plaque Book Project

The 10th Anniversary Plaque book has been uploaded to the City website on the Heritage Plaque page (www.mapleridge.ca/243). Speed Print was thanked for their assistance with this long term project.

9.3 Education Subcommittee

9.3.1 CHC Field Trip Update

Sandra Ayres reported the field trip to the North Vancouver Archives will be on April 16, 2016.

9.3.2 Heritage Week

Previously discussed – Item 9.2.2.

9.3.3 BC Society Act Workshops

The Chair will be proposing to the Economic Development office that they co-chair a workshop with the CHC on the new BC Societies Act. Recent changes to the regulations for non-profit societies are coming into effect within a year.

R16-005

It was moved and seconded

That \$600 from the CHC budget be allocated to co-chair a BC Society Act Workshop with the Economic Development office.

CARRIED

9.4 Digitization Project Subcommittee

The consultant provided a status report on the review of assessment and tax rolls. The consultant is creating an inventory list of historical documents that will serve as the next step in the digitization project.

9.5 Heritage Inventory Project Update

The Chair reported the terms of reference are drafted and will be released upon receipt of funds.

9.6 Robertson Family Cemetery Project Subcommittee

The Chair shared an update from the Conveyance Clerk explaining the next step of the process is to have the property surveyed. The goal is to have the property designated a place of interment by the provincial government. This designation

would allow the property to be added to the Heritage Register. The Staff Liaison will obtain a quote for the survey and provide this to a future CHC meeting.

10. LIAISON UPDATES

10.1 BC Historical Federation

The Chair reported the annual conference is in Revelstoke, BC during the last week of May.

10.2 Heritage BC

The Chair reported there will be a Heritage BC and Arts BC conference at Granville Island May 5 – 7 with the theme “PlaceMaking: Where Arts and Heritage Collide”.

10.3 Maple Ridge Historical Society

The Chair invited the President of the MRHS to provide an update. The Society has been on a break over the holidays. The two walking tours for Heritage Week are being planned.

10.4 Council Liaison

Councillor Speirs reported that the current owner of the Webster’s Corner store is considering converting the location to a coffee shop. Councillor Speirs discussed registering the building with the owner.

11. QUESTION PERIOD

12. ROUNDTABLE

Len Petit expressed his appreciation for the heritage recognition work done by the CHC at the Hammond Mill.

Eric Phillips reminded attendees that the Variety Show of Hearts in BC will be celebrating their 50th anniversary this year. Mr. Phillips recently attended the memorial services for Dal Richards in Vancouver.

13. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 9:13 pm.

HANEY HOUSE

11612 224TH STREET, MAPLE RIDGE

CONSERVATION PLAN

DECEMBER 2015



DONALD LUXTON
AND ASSOCIATES INC



DONALD LUXTON AND ASSOCIATES INC.
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DONALD LUXTON
ASSOCIATES



The Haney House in 2015

1. INTRODUCTION

HISTORIC NAME: Haney House

OTHER NAMES: Thomas Haney House / Hawley House

NEIGHBOURHOOD: Port Haney

ADDRESS: 11612 224th Street

DATE OF CONSTRUCTION: 1883

BUILDERS: Thomas Haney, Daniel Callaghan Jr. and Samuel Edge

HERITAGE STATUS: Protected by Municipal Designation Bylaw HCA 2631-1979 (February 19, 1979)

This gracious family home was built on the brow of a hill overlooking the Fraser River by pioneer Thomas Haney for his wife, Anne, and their family. Thomas Haney, born in 1841 and raised in Paris, Ontario, came west in about 1876 with his father-in-law Daniel Callaghan and his two brothers-in-law by way of the California goldfields. Like many others, they came to British Columbia looking for better opportunities. Thomas Haney decided to settle in Maple Ridge, and purchased 145 acres of the Wickwire Estate in 1879. One of the attractions was the local clay deposits, which Haney intended to use as the basis for establishing a local brickyard. The remainder of the family arrived later and by 1882 part of their land was used for the establishment of Port Haney. Haney House was built in 1883, and in 1889 the Haney's subdivided part of their land for townsite lots. Thomas Haney became a central figure in the new settlement. He served as Municipal Councillor (1878, 1888 and 1890) and Assessor (1877), and was generous in donating his time and land to the community.

Members of the Haney family lived in the home until 1979 when it was donated to the District of Maple Ridge. Remarkably, the House had survived for a century in a relatively intact, and restorable condition. Rehabilitated with cost-shared funding from a B.C. Heritage Trust grant, Haney House has been open to the public since 1981 as a museum, complete with its post-1911 cottonwood wainscoting, and some of the Haney family's original furnishings and possessions. This acre of land contains the most significant group of plantings in the area. The two Big Leaf Maples may predate the Haney's settlement. The cedar grove behind the house is approximately 80 to 100 years old; remnants of the orchard planted between 1898 and 1902 also still exist. These resources are extremely significant, as they provide an authentic setting for Haney House, and are a very important part of its historic character. Visitors touring this remarkable house today can capture a glimpse of British Columbia's pioneer lifestyle.



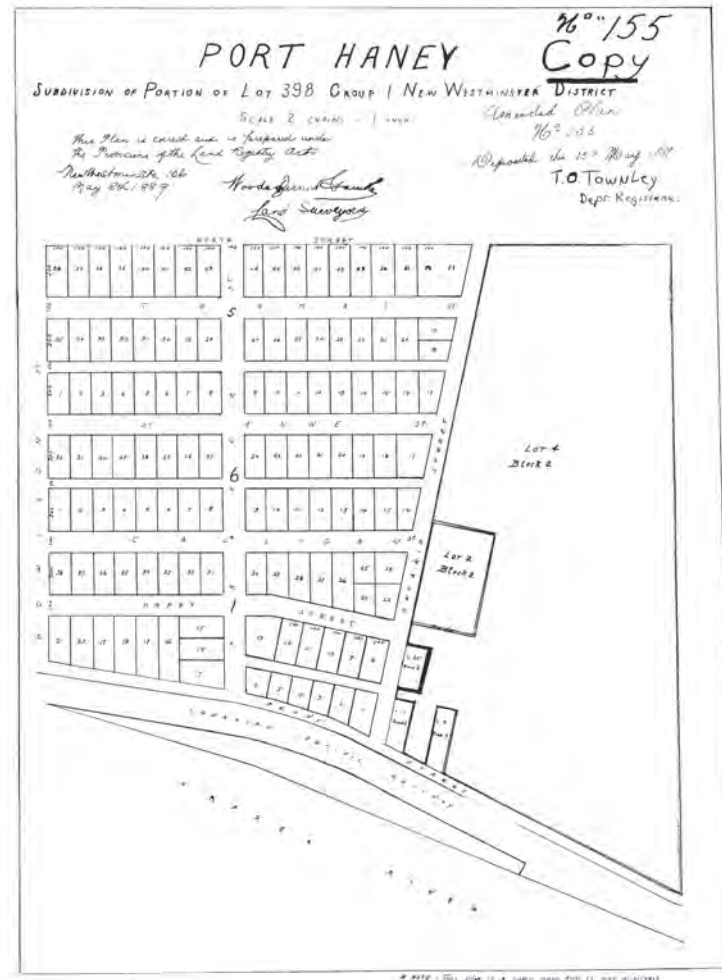
Port Haney, circa 1900 [BCA C-08003]

1.1 HISTORIC CONTEXT: PORT HANEY

Those of our readers who have passed up and down the Fraser will doubtless have noted, in an elbow of the river nearly opposite Derby, a pretty spot, the old time homestead of a pioneer named Wickwire. This is now Port Haney, and it is destined to become an important railway settlement and centre for the rich settlements on both sides of the river in the near future. It takes its name from Mr. Thomas Haney, who is already besieged with applicants for town lots. Important as the initial point of railway construction both up and down, it will always be a centre at which the trade of the settlements shall tap the railway.

[Victoria Daily Colonist, April 20, 1882, page 2.]

The official history of Maple Ridge begins with its incorporation on September 12, 1874. Prior to that time, there was significant First Nations occupation of the area, which continues to the present. At the time of Incorporation, Europeans only sparsely settled the District; the assessment records of the next year list only 62 different property owners. Gradually, land was cleared and developed for farming, served by ship traffic along the Fraser River. In 1880 a large section of land on John Howison's land – District Lot 397, located to the west of Haney's land – slid into the Fraser River, and caused a tidal wave sixty feet high. This slide made travel between the early settlements of Haney and Hammond more difficult - localizing services in the two areas.



Port Haney Subdivision Plan 155, May 8, 1889, deposited May 15, 1889

Thomas Haney, originally from Cape Breton, and later from Ontario, came to Maple Ridge in about 1876. He had learned the brickmaking trade in the east, and had been part owner of a brickyard in Ontario. He searched both sides of the Fraser River for suitable clay to establish a brickmaking business, and in 1879 bought 145 acres of District Lot 398, prime waterfront land that soon became known as "Haney's Landing." Haney set up many of the early services in the area, including the waterworks, donated land for churches, and held public office. Construction of the Canadian Pacific Railway line began in 1882, opening up the area for further settlement. By 1882,

Thomas Haney's land became known as Port Haney when a strong wharf was built there, and within a few years the settlement's first businesses were established and churches built – initiatives undertaken by, or supported and encouraged by, Thomas Haney.

The Municipality of Maple Ridge is situated on the right bank of the Fraser river opposite to the municipality of Langley, in the electoral district of New Westminster... On account of its any advantages and its healthy climate, the municipality has become a place of importance.



Port Haney is the place chosen for the railway station, and will soon it is expected become a village of some importance. All the steamboats in going up and down the river generally stop here. A number of steamers are now running to and from Yale besides the regular mail steamer which runs up and down twice a week. Two of these are through boats to and from Victoria. At Port Haney there is already a licensed hotel, built and kept by Mr. Ross, where board and lodging may be obtained. Below Port Haney is a public wharf where the mails to and from Victoria are delivered and received twice a week. At the mail landing are two stores for general merchandise. There is also a boarding house at which good board and lodging can be obtained, and it is expected that ere long other business places will be established.

[British Columbia Directory 1882-83, pages 253-54.]

From this modest start, Port Haney started to develop. In the 1883 Municipal Assessment Records, Haney's Lot 398 holdings drop from 140 acres to 138; in 1884 the first registered taxpayer for land in Port Haney, aside from Thomas Haney, was his brother-in-law Jeremiah Callaghan who owned a two-acre "village lot" and a home. In 1884 the first Haney Post Office was opened, with Daniel Dockstader as postmaster. In 1887 the train began to stop in Port Haney, after which the development of Port Haney proceeded rapidly. St. Andrew's Presbyterian Church was built in 1888 on land donated by Thomas Haney.

In the 1889 Assessment Records, Haney's Lot 398 holdings drop from 138 acres to 110, which corresponds to the 1889 subdivision of the Port Haney townsite lots, and also when he was donating land for churches. The town's streets were named by Haney, and included family members – "Calligan" [sic] Street for Annie Haney's father, Daniel Callaghan, Thomas Street and Haney Street. Howison Street was the western border, and Ontario Street was named after Thomas Haney's birthplace. The Haney's were devout Catholics, and St. Anne's Street was named after Annie's patron saint.

MAPLE RIDGE MUNICIPALITY

This is the only rural municipality in British Columbia through which the Canadian Pacific Railway passes. It extends from Pitt River to Stave River, a distance of sixteen miles on the right bank of the Fraser River. It has three railway stations, viz: Hammond, Haney and Warnock [sic]. Haney's chief industry is brickmaking. It also has a salmon freezing establishment. British Columbia Directory 1887, Page 238

Port Haney continued to develop and grow over time. In 1893 that a freight station was built, located on the riverside of the tracks. The later history of Port Haney included an evolving reliance on road traffic that challenged the primacy of the railway, including the further development of Dewdney Truck and Loughheed Highway as regional arterial roads. Throughout this later development, Haney House remained on its original site, and was inhabited by Haney family members until 1979.



2. UNDERSTANDING HANEY HOUSE



Survey Map [retrieved from Land Titles Office]

2.1 THE WICKWIRE PRE-EMPTION 1860

Pre-emption was a method of selling Crown land that had not been fully surveyed, designed to quickly provide temporary title or permission to occupy land to incoming settlers, for purposes of building a homestead and commencing agriculture. The earliest pre-emptions in British Columbia began in 1859. Under this process, individuals (as well as companies and partnerships) could purchase land, but grants to this land were not issued until specified improvements and residency requirements had been completed, and the land had been fully surveyed. Although details of the pre-emption process varied over the years, it generally consisted of the following steps:

1. A rectangular block of vacant, non-reserved Crown land was selected (usually up to 160 acres, the equivalent of a quarter section);
2. The land was staked and a written application was submitted;
3. A Certificate of Pre-emption was issued in triplicate (copies to the pre-emptor, the local office, and the Department in Victoria);
4. After improvements, residency qualification, and land surveying, a Certificate of Improvement was issued and the land purchased at a discount rate or at no further charge;
5. A Crown Grant was issued and ownership of the land passed into private hands; and
6. Responsibility for keeping records of the land now passed to the Land Registry Office of the Attorney General, unless the new owner defaulted on taxes, in which case it reverted to the Crown.

UNDERSTANDING HANEY HOUSE

District Lot 398, which fronted on the Fraser River and became the location of Haney House and Port Haney, was pre-empted by James Wickwire on May 3, 1860. This was also known as the “Saw Mill Lot” as it was the location of a sawmill. “In the vicinity of Port Haney a sawmill operated by Land and Griffiths was used as a landmark from which distance was computed.” [Laing, page 3]. On May 21, 1862 D. Griffiths signed a statement of sale for \$500 for his holdings and improvements on the pre-empted land to James Wickwire.

James Wickwire was a member of a family of farmers from Ontario; he died in New Westminster on November 22, 1872. In his will, he mentioned his brothers Thomas and John and his sister Margaret, all living in Ontario. John Wickwire, who probably never lived in Maple Ridge, submitted a pre-emption claim on Lot 247, but he died in Ontario a year after James.

There is no indication that Wickwire ever lived on Lot 398 and it does not appear to have been improved; after he died in 1872 Lot 398 became part of his estate. William Justus Howison and William Clarkson were executors of the James Wickwire estate. In addition to bequests to his siblings, Wickwire left “the other half of the net proceeds so resulting from all my real and personal estate, goods and chattels of what nature or kind soever belonging to me in British Columbia to the Trustees of the Wesleyan Methodist Church in New Westminster whose names are duly recorded in the Trustee Book of said Church or their successors in office, from love and affection of the said Church and for the purpose of church extension, and as they or their successors in office, from time may deem most deserving and ordering one hundred dollars (beside my subscription) to be paid to the Trustees of the Wesleyan Methodist Church of Maple Ridge to aid in payment of the late erection of said edifice.”

Matthew Baillie Begbie, Chief Justice of the Supreme Court of British Columbia, probated James Wickwire’s Will on December 23, 1872. In the probate “the personal estate effects and credits of the deceased hath been and is hereby granted to William Clarkson and William J. Howison the executors in the said Will and Testament named being first sworn to faithfully execute the said Will by paying the debts and legacies

of the deceased so far as the property will extend and the law binds.”

On June 6, 1879, Lot 398, consisting of 145 acres, was bestowed by Crown grant on William Justus Howison and William Clarkson. They sold it to Thomas Haney two months later. Haney subdivided land to the west of his home in 1889; parts of the acreage were sold off and by the 1920s, the Haney House site was down to the one-acre site that remains today.

James Wickwire also pre-empted the lot to the east, District Lot 397. His brother, John Wickwire, pre-empted District Lot 247 (160 acres), farther to the west, on October 15, 1860. Lot 397 passed from James Wickwire to William Justus Howison; this was the lot where the slide occurred in 1880.

2.2 THE BUILDING OF HANEY HOUSE 1883

On August 8, 1879, Lot 398 was sold to Thomas Haney. There are references to Thomas Haney building a small log cabin, and Annie helped him with the site after she arrived. It is consistently claimed that she travelled with her brother John who came later than his father and brother who arrived with Thomas; it appears that Annie would have arrived around, or after, the time that the property was purchased. It was reported by James Sinclair that Mrs. Haney witnessed the slide of 1880 from “her back porch.” Notably, Haney House does not have a back porch, and if it did, it would have been small and the river would not have been seen from it. The following reference indicates that the existing Haney House was constructed in 1883:

Mr. Thomas Haney, one of the pioneers, has during the year erected a commodious dwelling-house which adds very materially to the importance of Port Haney. Mr. Haney is engaged in the butcher business and is doing well. Mr. Callaghan [Dan Jr.] is also building a house which is almost ready for occupation.

[Weekly Columbian, October 31, 1883, page 3.]

The house was built with the assistance of Samuel Edge and Daniel Callaghan Jr. Family photographs



Haney house with Thomas and Annie Haney with 4 kids on the lawn [MRM&CA P01046]

suggest that the house was patterned after the more elaborate brick and wrought iron structure of the William Haney family home in Princeton, Ontario. The scroll work and turned wooden posts of Haney House show the Late Victorian era sense of aesthetic value the Haney family brought with them. However, the economic and social constraints of the frontier dictated a simpler, wooden version structure.

2.3 THE HANEY FAMILY

It took several years for Thomas Haney to acquire his land and permanently settle his family in their family home. Shortly after his arrival in Maple Ridge from Ontario, in about 1876, Haney first lived across the Fraser in Derby in an old house and then moved to a cabin they built – a log cabin some say – on the future Port Haney land, District Lot 398; Thomas Haney and

his family may have lived on that land even before he held the title, as the turn-around time for registration of the purchase after the Crown Grant occurred was only two months. In addition to their holdings on Lot 398, on February 13, 1879 Thomas Haney and his wife Anne were granted the southwest quarter or 160 acres of Section 21. On March 9th 1885, Anne Haney received a grant for the adjacent southeast quarter of Section 21. At five dollars each this was an excellent investment.

From 1886 onward, the demand for bricks for the building of the new city of Vancouver soared, and overnight brick making became a lucrative business. That year, Henry Robert Beckett (a contractor from Quebec) and his son, Ernest William Beckett, were already producing bricks in Port Haney and others quickly followed their example. “Messrs. Beckett & Son, of Port Hammond, have made over 700,000

UNDERSTANDING HANEY HOUSE

bricks at their yard this season. They have made a bid for the new C.P.R. hotel at Vancouver, which will take 1,000,000 bricks." [British Columbian, September 4, 1886]. These small seasonal operations soon became more sophisticated, employing a number of mainly Chinese workers, and the bricks were soon being mechanically shaped.

Here [Port Haney] are situated three large brick yards, owned respectively by Messrs. Becket & Co., Sinclair, and Purdy. About 150 men (principally Chinamen) are employed here. Large sheds have been erected, under which brick are manufactured, burned and stored... These bricks are all made by machinery, some being pressed and cut out by wire, other being machine moulded.

[William's B.C. Directory, 1891.]

Thomas Haney was a skilled brick maker; in his Ontario marriage certificate dated October 14, 1873 his profession is recorded as "brick maker." Although he may have made his own bricks when he settled in Maple Ridge, his profession is usually shown as "farmer." Only in some directories from 1888 to 1895 and in the Canada Census of 1891 does his profession appear as a brickmaker or brick manufacturer. Haney's name is missing from the regular reports on the Port Haney brickyards in contemporary newspapers, but even if there is no evidence that he operated a brickyard of his own, he was probably still a key player in the brickmaking industry in Port Haney. There is a hint (Williams' B.C. Directory 1889: "Harvey [sic], Thos., brick maker, Beckett & Co." of him being associated with the Beckett brickyard, the earliest in Port Haney. Thomas Haney's reluctance to enter business under his own name could be explained by the fact that the brickyard he had started in Ontario had been a financial failure — he had been declared insolvent before moving west. (Notice in Woodstock Review dated August 10th 1874. "In the matter of Patrick Haney and Thomas Haney, Insolvents." Patrick Haney was a younger brother of Thomas Haney.)

The Haney family were devout Catholics and until 1881 Roman Catholic Services were held in Haney's original log house. After the first church was built, on land donated by the Haney family, their log house,

and later Haney House, continued to receive many visiting priests.

This home remained the residence of Haney descendants until the house and contents were donated to the Municipality of Maple Ridge on January 25th, 1979, by Mary Hawley, her mother, Mrs. Elizabeth Hawley (née Haney) and her brothers Joseph and Bernard Hawley.

Since 1883 the house has undergone surprisingly few changes. The south-facing gable had been extended over the second floor balcony, and the original columns and balustrades had been replaced. The upstairs bathroom replaced a bedroom, another bathroom replaced a downstairs pantry and double windows were put into the kitchen and dining rooms. In the early 1900s, the staircase was also changed from a position of dividing the living room and dining room areas, to the north wall of the dining room.

The balcony of the master bedroom was enclosed to care for a daughter, Birdie Haney, with tuberculosis and remained enclosed until the restoration. Outside there was, at one time, a long milk room attached to the north side of the kitchen.

As the milk room would suggest, Haney House was originally built as a farmhouse. Thomas Haney cleared and farmed his original acreage. Thomas gradually decreased the size of his holdings through donations of land for churches and by selling property to private parties. The property was eventually reduced to a size where it was no longer a viable farm.



The Haney family posed on the front porch of their house
[MRM&CA P08738]



2.4 RESTORATION AND REHABILITATION OF HANEY HOUSE

In 1979 the Haney family donated their home to the District of Maple Ridge for use as a museum, following over a decade of lobbying to secure its preservation.

From 1979-80, Haney House was rehabilitated by the District of Maple Ridge, in partnership with the Maple Ridge Historical Society, the B.C. Heritage Conservation Branch and the B.C. Heritage Trust. This was the result of a community-driven effort to conserve Haney House as a historic site. Mary Hawley Isaac, the last Haney descendant to live in the house was well known for opening her home to tours and visitors, long before she donated the land, building and its contents to the Municipality of Maple Ridge.

On February 19, 1979, Haney House was designated as a Heritage Site under By-Law No. 2631-1979. On August 16, 1979, an application was made to the newly-established B.C. Heritage Trust for funding to restore Haney House. Haney House was renovated to restore its appearance to an earlier era, based on archival images.

Subject: Haney House, 11612 224th Street, Maple Ridge, B.C.

To Parks Superintendent from Chief Building Inspector, January 7, 1980

This house was repaired from the foundation through to the brick chimneys; repainted, revarnished or restrained both inside and out. The wallpaper was matched as closely as possible to one of the initial layers removed from the walls.

The house was completely insulated – walls, ceiling and crawlspace. The windows were replaced with double glazed and of the same design as shown in the pictures of the house taken at the turn of the century. This also applied to the chimneys which were redone to match those same pictures.

The verandahs were completely removed to replace the foundations. When the verandahs were reinstalled, all materials which were reusable were used, all new material was reshaped to match the existing. All verandah railings and turnings were renewed.

The original foundations of mostly wood and uneven concrete block, was replaced with 10" concrete walls, 18" below grade. These walls enclose a crawlspace of some 24" in depth.

The house was completely rewired including a new 100 amp service. The old electrical panel and meter were left in place but de-energized.

The old plumbing fixtures were reused, however new piping for water and sewer was installed including new sewer lines, storm and sanitary to the street.

The dwelling has had two smoke detectors installed in it.

The interior and exterior have been restored in keeping with pictures of the house taken at the turn of the century.

*M.E. Tuckwood, Chief Building Inspector.
[British Columbia Archives GR-1548-15-6]*

In a letter to the Heritage Conservation Branch dated January 8, 1980, J.F. Godfrey, Parks and Recreation Director for the District of Maple Ridge, reported the following:

- A. *The later addition to the building – this has now been removed and the exterior of the building has been restored in accordance with the earlier photographs.*

UNDERSTANDING HANEY HOUSE

- B. *Fire and other security considerations – a smoke detector system is now installed, and the house will be occupied as of January 8, 1980 by one member of the Haney family, following completion of the restoration construction.*
- C. *Public access to the building – the house will not be open to the public during the life tenancy by the Haney family, which based on their present health, is not expected to be a lengthy time. Once the Haney family has released all claims to the house, the house and original pioneer family furniture and belongings will be displayed in the family house for public viewing. At that time it is intended that a caretaker will live on the site.*

The attached memorandum of January 7, 1980 from the Municipal Chief Building Inspector details the restoration work that has been accomplished to date, and shows that the costs incurred to date by the Municipality exceed \$50,000, the original estimate for the project was \$32,500. As the restoration work progressed, unforeseen complications caused the budget over-run.

[British Columbia Archives GR-1548-15-6]

The December 14, 1979 report of the Architect from the Consulting Services Division to the Heritage Conservation Branch displays a somewhat more critical version of the work undertaken:

A good standard of workmanship was noted in the quality of the renovations and stabilization work, however the lack of knowledge of restoration methods was noticeable and left one wishing that the Branch had had a greater influence on restoration technique. No plans were prepared and some of the interior finishes do not really conform too well to period detail; for example, the kitchen cabinets and panelling of the 'cold porch' on the

north-west corner of the ground floor. However, the overall effect and use of colour gives a pleasant feeling of warmth to the house.

The restoration of the exterior shows much promise and is a great improvement over what was there before, with the new turned wood posts and railings providing original atmosphere. Although they have been painted to match the exterior wood trim, one has to question the use of aluminum instead of wood gutters. The access door and ventilation grills to the crawl space are also rather out of character, as is the stark entrance walkway which might have been done in a more sensitive manner with either brick, stone or gravel. Finally, a note about the landscape. The butchery of the two maple trees on the south boundary of the sight [sic] is a disgrace and does not seem to have the mark of an experienced tree surgeon.

*David W. Lichtensteiger
Architect
Consulting Services Division*

[British Columbia Archives GR-1548-15-6]

In 1988, a north wing was added to the house as a two-bedroom Caretaker apartment, with funding provided by the Municipality, the B.C. Heritage Trust and the Maple Ridge Historical Society. Significant labour and materials were provided by volunteers. The addition was designed to recall the original northern addition to the house, which included a milk room, woodshed and additional sleeping quarters.

The site and gardens underwent restoration in 1993 and 1994 after much research by the Curator/ Caretaker. Other plants and flowers, mentioned in archival records, which would have been locally available in the early 1900s were added to the existing apple orchard, and moss and climbing roses.



Dining room at Haney House after restoration, circa 1982 [BCA I-07798]

2.5 HANEY HOUSE AS A MUSEUM

The official opening of Haney House was held on September 6, 1980. In 1981, Haney House was officially opened to the public with a live-in Curator/Caretaker, who was hired on contract by the Municipality of Maple Ridge. This arrangement proved to be difficult for both the Curator/Caretaker and the artifacts.

In 1996, the Curator/Caretaker positions were separated and the curatorial, programming and

museum services were taken over by the Maple Ridge Historical Society through a fee-for-service agreement. The District of Maple Ridge is responsible for maintenance of the site.

The already rich slate of heritage programming has continually been added to over the years. Haney House Museum continues to manage several different activities over the year, including hosting thousands of tourists, residents and school children each year.

UNDERSTANDING HANEY HOUSE



Haney House, 1982 [BCA I-07799]

Visitors are guided through the kitchen, parlour, dining room, bathroom and bedrooms, filled with items used by the family during its time there. Aside from a few donated items, about 95% of the furnishings in the home came from the Haney and Hawleys. Features of

the main floor are a farm kitchen, family portraits and furnishings in the parlour and dining room. Upstairs is a fully furnished master bedroom, little girl's room, priest's room and a bathroom.



2.6 EVOLUTION OF THE HANEY HOUSE

The following images depict the changes over time to the Haney House. Though the house was originally built in 1883, the earliest archival photograph is from 1900. This means that the house was already seventeen years old by the time first photographic record was made, and it is possible that changes had already taken place.

1900:



The Haney family posed on the front porch of their house [MRM&CA P08738]

UNDERSTANDING HANEY HOUSE

1902:



Haney House with Thomas and Annie Haney with four kids on the lawn
[MRM&CA P01046]

c. 1910:



Annie Haney and two daughters on the front porch at
Haney House [MRM&CA P04308]



1910:



Sitting on porch steps. From left to right: Annie Beatrice, Elizabeth, Francis (Bunny) Morrison, Mr. Martin. On back: "Birdie Haney Elizabeth Hawley with Bunny Morrison Mr. Martin" [MRM&CA P08846]

c. 1920:



Photograph of the Haney House showing woodshed, stable, and addition to the north side of the house. Taken facing east from Ontario Street. [MRM&CA P00323]

UNDERSTANDING HANEY HOUSE

c. 1925:



Unidentified people. Three children and three adults on the front porch of Haney House.
[MRM&CA P08801]

Pre-1940s:



View of the front of Haney House from the southwest corner of the front yard. Taken while house still occupied by Haney family but date unknown. [MRM&CA P01620]



1945:

1941:



James Hawley digging with a shovel in yard behind Haney House and down the slope where the walkway to 116th is now [MRM&CA P08882]



Mary Isaac standing at Haney House gate on 224th [MRM&CA P08875]

1962:



James Hawley on the grass in front of Haney House. This was during the closed-in porch phase. [MRM&CA P08735]

UNDERSTANDING HANEY HOUSE

1968:



Haney House with solid filled in balcony and porch edgings - no spindles [MRM&CA P08858]

c. 1970



Side view of Haney House when it was still a residence and did not have caretakers quarters on back [MRM&CA P05124]



1972:



Haney House side view. Yard is rather overgrown. [MRM&CA P02499]

UNDERSTANDING HANEY HOUSE

1974:



The west side of Haney House [MRM&CA P08896]

1974:



The west side of Haney House, similar to other view in P08896 [MRM&CA P08897]



1977:



View of Haney House when porches were solid sided. Upper balcony is roofed and screened in. [MRM&CA P08903]

1978:



North side of the Haney House showing the building before the dairy was re-built. A small lean-to addition at the back door. [MRM&CA P06922]

UNDERSTANDING HANEY HOUSE

Pre-1980:



Haney House in 1922. Small child at base of stairs is Mary Hawley.
[MRM&CA P08845]

Pre-1980:



The south side of Haney House. Upper floor shows closed in porch. [MRM&CA P00422]



1980:



People lined up to tour Haney House after its Grand Opening [MRM&CA P06387]

UNDERSTANDING HANEY HOUSE

1980:



Huge crowd at Haney House during the heritage river walk opening
[MRM&CA P05614]

Post-1980



South side of the Haney House taken in the winter [MRM&CA P00421]



1981:



Haney House during 1981 - probably during Mountain Festival. Costumed people can be seen on the porch but are too small to identify. [MRM&CA P13244]

1993:



Side view of Haney House showing caretaker residence [MRM&CA P09978]

UNDERSTANDING HANEY HOUSE

1993:



Kids in heritage costume sitting on front porch of Haney House eating ice cream [MRM&CA P06514]

1995:



View of Haney House from the sidewalk of the heritage walk all ready for Canada Day [MRM&CA P05542]



3. STATEMENT OF SIGNIFICANCE

**Retrieved from Maple Ridge Community
Heritage Register**

**Updated November 2008
[Revised November 2015]**

DESCRIPTION OF HISTORIC PLACE

Haney House is a two-storey, vernacular wood frame farmhouse with a compound-gabled roof. It is located on its original site on 0.39 hectares. Situated on a prominent rise on the north bank of the Fraser River, the house overlooks the historic Port Haney townsite and the Canadian Pacific Railway. It retains many original features and interior furnishings, and since 1981 has been operated as a municipal museum.

HERITAGE VALUE OF HISTORIC PLACE

Haney House is an excellent example of an early pioneering settler's house in the District of Maple Ridge, and is valued for its association with Thomas Haney, who was largely responsible for the founding and growth of Port Haney. It also demonstrates the value of the railway to burgeoning towns along the Fraser River in the late 1800s, and the desire of entrepreneurial pioneers to settle near the railway.

Thomas Haney purchased 58.7 hectares of land, and local contractors Daniel Callaghan Jr. and Samuel Edge helped build this house for Thomas and his wife, Annie Haney in 1883. Haney House is a modest farmhouse that has become a symbol of the pioneering spirit and accompanying traditions that founded Maple Ridge; its effigy is located atop the Maple Ridge Coat of Arms (1999).

As the settlement developed, Haney subdivided much of his original acreage and thereby facilitated the growth of Port Haney and the surrounding areas. In 1887, the CPR began regular stops in Port Haney, prompting Haney to subdivide the southwest corner of District Lot 398 to create the townsite of Port Haney, which today is part of downtown Maple Ridge. The subdivision allowed for increased population and amenities near Haney House, and Port Haney became a major hub of commerce and transport along the Fraser River.

The early settlement of Port Haney was centred on the Fraser River, which provided the earliest access before the development of roads through the area. Over time, significant commercial and residential activity occurred and Port Haney became a regional historic transportation hub. Decline set in after the Great Depression and a devastating fire in 1932 that destroyed much of the business centre, causing commercial activity to relocate to the north along the newly opened Lougheed Highway, a make-work project that connected the Fraser Valley communities by road. Port Haney remains as a heritage precinct and a reminder of the early history of the District of Maple Ridge and the development of its original small town centres.

Haney House is important as an indicator of the modest beginnings of the area and because it was the location of many community functions in the budding days of Port Haney. The house is also significant because it provides insight to the domestic life of a family in the late 1800s and demonstrates its consequent evolution until the 1970s. For over one hundred years, three generations of Haney's lived in Haney House and preserved it in its original form, including the daughter of the Haney's, Elizabeth (Haney) Hawley, and her daughter, Mary Hawley Isaac.

The house, contents, and what remained of the original property were donated in 1979 by the Haney family to the District of Maple Ridge to be operated as a museum. The house, contents, and property, including landscape elements such as the historic plantings and the garden design, remain intact.

A further value associated with the donation of Haney House in 1979, its rehabilitation and subsequent opening as a museum was that this was the founding epicentre of the local heritage preservation movement in Maple Ridge. Haney House was the first site in the District of Maple Ridge to receive municipal heritage designation.

CHARACTER-DEFINING ELEMENTS

The house remains on its original site on a prominent rise facing south towards the Fraser River, and remnants of mature and historic plantings, contemporaneous to the Haney's occupation, still exist on site.

Key elements that define the heritage character of Haney House include its:

- location on a prominent rise above Port Haney;
- residential form, scale and massing, with an irregular floor plan, a compound-gabled roofline and projecting south-facing verandahs and an upper-floor balcony;
- original cedar drop siding;
- replicated double-hung 1-over-1 and 2-over-2 wooden-sash windows;
- verandahs and second floor balcony with reconstructed lathe-turned columns, decorative balustrades and porch brackets;
- replica dairy 'shed' attached to the original house;
- circa 1908-1911 machine-planed wooden flooring and post 1911 cottonwood wainscoting in the dining room and parlour;
- circa 1883 hand-planed wood flooring on second storey; and
- a wide variety of mature plantings including Cedar Trees (*Thuja plicata*); an apple (*Malus domestica*) orchard, climbing roses (*Rosa* sp.) on the veranda, holly (*Ilex aquifolium*), rhododendrons (*Rhododendron* sp.), a mature magnolia (*Magnolia soulangeana*) tree west of the house, Broad Leafed Maples (*Acer macrophyllum*) along the property bordering 224 Avenue, and the 'moss rose' (*Rosa centifolia*) planted in the garden at the front of the house.



4. CONSERVATION STANDARDS

4.1 STANDARDS AND GUIDELINES

The Haney House is an important historic resource in Maple Ridge. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) is the source used to assess the appropriate level of conservation and intervention. Under the Guidelines, the work proposed for the Haney House 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 Haney House should be based upon the Standards outlined in the *Standards and 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 element 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 element 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.

4.2 CONSERVATION REFERENCES

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.

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:

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

Applicable Preservation Briefs:

- *Preservation Brief 4: Roofing for Historic Buildings*
- *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings*
- *Preservation Brief 18: Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements*
- *Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs*
- *Preservation Brief 21: Repairing Historic Flat Plaster Walls and Ceilings*
- *Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings—Problems and Recommended Approaches*
- *Preservation Brief 28: Painting Historic Interiors*
- *Preservation Brief 35: Understanding Old Buildings:*
- *The Process of Architectural Investigation*
- *Preservation Brief 45: Preserving Historic Wood Porches*
- *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*



4.3 GENERAL CONSERVATION STRATEGY

The general conservation strategy for the Haney House is for a long-term restoration of the exterior and interior of the historic residence. The goal of the long-term restoration is to create an accurate depiction of the residence during a specific time period. Due to the changes in the layout of rooms over time, multiple time periods will be depicted as the 'restoration period' on the interior of the house.

4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” [Common Future, The Bruntland Commission]. The four-pillar model of sustainability by the City of Norwood Payneham and St. Peters identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

“We need to use our cities, our cultural resources, and our memories in such a way that they are available for future generations to use as well. Historic preservation makes cities viable, makes cities liveable, makes cities equitable.” (Economic Benefits of Preservation, Sustainability and Historic Preservation)

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 (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

During the 1979-80 rehabilitation, the Haney House was fully insulated, which contributes greatly to the sustainability strategy of the historic residence. Further measures to be undertaken during the ongoing restoration should be weighed against the *Standards and Guidelines*



Four Pillars of Sustainability [CityPlan 2030
- City of Norwood Payneham & St. Peters]

4.5 ALTERNATE COMPLIANCE

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 (2012) 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.”

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 District 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.

4.6 IMPLEMENTATION

At the time that Haney House was rehabilitated in 1979-80, there were many decisions made at the time that would not meet current Standards and Guidelines, nor would they follow recommended conservation practice. Although this is understandable given the inception of the heritage conservation movement at the time, this means that Haney House has existed in an state of inadequate conservation and amateur appearance and interpretation since 1980.

It is recommended that a phased restoration and re-interpretation program be instituted, based on the following phased approach:

1. Prepare of a full set of exterior and interior as-found drawings, which would document the existing conditions and provide a base level of documentation on which to begin the restoration procedures.
2. Undertake a complete physical investigation of the exterior and interior to determine the extent of original and significant physical fabric.
3. Determine, through this evaluation, appropriate target dates for the interior and exterior treatments of the house.
4. Develop a full Restoration Plan for Haney House, including detailed drawings and specifications.
5. For the exterior restoration, determine the phasing for the restoration of elements such as windows, doors, balustrades and columns. Consult with a qualified window restoration contractor as required. Repaint in restoration colours at each stage.
6. For the interior restoration and interpretation, determine on a room-by-room basis the appropriate finishes and treatments. Carefully examine any original or significant surviving finishes, including wallpaper fragments.
7. Conduct further investigation into appropriate wallpapers for each period of restoration and interpretation; consult with wallpaper experts as required.
8. Review existing interpretation for accuracy and consistency. Develop an Interpretation Plan for Haney House.



5. EXTERIOR CONSERVATION RECOMMENDATIONS

The exterior of the Haney House underwent multiple changes during its century of use as a residence. During the 1979-80 rehabilitation, the exterior was returned to a general historic appearance, however many details remain that have not been truly and accurately restored to their original appearance.

The following section describes these changes, as well as the materials, physical condition and recommended conservation strategy for the Haney House based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 SITE

5.1.1 LOCATION

The Haney House sits in the centre of a large lot within its original site, and has never been relocated. The house is accessed from 224 Street via a concrete paver driveway that splits into multiple pathways. There is a small shed on the site that replicates the historic character of the house.

Conservation Strategy: Preservation

- Preserve the Haney House's original location on the site.
- Preserve the access point to the site from 224 Street, and the garden area in front of the house.

5.1.2 HANEY HOUSE GARDENS

The gardens outside contain plants which were planted by the Haney family and continue to grow, including the moss rose bush and the apple trees which are over 140 years old. Other plants have been chosen and added either because they were mentioned in memoirs about the house and family, or because they were popular in this area at the turn of the century. The Heritage Walk winds through part of the garden and remnants of the orchard behind Haney House.

The two Big Leaf Maples may actually predate the original settlement. The cedar grove behind the house is approximately 80 to 100 years old; remnants of the orchard planted between 1898 and 1902 also still exist.

Conservation Strategy: Preservation

- Preserve the moss rose bush, apple trees, and other plants added based on archival evidence or historic precedent.
- Preserve the Big Leaf Maples, cedar grove, and remnants of the orchard.

EXTERIOR CONSERVATION RECOMMENDATIONS



Clockwise from top left: a) Apple tree; b) Saucer magnolia; c) Shed; d) Holly



Primary façade of Haney House in 2015

5.2 FORM, SCALE AND MASSING

Other than multiple major rear additions, the overall form, scale and massing of the Haney House has not been significantly altered.

Conservation Strategy: Preservation

- Preserve the form, scale and massing of the Haney House, including the most recent rear addition.

5.3 FOUNDATION

The foundation of the historic house was rehabilitated during the 1979 renovation work.

Conservation Strategy: Review by Engineer

- A qualified Structural Engineer should review the foundations to ensure that they are suitable, including but not limited to a structural and seismic review. This review should include the anchoring of the house to the foundation.

EXTERIOR CONSERVATION RECOMMENDATIONS



Top: Rear view of Haney House with addition
Bottom: Rear addition



5.4 ROOF

5.4.1 ROOF STRUCTURE

The roof structure of the Haney House was not reviewed, but consists of wooden structural members. It is unknown if the roof was rehabilitated during the 1979 renovations.

Conservation Strategy: Rehabilitation

- The roof structure should be reviewed by a qualified structural engineer, and reinforced if necessary.
- The exterior appearance of the roof should not be altered in any way by repairs or reinforcement of the roof structure.

5.4.2 ROOF COVERING

At the time of the 1979-80 renovation, the roof was clad in duroid. Prior to 1993, the currently split cedar shakes were installed. There is mild staining on the shakes at roof penetrations, and there is organic buildup on parts of the roof over the rear addition. The current roof covering is likely near the end of its useful life, and a new roof covering should be considered.

The original roof covering was sawn cedar shingles. This is the appropriate material, and should be used when the roof is replaced.

Conservation Strategy: Restoration

- The existing cedar shake roof covering should be replaced with an appropriate sawn cedar shingle roof covering.

5.4.3 CHIMNEYS

The Haney House features two internal unpainted brick chimneys, both of which were rebuilt during the 1979-80 rehabilitation. The chimneys are in poor condition and in need of repair.

Conservation Strategy: Restoration

- Clean the rebuilt internal unpainted brick chimneys using the gentlest means possible, and without chemicals (see Section 6.3 for more detail).
- Undertake repairs to the bricks only as necessary, and utilizing the principle of minimum intervention. Use an appropriate restoration mortar for small areas of brick damage or deterioration. For larger areas of damage where whole bricks need to be removed, replace with new brick(s) that match the existing in appearance and performance.
- Repoint only as necessary, and with a mortar that matches the original in colour, material and strength. Repairs should match the original mortar joint profile.
- The existing flashing on both chimneys should be replaced with new flashing in a neutral colour that does not stand out from the roof.

EXTERIOR CONSERVATION RECOMMENDATIONS



Haney House chimneys



Profile of wooden gutter from Standard Building Supplies



Round galvanized downspout from City Sheet Metal Co. Ltd.

5.4.4 GUTTERS AND DOWNSPOUTS

Early archival images do not show a gutter system installed on Haney House. It is acceptable to install an appropriate system for rainwater control, but it should reflect an authentic historic appearance. On many buildings contemporary with Haney House, wooden gutters were introduced to control the flow of rainwater run-off. These were a manufactured product, and were generally painted to match the trim boards they were attached to. Downspouts would generally have been unpainted round galvanized pipes.

Conservation Strategy: Rehabilitation

- Replace existing gutters and downspouts with historically accurate elements.

5.5 EXTERIOR CLADDING

The Haney House is clad in original horizontal wood drop siding with cornerboards, and later vertical tongue-and-groove cladding around parts of the foundation level. The original cladding is generally seven inches to the weather, with a five and one half inch flat profile, a quarter inch angled return and a one and one quarter inch flat rabbeted face. Overall the exterior wood cladding appears to be in good condition.

Conservation Strategy: Preservation

- Preserve the original horizontal wood drop siding and cornerboards in-situ.
- The later vertical tongue-and-groove cladding should be replaced with new vertical wood cladding to match the original width.
- Periodically clean all exterior wood cladding using the gentlest means possible (see Section 6.3 for more detail).
- The concrete foundation should not be visible.

EXTERIOR CONSERVATION RECOMMENDATIONS



Vertical tongue-and-groove cladding and exposed poured-in-place concrete foundation below



MRM&CA P01046

5.6 WINDOWS

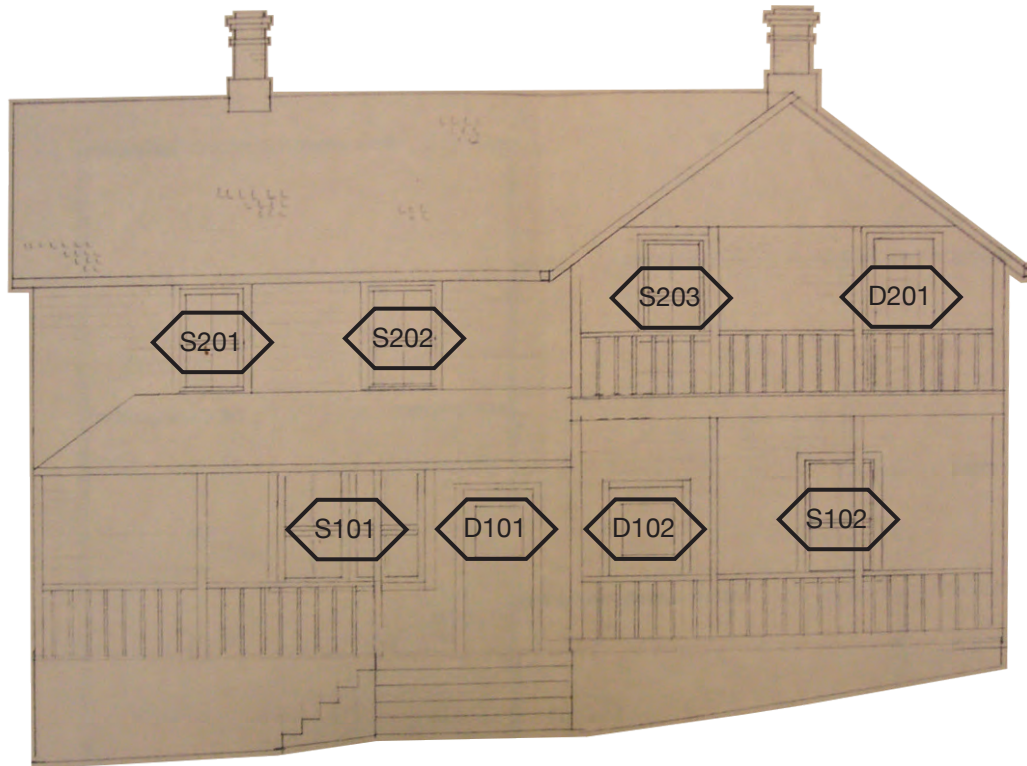
Windows and doors are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, 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 (2010).

Almost all of the original windows have been replaced on the Haney House, however the original window openings remain in most locations.

Conservation Strategy: Restoration

- Restore original appearance of the windows based on archival evidence, and with new, single-glazed wood windows that replicate the original exactly.
- Heritage Consultant should review window shop drawings and mock-ups for new windows. Ensure window manufacturer is aware of recommended sash paint colour prior to final order.
- Prime and paint all windows as required, and in appropriate colours based on the colour schedule devised by the Heritage Consultant.
- Exterior wood should be brush-painted and not spray-painted.
- All windows on the historic house to have clear glass.

EXTERIOR CONSERVATION RECOMMENDATIONS



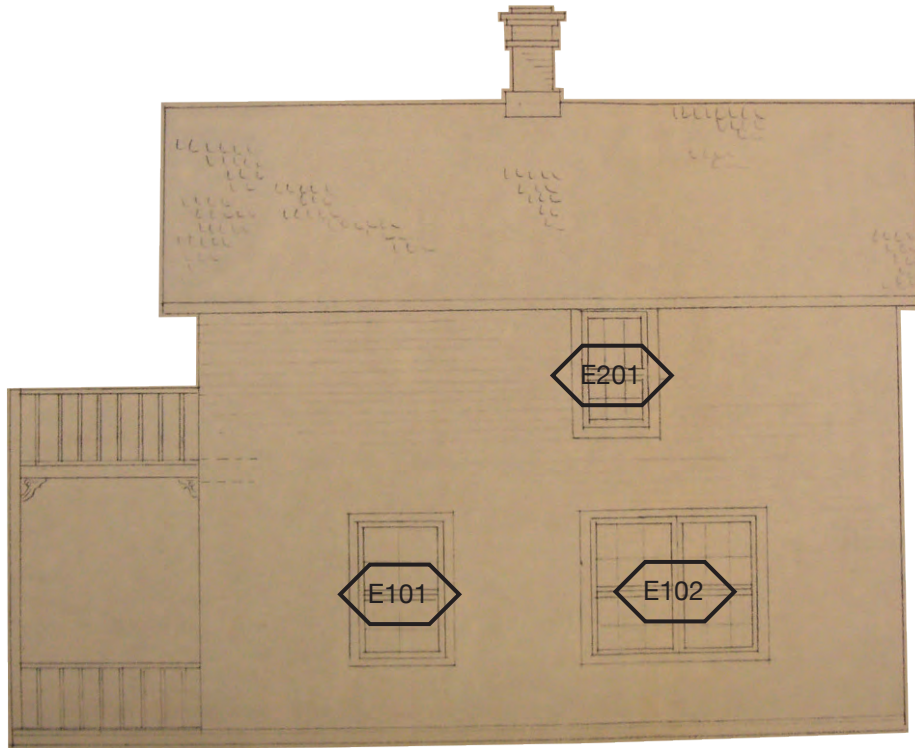
SOUTH ELEVATION

Number	Qty	Operation	Treatment	Comments
S101	1	Paired Double-Hung	Restore	Restore as paired two-over-two double-hung assembly



Number	Qty	Operation	Treatment	Comments
S102	1	Fixed	Restore	Replace with appropriate replica fixed four-pane window
S201	1	Double-Hung	Restore	Restore to an appropriate two-over-two double-hung assembly
S202	1	Double-Hung	Restore	Restore to an appropriate two-over-two double-hung assembly
S203	1	Double-Hung	Restore	Restore to an appropriate two-over-two double-hung assembly
E101	1	Fixed	Restore	Restore to an appropriate two-over-two double-hung assembly

EXTERIOR CONSERVATION RECOMMENDATIONS



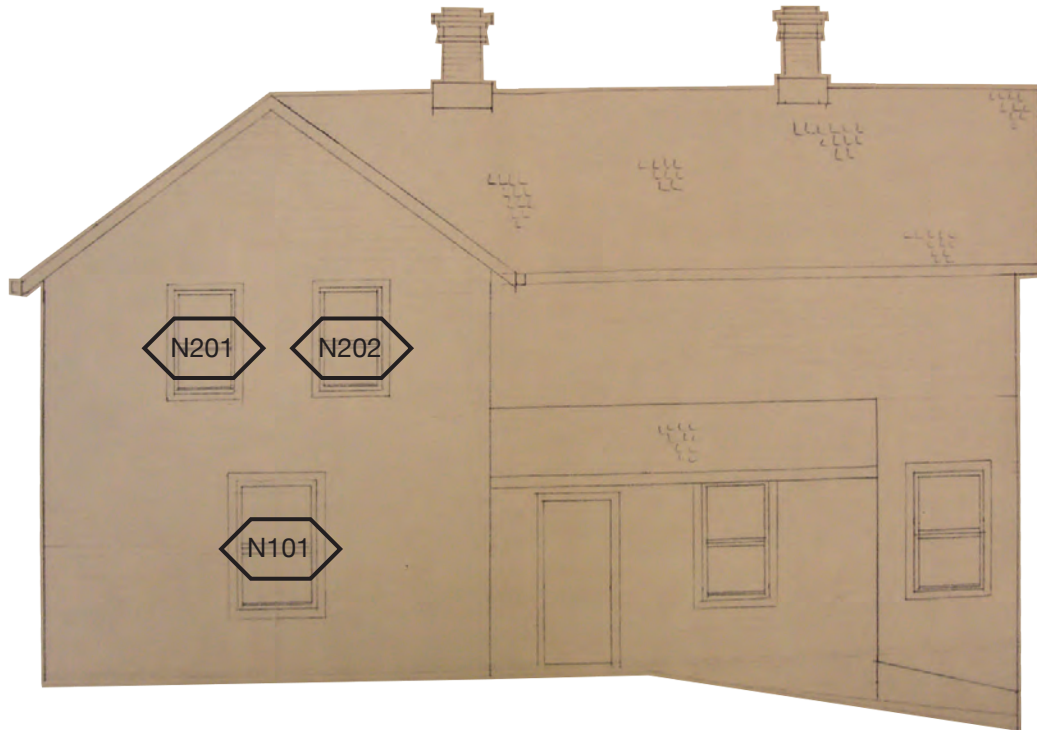
EAST ELEVATION

Number	Qty	Operation	Treatment	Comments
E102	1	Fixed	Restore	Restore to an appropriate paired six-over-six double-hung assembly



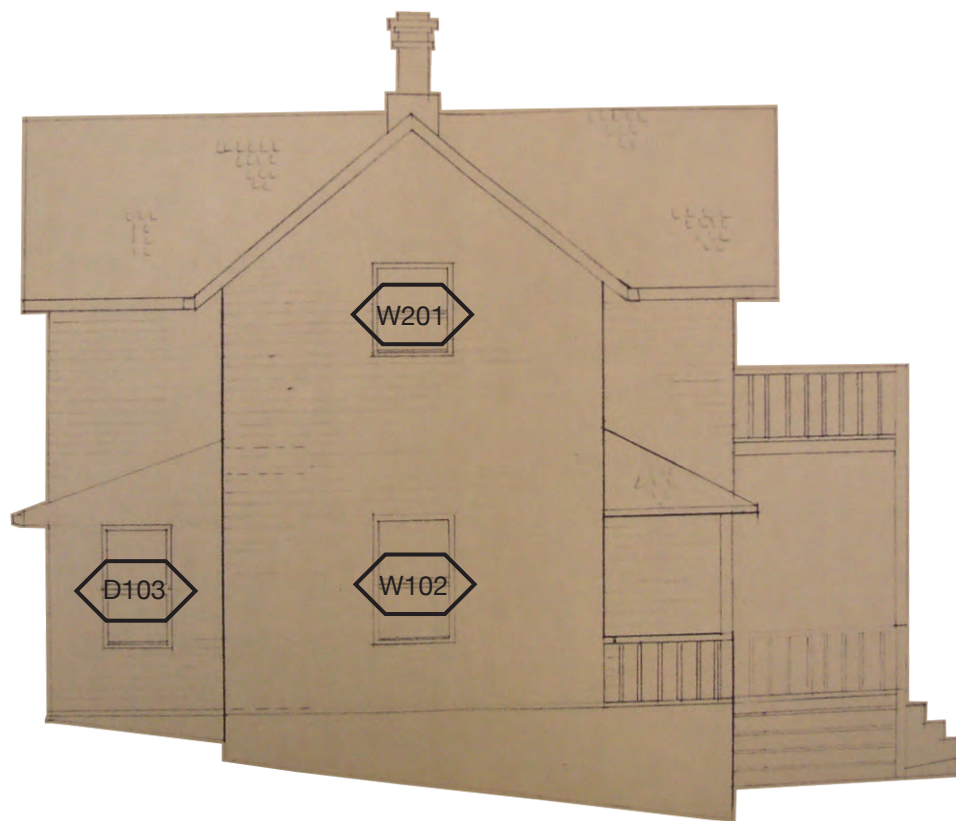
Number	Qty	Operation	Treatment	Comments
E201	1	Fixed	Restore	Restore to an appropriate six-over-six double-hung assembly
N101	1	Fixed	Restore	Replace with appropriate replica fixed four-pane window
N201	1	Double-Hung	Restore	Restore to an appropriate two-over-two double-hung assembly
N202	1	Double-Hung	Restore	Restore to an appropriate two-over-two double-hung assembly
W102	1	Double-Hung	Restore	Restore to an appropriate two-over-two double-hung assembly

EXTERIOR CONSERVATION RECOMMENDATIONS



NORTH ELEVATION

Number	Qty	Operation	Treatment	Comments
W201	1	Fixed	Restore	Restore to an appropriate two-over-two double-hung assembly at original height



WEST ELEVATION

EXTERIOR CONSERVATION RECOMMENDATIONS

5.7 DOORS

The two front doors have been replaced over time, and at some point in time the door opening onto the kitchen received a later wood storm door. The existing rear door located on the north wing is not original.

Conservation Strategy: Restoration

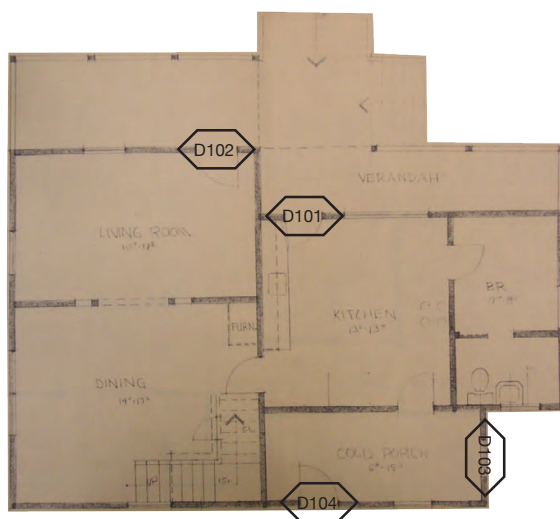
- Restore the original front doors based on archival evidence.
- The later wood storm door may be replaced with a wood storm door based on the first documented storm door in that location.
- The later rear doors located on the north wing should be replaced with new wood doors that are appropriate to the historic character of the house.
- All restored doors to have appropriate hinges and hardware.



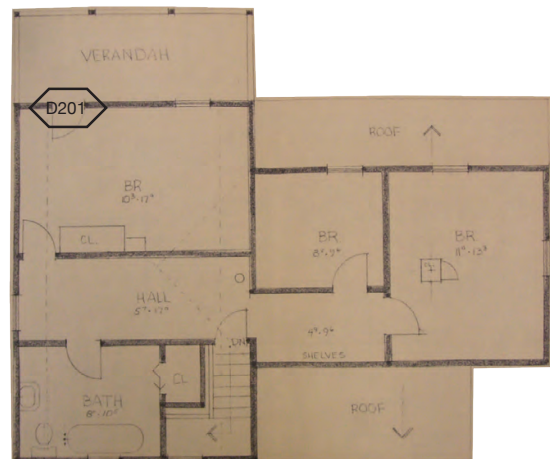
Archival image of door at D102



Archival image of door at D101



MAIN FLOOR



SECOND FLOOR



Existing front verandah door

EXTERIOR CONSERVATION RECOMMENDATIONS



Clockwise from top left: a) Early wood storm door at D101; b) Existing door with original transom at D102; c) Existing door at D101 with existing storm door; d) Existing door at D201; e) Archival image of door at D201



5.8 VERANDAHS

5.8.1 SIDE ENTRY VERANDAH

The later side entry verandah has been replaced almost entirely, and there is no documentation of its original configuration.

Conservation Strategy: Rehabilitation

- Rebuild the side entry verandah with details appropriate to the historic character of the house.

5.8.2 FRONT VERANDAH

The front verandah was rebuilt during the 1979-80 rehabilitation, but was not restored to its original details. The balustrade, columns, and scroll cut brackets are notably different than the original, while other details including the tongue-and-groove decking and soffit are not historically accurate. The roof over the front verandah was likely originally bellcast.

Conservation Strategy: Restoration

- Restore the front verandah to its original detailing.
- Replace the balustrade, columns and scroll cut brackets based on archival evidence. The Heritage Consultant should review shop drawings prior for these elements.
- Reinstate appropriate tongue-and-groove wood decking and soffit.
- Paint all porch elements, including the soffit, according to the colour schedule devised by the Heritage Consultant.

5.8.3 BALCONY

At some point in time the roof over the balcony was extended, and then the balcony enclosed. During the 1979-80 rehabilitation the balcony was opened up, with an early picket design reintroduced. These pickets are generally a match to the early pickets, but not close enough to be considered an accurate representation.

Conservation Strategy: Restoration

- Restore the balcony to an accurate depiction of the restoration era, including the height, detailing, and two-tone colour scheme of the balustrade pickets.

5.9 ADDITION

Over the course of time there have been multiple additions to the rear of the house. Currently there is a replica of the 'dairy shed' form attached to the rear of the original house, which serves as part of the two bedroom caretaker apartment that was added in 1988.

Conservation Strategy: Preservation

- Preserve the later rear addition which replicates the 'dairy shed' form attached to the rear of the original house.

EXTERIOR CONSERVATION RECOMMENDATIONS



Clockwise from top left: a) inaccurately unpainted wood soffit; b) existing tongue-and-groove decking; c) existing front verandah stairs



Archival images showing the earliest recorded appearance of the front verandah and balcony. Note the difference in balustrade height and details, as well as the column profile and colours.

EXTERIOR CONSERVATION RECOMMENDATIONS



Existing front verandah and balcony



Top: Later rear addition
Bottom: Original rear massing

EXTERIOR CONSERVATION RECOMMENDATIONS



Top: Side entry porch
Bottom: Side view of rear addition



5.10 EXTERIOR COLOURS

In a Restoration project, replacement, as a rule, should be done in kind. Recreating earlier forms, materials, textures, finishes, colours and detailing, and patterns and relationships, can help recover or represent an historic place as it appeared at a particular period in its history. Success is largely a question of accuracy. This requires scrupulous attention to the physical, documentary and oral evidence, and careful monitoring of the replication process. The replacement work is normally distinguishable only on close inspection or as part of the project documentation.

[Standards and Guidelines, page 43]

In Restoration, reinstating the historic paint colours from the restoration period should be based on physical or documentary evidence such as on-site paint analysis and colour photographs.

[Standards and Guidelines, page 161]

The final colour treatment for Haney House should relate both to the authenticity of visual appearance as well as appropriate historical interpretation. It is therefore crucial to understand the chronology of the paint history, original and subsequent appearance (including placement and finish) as well as the technology used at each interval. The selected treatment can then be chosen based on period of interpretation as well as authentic evolution.

By the time Haney House was constructed in 1883, lead-based paint, which included a mixture of linseed oil, binders and pigments was available. From late Victorian times until the 1920s, white was a colour that was not used in urban environments; white as a body colour for houses was generally seen in agricultural and industrial situations, and would be appropriate in a farm setting.

Lead paint was generally mixed in bulk onsite with a combination of lead, linseed oil, binders and organic pigments, and was the equivalent of a gloss alkyd enamel. Given the changes over time in paint technology, what is currently considered “white” today does not exactly match the historic appearance of “white.” Historic paint has a very different formulation and appearance. White lead paint had a slightly “warm white” appearance. Modern white paint is generally latex acrylic paint with chemical pigments and “blockers” that give it a slight bluish-white tint. It therefore has a “cool” tone as opposed to the “warm” tone of historic lead paint. This is a very subtle difference, but the use of modern white paint alters the historic appearance and results in a glaring look, especially in the weak, grey northern light common in the B.C. coastal context.

It is unlikely that the original cedar shingle roof was treated with a coloured stain; this was a common treatment in urban situations but does not appear to have occurred in remote locations.

Therefore, the use of white on the exterior of Haney House, with coloured trim, is an appropriate expression of its original, agricultural character, and corresponds to the house’s appearance in archival images. This also matches the evidence found through sampling of the exterior surfaces and microscopic analysis.

5.10.1 EXTERIOR WALL COLOUR

Through comparison of samples and trial mixing, it was determined that the following formula would result in a reasonable approximation of the appearance of historic white lead paint:

EXTERIOR CONSERVATION RECOMMENDATIONS

General Paint

Per 3.7 litre container of white paint, add:

- 1 drop B pigment
- 5 drops L pigment
- 3 drops C pigment

Samples of this formula should be tested on-site to ensure correct hue and appearance once applied. This warm white can be referred to as “Haney House White” and is appropriate for exterior use.

5.10.2 EXTERIOR TRIM COLOUR

It appears that the Haney House exterior trim was always painted in a dark green, in various shades that changed over the years. The original paint evidence is very fragmentary, and much original material has been removed, but the archival images always show a high contrast with the lighter walls. There is no evidence of any trim colour other than dark green.

The original trim colour that can be determined may be matched to Benjamin Moore Paint Vancouver True Colours Green VC-20; later layers correspond to BMVTC Comox Green VC-19. The current green colour is fading and exhibits a duller and more yellow appearance than would have been original.

5.10.3 EXTERIOR WINDOW SASH COLOUR

The earliest archival images of Haney House show the windows to be painted a lighter colour that appears to match the wall colour. As all of the original windows have been removed, it can be assumed that they were also painted in “Haney House White.”

5.10.4 EXTERIOR PAINT FINISH

The finish of the original lead white paint was high-gloss – the equivalent of a modern alkyd enamel paint.

It is not desirable, for a number of reasons, to try and remove all original paint, rather it is prudent to retain any paint that is firmly adhered to the surface. Proper surface preparation should be undertaken to remove any paint that is not adhered, and to spot-prime any areas of bare wood before repainting.

The introduction of latex acrylic paints has revolutionized the painting industry, and they are now almost universally used. Application and clean-up are simplified and the use of solvents is not required, which is preferred from an environmental point of view. The performance of modern latex acrylics has improved to the point where they are considered at least as long-lasting as alkyd enamels. The use of latex acrylic paint is considered industry standard, and provides the best balance between historic appearance and ease of maintenance. Latex acrylic paint is therefore considered acceptable on all wall surfaces at Haney House.

Exterior wall surfaces should be prepared as thoroughly as possible for repainting, then thoroughly prepped and primed, and repainted with the restoration colour in a semi-gloss finish.



Trim surfaces and window sash should be prepared as thoroughly as possible for repainting, then thoroughly prepped and primed, and painted with in a high gloss finish.



5.10.5 PAINT SCHEDULE

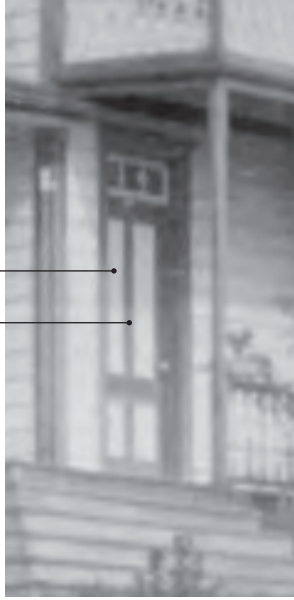
COLOUR TABLE

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

Element	Colour*	Code	Sample	Finish
Drop Siding, Window Sash, Porch Balusters, Soffits	Haney House White	-	-	Semi-Gloss
Window Sash	Haney House White	-	-	Gloss
Cornerboards, Window and Door Trim, Window Frame, Balcony and Porch Railings, Porch Corner Posts, Fascia, Gutters	Vancouver Green	VC-20		Gloss
Doors	Mix of White and Green	-	-	Gloss
Porch Decking, Stairs, Balcony Decking	Edwardian Porch Grey	VC-26		Gloss
Porch Columns	Mix of White and Green	-	-	Gloss
Balcony Balustrade	Mix of White and Green	-	-	Gloss
Downspouts	Unpainted or White	-	-	-
Roofing	Unstained Sawn Cedar Shingles	-	-	-
Chimneys	Unpainted	-	-	-

EXTERIOR CONSERVATION RECOMMENDATIONS

Haney House White —
Vancouver Green —



Vancouver Green —
Haney House White —

Haney House White —
Vancouver Green —





6. INTERIOR CONSERVATION RECOMMENDATIONS

6.1 GENERAL INTERIOR CONSERVATION

6.1.1 CONTINUED RESTORATION

After being willed to Maple Ridge in 1979, the house underwent renovations that included the removal of historic materials in some locations. Significant interventions were undertaken during this renovation to the interior. Interior plaster and finishes were gutted, the house was fully insulated, and the windows were replaced with double-glazed units.

Mrs. Mutas and Mrs. Sumner peeled off the wallpaper down to the original and have found a wallpaper as close to the original as possible.

[The News, September 10, 1980, page 3.]

The general conservation strategy for the interior is a long-term restoration as new information and funds become available. In addition to this, ongoing preservation will be implemented through continued and preventative maintenance programs (see Section 7 for more detail on maintenance).

This section describes the interior spaces of the residence, as well as the current condition and ongoing conservation strategy for the historic materials. The goal of the following recommendations is to achieve, over time, the most accurate representation of the interior of the Haney House as it existed during the time period(s) chosen for the restoration.

Long-term restoration involves continued research into the restoration era, as well as ongoing maintenance to slow down the deterioration of preserved original materials, or previously completed accurate restoration work.

Recommendations:

- Continue research and restoration work as necessary.
- Ongoing maintenance should be undertaken on a consistent basis in order to preserve original and accurately restored materials.
- Do not damage or alter character-defining elements at any time.

6.1.2 COMPATIBLE LIGHT SWITCHES

Sometimes small details can have a large impact on the historic character of a room. For example, restoring historically appropriate light switches. This small change plays an important part in the accurate representation of the Haney House's interior rooms.

Conservation Strategy: Restoration

- Replace all contemporary and later light switches and plates with historically appropriate push-button switches and coverings. An acceptable product would be the single pole or 3-way switch from Rejuvenation [<http://www.rejuvenation.com/>] with oil-rubbed bronze switchplates.

INTERIOR CONSERVATION RECOMMENDATIONS



Push-button switch from Rejuvenation

6.1.3 INTERIOR WOOD FINISH

Over time, the interior wood features have accumulated imperfections due to wear-and-tear, and the high-gloss varnish finish has become worn in several places.

Conservation Strategy: Restoration

- Repairs to interior wood finishes should be undertaken only as required, and utilize the principles of in-kind replacement and minimum intervention.
- New repairs and/or worn finishes should be painted, re-painted, stained or re-stained as necessary, and in a colour and finish that matches the original.
- In order to restore the original appearance, all painted or stained wood surfaces should be given a high-gloss finish.

6.1.4 INTERIOR COLOUR TREATMENT

The final colour treatment for the interior relates both to the authenticity of visual appearance as well as appropriate historical interpretation. It is therefore crucial to understand the chronology of the paint history where it can be determined, including original and subsequent appearance (placement and finish) as well as the technology used at each interval.

Conservation Strategy: Restoration

- The appropriate colour treatment for the interior painted surfaces should be determined through onsite examination.

6.1.5 WALLPAPER

During the 1979-80 rehabilitation work, nearly all of the wallpaper was removed, along with the original plaster. None of the original wallpaper was documented or preserved. As part of the ongoing restoration work, any surviving wallpaper should be analyzed in order to find appropriate wallpapers.

Conservation Strategy: Restoration

- Replace the existing inappropriate wallpaper with wallpaper based on historic precedent.

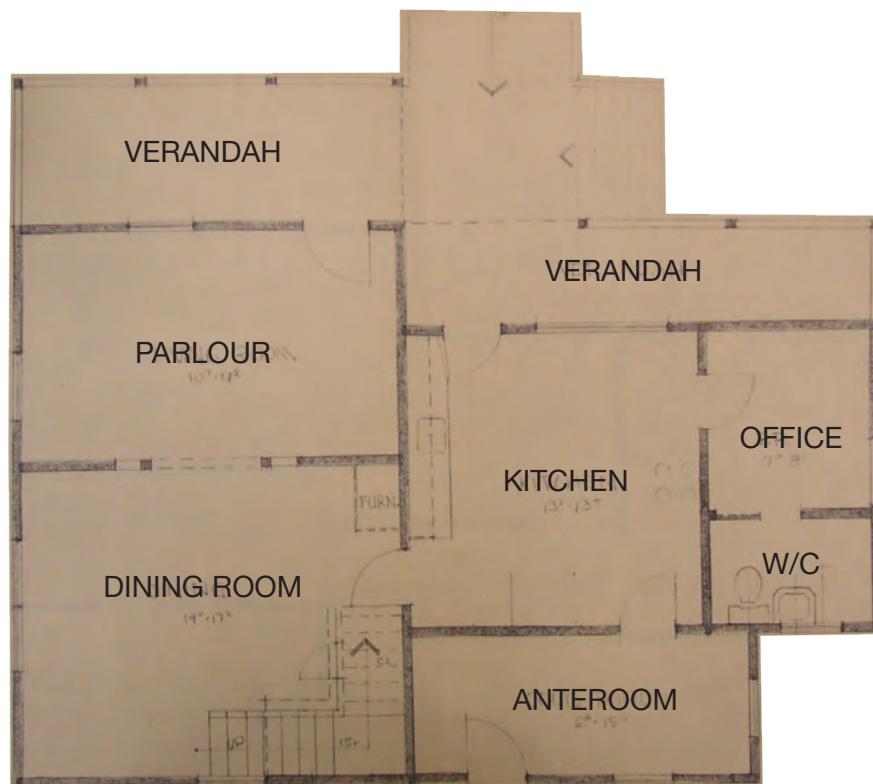
6.1.6 WEAR-AND-TEAR

As a result of increased traffic from museum use, the historic interior materials will deteriorate at an accelerated rate. In addition to ongoing maintenance (outlined in Section 7), there are multiple preventative measures that can be implemented in the Haney House:

- The pattern of traffic through the house should be addressed so that the area subjected to accelerated deterioration is minimized.
- Protective pathway coverings can be utilized in high-traffic areas, if desired.
- Visually and physically minimal barriers can be installed to prevent access to delicate or important areas of the house which should not be accessed by visitors.

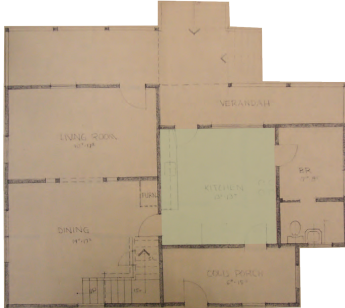


6.2 MAIN FLOOR ROOMS



MAIN FLOOR

INTERIOR CONSERVATION RECOMMENDATIONS



6.2.1 KITCHEN

This is the most altered room in the house. Because the Hawley family lived here until 1979, new technologies were continually brought in here, more than anywhere else in the house. What still exists has largely been donated, and represents a mixture of a century of kitchen technology. There are some butter churns on display, as well as a butter mold made of wood with an oak leaf design. This mold belonged to Anne Haney and was for the butter to cool in after it was churned.

The stove is the earliest model put out by General Electric, circa 1927. The stove has both the temperatures and 'hot/warm/' etc. on it to accompany the degrees. This is because when people were first converting from a wood-burning stove to a gas stove, they did not know the degrees, but they did know what a 'hot' stove was. The irons on display show phases in technology; there is a sad iron and an early electric iron. Wooden channels containing wires cross over the ceiling, which shows that electricity was not added until 1922, more than fifty years after the original construction. Another point of interest are the bullet holes in the ceiling from when Daniel Haney's gun fired while he was cleaning it.

The ceiling is clad with flush planks and appear to be original. The wall surfaces and flooring date from the 1979-80 renovations.

1979-80 Renovations: Recommendations of the Historical Society:

KITCHEN

Floor. Keep original linoleum.

Walls. Cream Paint. Cloverdale 3-197, high-gloss.

Ceiling. Cream Paint. Cloverdale 3-197, high-gloss.

Woodwork. (doors, baseboard, window trim, etc.) Dark stain.

Cupboards. Vertical tongue and groove doors and upper fascia. Wood with varnish.

Notes. Keep bullet hole in ceiling. Replace former door to pantry (now downstairs bathroom.)

Further Notes: Flooring. Kitchen. Tarkett Acoustiflor – 301 (beige). [foam-backed sheet vinyl]

For the renovations, the vertical cedar in the kitchen was donated by B.C. Forest Products.

Conservation Strategy: Restoration

- Restore the kitchen to a decided restoration era.
- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve the bullet holes in the ceiling.
- Preserve any original furnishings in the room, and continue to display the kitchen with appropriate artifacts and as an accurate example of the restoration era.

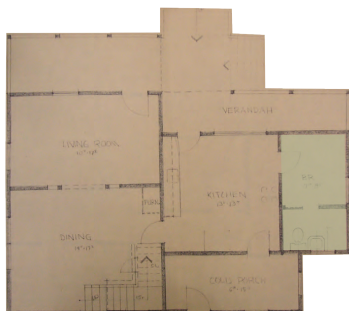


Interior of kitchen

INTERIOR CONSERVATION RECOMMENDATIONS



Interior kitchen



Washroom door

6.2.2 OFFICE

This was originally a bedroom, and was also known as the “Sick Room” for convalescents. The interior surfaces include a wooden floor of 3 ½” wide tongue-and-groove fir, 2 ½” wide tongue-and-groove painted walls, and painted drop siding on the ceiling.

1979-80 Renovations: Recommendations of the Historical Society:

DOWNSTAIRS BEDROOM

Floor. Varnished wood.

Walls. Cream Paint, as kitchen.

Ceiling. Cream Paint, as kitchen.

Woodwork. Dark stain.

Conservation Strategy: Restoration

- Restore the office to a decided restoration era.
- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve any original furnishings in the office, and continue to display the room with appropriate artifacts and as an accurate example of the restoration era.

6.2.3 WASHROOM

The main floor washroom has been rehabilitated for use by museum visitors. This room will continue to be used as a functioning washroom in the museum, and should not be restored. The washroom has a mixture of surfaces. There is sheet linoleum on the floor, some walls have been drywalled, and a large opening to the Office has been closed off. The plank ceiling is the same as in the Kitchen.

1979-80 Renovations: Recommendations of the Historical Society:

DOWNSTAIRS BATHROOM (former pantry)

Floor.

Walls. Cream Paint, as kitchen.

Ceiling. Cream Paint, as kitchen.

Any Cupboards. Cream Paint, as kitchen.

Woodwork. Dark stain.

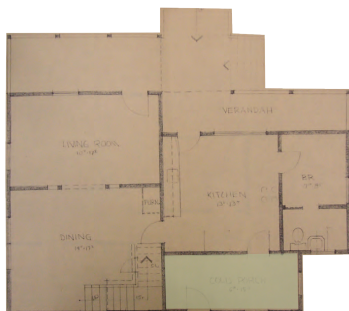
Conservation Strategy: Rehabilitation

- Rehabilitate the washroom based on contemporary use and code requirements.

INTERIOR CONSERVATION RECOMMENDATIONS



Interior of Office



Anteroom

6.2.4 ANTEROOM

This is a functional room that is not open to the public. It displays a variety of modern finishes and a sheet linoleum floor. The door trim displays the same angled tops that would likely have dated from the time of the Dining Room and Parlour renovations.

1979-80 Renovations: Recommendations of the Historical Society:

UTILITY ROOM (with laundry tubs, north of kitchen).

Floor. Keep existing red floor.

Walls. Cream Paint, as kitchen. Vertical tongue and groove boards.

Ceiling. Cream Paint, as kitchen. Vertical tongue and groove boards.

Woodwork. Dark stain.

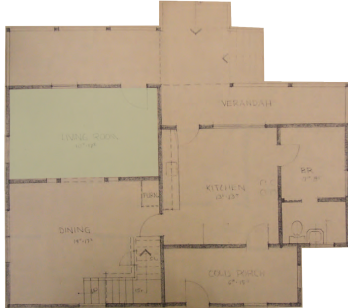
Notes. Replacement wall finish, vertical board, as noted above.

Further Notes: Flooring. Utility Room. Tarkett Acoustiflor – 301 (beige). [foam-backed sheet vinyl]

Conservation Strategy: Preservation

- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve any original furnishings in the room.

INTERIOR CONSERVATION RECOMMENDATIONS



6.2.5 PARLOUR

The wood wainscot panelling is of cottonwood, 64" high and up to 32" wide with battens covering the joints, and was imported from Washington State. Today cottonwood is only used for pulp and paper. It is believed that it was added to the house post 1911. The angled top trim of the door and window openings would have been more typical of this period than the original construction of the house. The wallpaper above was added in the 1979-80 renovations.

The wooden floor is 2 ½" wide, machine-planed tongue-and-groove fir with a dark stained finish. It has been refinished and is scuffed, but appears to be in reasonable condition.

Furnishings and Artifacts

The bookcase was made for the Haney's by a local craftsman circa 1930, and it is excellently constructed as the shelves have not bowed at all. Books inside the case all belonged to the Haney's and you can see a plethora of different genres, from history to sociology to fiction. The upright grand piano arrived via steamship circa 1900 from New Westminster, and the violin was played by Elizabeth Mary Hawley's (née Haney) son, James. It was restored for the house by a member of the Haney Old Time Fiddlers who played it for visitors when the house opened as a museum in 1981. There are many portraits of the family in this

room. The large photos over the piano are of Thomas and Anne, taken in 1910. The oval photograph is of Thomas' Mother, Bridget, who was widowed in 1849 with seven children, with Thomas the eldest at age eight. The large portrait on the wall is of Mary Florence who died of diphtheria at the age of 11 in 1886. This was painted of Mary after she died, and photos of her helped the painting to be completed.

1979-80 Renovations: Recommendations of the Historical Society:

Further Notes: Wallpaper Order. Sitting-room (next to porch). Sanderson – Elegance 10134 Treviso. [this may have been reversed with the Dining-room paper]

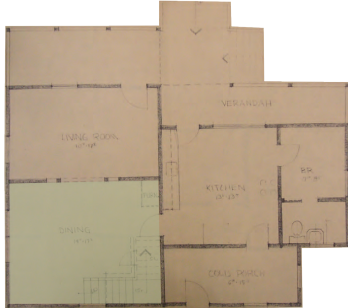
Conservation Strategy: Restoration

- Restore the parlour to a decided restoration era.
- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve any original furnishings in the parlour, and continue to display the room with appropriate artifacts and as an accurate example of the restoration era.
- The existing wallpaper is not appropriate to the historic character of the house, and should be replaced with another, appropriate wallpaper.



Interior of Parlour

INTERIOR CONSERVATION RECOMMENDATIONS



6.2.6 DINING ROOM

The wood wainscot panelling is of cottonwood, 64" high and up to 32" wide with battens covering the joints and a plate rail above, and was imported from Washington State. Today cottonwood is only used for pulp and paper. It is believed that it was added to the house post 1911. The angled top trim of the door and window openings would have been more typical of this period than the original construction of the house. The wallpaper above was added in the 1979-80 renovations.

The wooden floor is 2 1/2" wide, machine-planed tongue-and-groove fir with a dark stained finish. It has been refinished and is scuffed, but appears to be in reasonable condition.

Furnishings and Artifacts

Wedding gifts to James and Elizabeth Hawley (née Haney) include the "House Blessing" in the doorway to the kitchen, the crystal pitcher on the buffet, and the porcelain hand-painted jardinière on the hutch. Jardinière is a French word, from the feminine form of "gardener." A jardinière is a large stand or receptacle upon which, or into which, plants may be placed. Jardinières tend to be highly decorative. They are often used for large flowering plants or for the cultivation of a small herb garden. The embroidery work inside the frame was done by Elizabeth for her wedding.

The floorboards were installed in the 1920s and were machine planed. They are quite different from the hand planed boards upstairs. The staircase was once the divider between the living room and the dining room and the present staircase did not exist before. You can see the spot upstairs where the flooring is different,

with the big panels being original and the smaller ones being the new ones. Another upstairs bedroom most likely existed where the current staircase is. In the 1978-80 renovations, a structural post in the dining room was moved ["Structural Requirements for moving the post in the dining room," Frank Sleigh, Architect, October 10, 1979].

1979-80 Renovations: Recommendations of the Historical Society:

DINING ROOM (off-stairs)

Floor. Varnished wood.

Walls. Keep existing panelling in dark stain, also plate shelf. Wallpaper above it from Sanderson's Elegance book 10134 Treviso. Cut border from striped wallpaper Nor-wall C334.

Ceiling. Wallpaper from Birge Medallion 43655.

Doors, trim, archway. Dark stain.

Further Notes: Wallpaper Order. Dining-room (off stairs). Sanderson – Chintz 69002 Popsy. [this may have been reversed with the Sitting-room paper]

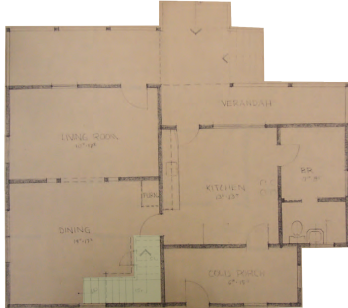
Conservation Strategy: Restoration

- Restore the dining room to a decided restoration era.
- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve any original furnishings in the room, and continue to display the dining room with appropriate artifacts and as an accurate example of the restoration era.
- The existing wallpaper is not appropriate to the historic character of the house, and should be replaced with another, appropriate wallpaper.



Interior of Dining Room

INTERIOR CONSERVATION RECOMMENDATIONS



Staircase

6.2.7 STAIRCASE

The surviving original features of the staircase (after it was relocated) include: wood risers and runners; wood balustrade and newel post; and cottonwood panelling. The woodwork was touched up with a dark stain during the 1979 renovations, and light floral wallpaper ("Treviso" 10134 from Sanderson's Elegance book) was placed above the wood panelling. **1979-80 Renovations: Recommendations of the Historical Society:**

STAIRS

Floor.

Walls. Keep existing panelling in dark stain; paper above it, using same wallpaper as dining-room, with same wallpaper border.

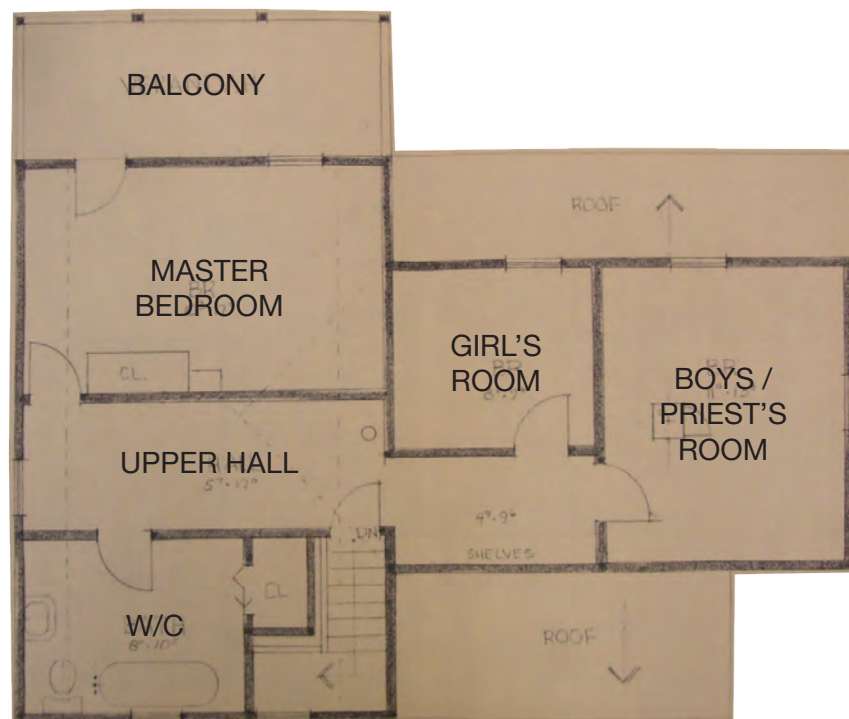
Hand rail. Dark brown.

Conservation Strategy: Restoration

- Preserve the wood risers and runners, wood balustrade and newel post, and wood paneling, and repair/restore based on the recommendations in Section 6.1.1.
- The existing wallpaper is not appropriate to the historic character of the house, and should be replaced with another, appropriate wallpaper.

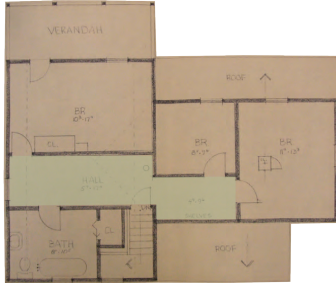


6.3 UPPER FLOOR ROOMS



SECOND FLOOR

INTERIOR CONSERVATION RECOMMENDATIONS



6.3.1 UPPER HALL

The wooden floor is 5 ½" wide, hand-planed fir, running in two directions and much of it likely dates from the original 1883 construction. It looks scuffed, but appears to be in reasonable condition. The walls and ceilings were wallpapered in the 1979-80 renovations. The window on the east wall appears to have been shortened from its original height, from the bottom.

During the 1979-80 rehabilitation the "wiring was done by Bob Boileau, who secured the old fixtures for the upstairs hall and stairwell." [The News, September 10, 1980, page 3.]

Furnishings and Artifacts

The paintings were done by Mrs. Hadgkiss, and purchased by Elizabeth Mary Hawley (née Haney) for Mary Isaac's (nee Hawley) birthday. The "Moss Rose" grows outside, and it is over 100 years old. The basketry on display was sold to Anne Haney by Coast Salish women who sold them door to door. Some of the shapes and motifs suggest that they were made with European tastes in mind, such as the tray that features a Christian symbol, was copied from early sailing vessels.

The painting of Lower Port Haney, River Road is from a 1930 photo, and the painting of Ontario Street was done for the Celebration of a Century in 1974. The boy shown is Dr. Hugh Morse as a child. His father, Dr. Garnet Morse was the first Doctor in Maple Ridge, and arrived in 1912. Son Hugh was a WWII flying ace, who became a dentist after the war with a practice in Haney. A map of the town site, which was laid out by Thomas Haney, was drawn up in 1907.

1979-80 Renovations: Recommendations of the Historical Society:

BEDROOM CORRIDOR

Floor. Varnished wood, exposing line of original stairway, which is of historical interest. No wall-to-wall carpet.

Walls. Wallpaper above it from Sanderson's Chintz book 69106 Tina.

Ceiling. Wallpaper above it from Sanderson's Chintz book 69106 Tina.

Doors, window trim, baseboard. Dark stain.

Further Notes: Wallpaper Order. Corridor (upstairs). Sanderson – Chintz 69106 Tina.

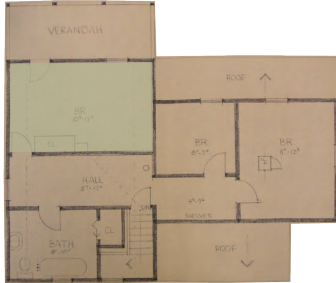
Conservation Strategy: Restoration

- Restore the upper hall to a decided restoration era.
- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve the bullet holes in the floor, as well as indications of original staircase location.
- Preserve any original furnishings in the upper hall, and continue to display the room with appropriate artifacts and as an accurate example of the restoration era.
- The existing wallpaper is not appropriate to the historic character of the house, and should be replaced with another, appropriate wallpaper.



Upper Hall

INTERIOR CONSERVATION RECOMMENDATIONS



6.3.2 MASTER BEDROOM

At one point, the balcony was enclosed as an open-air room in an attempt to cure Birdie Haney's tuberculosis, and she stayed in that area while she was dying. She could see down into the heart of Port Haney, where the Billy Miner pub is now located, and watch what was going on. She would be able to see the trains and ships go by, which were vital to the early settlement of this area.

The 5 1/2" plank ceiling in this room is original, but has been painted. The wooden floor is 5 1/2" wide, hand-planed fir, and likely dates from the original 1883 construction. It looks scuffed, but appears to be in reasonable condition. The walls and ceilings were wallpapered in the 1979-80 renovations.

Wallpaper and newspaper were used to insulate the houses during earlier times, so these walls would have originally had numerous layers of wallpaper; some remnants remain in the warming closet under the hanging chimney. This warming closet would have been used to warm clothing before putting them on, in an era when there was no central heating.

Furnishings and Artifacts

The coal oil lamp was a gift to Daniel Thomas Haney, and his new wife May, in 1911 from Anne Haney. Anne left the lamp burning in the window to greet them when they returned from their wedding as a way to welcome May to the family.

Other notable items in the room include a cedar chest purchased in Vancouver in 1928; a decorative hat pin, made of bronze, belonging to Elizabeth Hawley; a French ivory vanity set belonging to Anne Haney, and a quilt made by Anne.

1979-80 Renovations: Recommendations of the Historical Society:

SOUTH BEDROOM (off balcony).

Floor. Varnished wood.

Walls. Wallpaper above it from Sanderson's Chintz book, 69023 – Floreate. Use wallpaper border from same book: Border companion – 97006.

Ceiling. Varnished board.

Woodwork. Dark stain.

Note. Door on chimney to be dark stain. Leave brickwork exposed.

Further Notes: Wallpaper Order. South bedroom (off balcony). Sanderson – Chintz 69203 Floreate. Sanderson – Chintz 97006 Border companion.

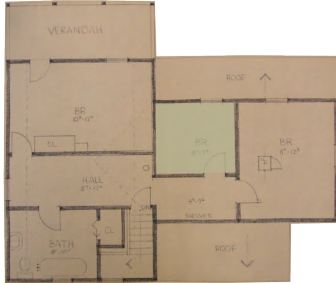
Conservation Strategy: Restoration

- Restore the master bedroom to a decided restoration era.
- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve any original furnishings in the master bedroom, and continue to display the room with appropriate artifacts and as an accurate example of the restoration era.
- The existing wallpaper is not appropriate to the historic character of the house, and should be replaced with another, appropriate wallpaper.



Interior of Master Bedroom

INTERIOR CONSERVATION RECOMMENDATIONS



6.3.3 GIRL'S ROOM

Girl's Room or "Mary's Room"

This room was last lived in by Mary Isaac (nee Hawley) and is often referred to as "Mary's Room."

The wooden floor is 5 ½" wide, hand-planed fir, and likely dates from the original 1883 construction. It looks scuffed, but appears to be in reasonable condition. The walls and ceilings were wallpapered in the 1979-80 renovations. A ceiling hatch has been installed to allow access to the attic space above.

Furnishings and Artifacts

Display items that were gifts to Mary include the doll in 1927, the handmade "Sunbonnet Sue" quilt in 1930, and the brush and mirror vanity set in 1945. The statue of St. Anne on display belonged to Anne Haney. St. Anne is the mother of the Virgin Mary. She is the patron saint of women in labour and miners.

1979-80 Renovations: Recommendations of the Historical Society:

SMALL BEDROOM (also on south side).

Floor. Varnished wood.

Walls. Wallpaper from Sanderson's Elegance book: 10222 – June. Use wallpaper border from Chintz book: 97006 – Birder companion (as above).

Ceiling. Wallpaper above it from Sanderson's Chintz book: 69051 – Bella (yell.-green.)

Woodwork. Dark stain.

Further Notes: Wallpaper Order. Small bedroom (also on south). Sanderson – Elegance 10222 June. Sanderson – Chintz 97006 Border companion. Sanderson – Chintz 69051 (green) Bella.

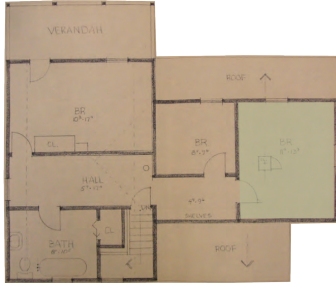
Conservation Strategy: Restoration

- Restore the girl's room to a decided restoration era.
- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve any original furnishings in the room, and continue to display the room with appropriate artifacts and as an accurate example of the restoration era.
- The existing wallpaper is not appropriate to the historic character of the house, and should be replaced with another, appropriate wallpaper.



Girl's Room

INTERIOR CONSERVATION RECOMMENDATIONS



6.3.4 BOY'S / PRIEST'S BEDROOM

This room was actually the boy's room, but it was used by visiting priests when they came to perform Sunday mass. While the priest stayed in this room, the boys would stay in the dairy, or milk room, which is now the location of the residence of the Haney House caretakers.

The wooden floor is 5 ½" wide, hand-planed fir, and likely dates from the original 1883 construction. It looks scuffed, but appears to be in reasonable condition. The walls and ceilings were wallpapered in the 1979-80 renovations. The window on the west wall appears to have been shortened from its original height, from the bottom.

Wallpaper and newspaper were used to insulate the houses during earlier times, so these walls would have originally had numerous layers of wallpaper; some remnants remain in the warming closet under the hanging chimney. This warming closet would have been used to warm clothing before putting them on, in an era when there was no central heating.

Furnishings and Artifacts

The bed was purchased by James and Elizabeth Hawley in 1917, the year they were married, and the dark wood dresser and washstand were purchased by Thomas Haney in 1917. The Crucifix is from the first Catholic Church on River Road (St. Patrick's). It was originally donated to the Church by Thomas Haney and is believed to be well over 100 years old. The wooden rosary beads were given to Anne Haney by a local soldier of WWI who had found them overseas in a church that had been bombed. The wooden trunk was brought across the country from Ontario

by Annie Haney when she came to Port Haney in the late 1870s. Have a look at the curved surface of the trunk, which shows that the Haney's had a higher socioeconomic status, perhaps upper middle class. Because the surface is curved, it must go on top of all the other trunks as they would not be able to balance on this surface. This ensured that this trunk would not get crushed, would be the last one put on the ship, and the first one off. Anne went by train from San Francisco, up the coast to New Westminster by ship, and from there to Port Haney on one of Captain William Irving's ships.

1979-80 Renovations: Recommendations of the Historical Society:

WEST BEDROOM (with central chimney).

Floor. Varnished wood.

Walls. Wallpaper from Sanderson's Chintz book: 69043 – Rosalind. Use wallpaper border: Chintz book: 97003 – Border companion.

Ceiling. Wallpaper above it from Sanderson's Chintz book: 69050 – Bella (pink).

Woodwork. Dark stain.

Note. Door on chimney – dark stain. Expose brickwork on upper part of chimney.

Further Notes: Wallpaper Order. West bedroom (with chimney). Sanderson – Chintz 69043 Rosalind. Sanderson – Chintz 97003 Border companion. Sanderson – Chintz 69050 (pink) Bella.

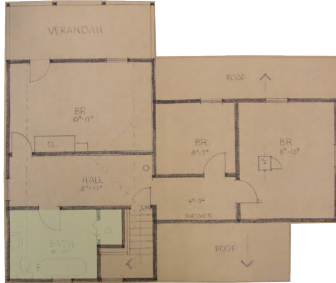
Conservation Strategy: Restoration

- Restore the boys / priest's room to a decided restoration era.
- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve any original furnishings in the boys / priest's room, and continue to display the room with appropriate artifacts and as an accurate example of the restoration era.
- The existing wallpaper is not appropriate to the historic character of the house, and should be replaced with another, appropriate wallpaper.



Boys / Priest's Room

INTERIOR CONSERVATION RECOMMENDATIONS



6.3.5 WASHROOM

Once a bedroom, this room became a bathroom post-1911, when electricity and plumbing were added to the house. The Haney's were able to get electricity quite early on because a family member, daughter Elizabeth's husband James Hawley, worked for the electric company. In a 1979 interview, Rita Haney stated: "She thinks Mrs. Hawley would still have some accurate memories. Rita had asked Mrs. Hawley about the bathroom wallpaper. Mrs. Hawley remembered the blue and white sailboats and Rita immediately pictured the sailboats. She thinks this would have been from the 1920s. The bathroom was always blue and white." (See Appendix C).

Furnishings and Artifacts

The plumbing fixtures were bought locally at MacKenzie's hardware. The pitcher and basin set belonged to Thomas Haney. These pieces are extremely old, and may have been brought with the family from Nova Scotia. The chair came from the first Haney Hotel on River Road.

1979-80 Renovations: Recommendations of the Historical Society:

UPSTAIRS BATHROOM

Floor. Congoleum.

Walls. Wallpaper from [crossed out]. Use wallpaper border cut from Birge – Florals and Stripes book:



Washroom

34152 – Homestead. (choosing the solid colour stripe).

Ceiling. Off-white paint to match background of wallpaper.

Woodwork. Dark stain.

Further Notes: Flooring. Upstairs Bathroom. Tarkett Multiflor – 391 (grey). [sheet vinyl]

Further Notes: Wallpaper Order. Upstairs Bathroom. Cut border from a striped wallpaper: Birge, Florals and Stripes, Vol.21 Homestead 34152 (blue). Use the solid blue portion, not the floral part; there are three repeats in each width, so one single roll would be plenty.

Conservation Strategy: Restoration

- Restore the washroom to a decided restoration era.
- Preserve and restore original wood elements based on the recommendations in Section 6.1.1.
- Preserve any historic fixtures or furnishings in the room, including the early sink, toilet and bathtub, and continue to display the washroom with appropriate artifacts and as an accurate example of the restoration era.
- The existing wallpaper is not appropriate to the historic character of the house, and should be replaced with another, appropriate wallpaper.



7. 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 historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan 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 that the integrity of the historic fabric 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.

7.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). In the *Standards and Guidelines*, maintenance is defined as being:

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.

7.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other, more intensive activities will require the issuance of a Heritage Alteration Permit.

7.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and 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 use non-destructive methods. Exterior 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.

7.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and 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 & gentlest 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.

7.5 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.

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.

7.6 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.

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. 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.

7.7 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.

7.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the project, such as water/moisture penetration, material deterioration and structural deterioration.

EXTERIOR INSPECTION

Site Inspection:

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

Foundation:

Moisture: Is rising damp present?
Is there back splashing from ground to structure?
Is any moisture problem general or local?
Is uneven foundation settlement evident?
Do foundation openings (doors and windows) show:
rust; rot; insect attack; paint failure; soil build-up?

Wood Elements:

Are there moisture problems present?
Is there insect or fungal attack present? Where and probable source?
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,
alligatoring, peeling. Cause?
Paint has the following stains: rust, bleeding knots,
mildew, etc. Cause?
Paint cleanliness, especially at air vents?

Porches:

Are steps safe? Handrails secure?
Attachment – are porches, steps, etc. securely
connected to the building?

Windows:

Is there glass cracked or missing?
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?

Doors:

Do the doors create a good seal when closed?
Are the hinges sprung? In need of lubrication?
Do locks and latches work freely?
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 the nails sound? Are there loose or missing shingles?
Are 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 organic debris build-up on the roof?
Are there blisters or slits in the membrane?
Are the drain pipes plugged or standing proud?
Are flashings well positioned and sealed?
Is water ponding present?

INTERIOR INSPECTION

Basement (Storage Level):

Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
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?

7.7.2 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 foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for material failures, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all 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)

- Replacement of deteriorated building materials as required.



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- Stephanie Riley, Records Management Coordinator

APPENDIX A: CHRONOLOGY

- 1841 Thomas Haney was born to Dennis and Bridget Haney (Irish settlers) in the Aspy Valley of Cape Breton, Nova Scotia. Thomas is the eldest of four sons and three daughters.
- 1846 Anne Haney (née Callaghan) is born in Paris, Ontario.
- 1849 Dennis Haney dies by falling through the ice driving livestock home over a frozen lake. His family moves to Paris, Ontario.
- 1873 Thomas Haney and Anne Callaghan are married in Paris, Ontario.
- 1874 Maple Ridge is incorporated.
- 1875 Mary Florence Haney is born in Paris, Ontario.
- 1876 Thomas Haney arrives in Maple Ridge with his father-in-law, Daniel Callaghan, and two of his sons. Anne Haney and Mary Florence Haney arrive soon after. Haney family take up residence at Derby (right across the river from Port Haney) in the old Anglican Church manse.
- 1877 Thomas Haney is elected to the Town Council. Jeremiah Francis (Frank) Haney is born.
- 1879 Thomas Haney purchases the land from the Wickwire Estate. The Haney family moves to a cabin at their land at the Wickwire Estate, later to be known as Haney Landing. Daniel Thomas Haney is born.
- 1881 Annie Beatrice (Birdie) Haney is born. Thomas Haney donated land for the first Catholic Church in the district, and helped to raise the money to build the structure. Until 1881, Catholic services were held in the Haney home, and visiting priests were welcomed to stay at the house. The church was named St. Patrick's, after the patron saint of the Haney family.
- 1883. Haney House is built. Elizabeth Mary Haney is born.
- 1886 Mary Florence Haney dies of diphtheria at age 11. Margaret Maude Haney is born.
- 1888 Thomas and Anne donate land for the Presbyterian Church on Callaghan Street.
- 1912 Annie Beatrice (Birdie) Haney dies of tuberculosis.
- 1916 Thomas Haney dies, and a school holiday is declared for the day of his funeral, and the flag at the Municipal Hall is lowered.
- 1923 Plumbing and electricity was added to the house.
- 1927 Daniel Thomas Haney dies.
- 1931 Anne Haney dies.
- 1954 Jeremiah Francis (Frank) Haney dies.
- 1960 Margaret Maude Morrison (nee Haney) dies.
- 1931-79 Elizabeth Mary Hawley (nee Haney) lives in Haney House, later accompanied by her daughter, Mary Isaac (nee Hawley).
- 1979 Mary Isaac (nee Hawley) dies of cancer. Elizabeth Mary Hawley (nee Haney) sells Haney House to the District of Maple Ridge for \$1, and moves to a nursing home.
- 1980 Haney House is opened as a Historic Site.
- 1981 Elizabeth Mary Hawley (née Haney) dies.



APPENDIX B: INTERVIEW WITH MAY GENGE

SEPTEMBER 22, 1979

Mrs. Genge married Daniel Haney in 1911, was widowed in 1926, and married Colin Genge in 1931. The questioning was re: the Haney House.

LIVING ROOM AND DINING ROOM

The walls were wallpapered. The paneling was added after 1911, but she did not remember when. The archway was there; both the archway and the woodwork were stained a darker colour.

There were rugs in these rooms and carpeting on the stairway going upstairs from the dining room. She remembers a stove near the archway but in the dining room rather than the living room.

Mrs. Genge remembers only three bedrooms upstairs but she did not think the bathroom was there in 1911.

The balcony upstairs was added for Miss Annie Haney who was always called Birdie because she was so thin and frail. Annie had been in Kamloops and was ill. The balcony, which was all canvassed in, was for her to sleep in. She lived in the house until she died. When questioned as to whether Annie had T.B., Mrs. Genge said, "Oh, I don't know; we never talked about things like that."

KITCHEN

Mrs. Genge always entered the house by the back door, but first you went through the wood shed. There was a plank walk along one side of the long shed that was attached to the house on the north. From the shed you went through a room where the men washed their hands and then you entered the back door of the house into the kitchen.

The kitchen walls were vertical boards painted a light colour. In the room were the kitchen stove, a square table with two hinged sections to make it into a rectangular table, chairs, and by the window, a lounge. The table was covered with an oilcloth or a cloth. There were hooks on the wall for coats, possibly behind the door. The door to the veranda was always there. There was always an 'oilcloth' or lino on the floor.

From the kitchen were two doors on the west wall – one went into Dan Callaghan's bedroom (Dan was Mrs. Haney's brother and lived with them until he died), and one door entered the pantry where there were the sink and cupboards for dishes and food supplies. They had water in the Haney house as long as Mrs. Genge can remember. It was a few years before she had it up the hill in her house.

APPENDIX C: INTERVIEW WITH RITA HANEY

Miss Rita Haney
467 Osprey Avenue
Kelowna, BC V1Y 5A3
762-2542

**Phone interview with Miss Rita Haney
by Violet Bokstrom
September 23, 1979**

Rita Haney was happy to answer what questions she could. She was born in 1923 and remembered from about the 1930s. She was a school teacher and visited in her grandparents' home often on holidays. She thinks Mrs. Hawley would still have some accurate memories. Rita had asked Mrs. Hawley about the bathroom wallpaper. Mrs. Hawley remembered the blue and white sailboats and Rita immediately pictured the sailboats. She thinks this would have been from the 1920s. The bathroom was always blue and white. The upstairs was all papered in florals. The woodwork in the dining and living rooms was dark stained. She cannot remember the floor coverings but remembers the leather and wicker furniture in the living room. She did not know when the panelling had been added. She could not recall any stove in the living or dining room; upstairs was unheated. The dining room was never a wood shed. T.B., Mrs. Genge said, "Oh, I don't know; we never talked about things like that."

The Kitchen

She can recall the stove in the kitchen; she thinks there was a heater there even after the gas stove was put in. From the kitchen there was one door to Dan Callaghan's bedroom (she did not know when he died) and one door to the pantry. She remembers washing dishes in the pantry. She thinks the kitchen sink and cupboards were added in the 1930s. The pantry was made into a bathroom about the same time. She did not remember the lounge or coat hooks in the kitchen (would these have been done away with in the alterations?) but remembers the wall phone and the clock on the south west wall (?). Maybe the clock went into the place of the phone when it was removed -- she cannot recall. She recalls coming through the long shed into the kitchen -- "I can remember the echo of your feet as you came through there, there were long planks..." The root cellar was off to the East (was it part of the shed?) The bricks for the posts in front came from the root cellar. There were also hens in the root cellar area: the hen house was off to the East somewhere.

Was the lean-to added after the house was built? Rita thinks it must have been because there is a dogwood tree, a maple tree and a rose trellis on the N.W. corner and the well is right there, by the rose trellis. The well would not have been that close to the house to start.

Rita will be in Haney for 5 or 6 days about October 24th for Mrs. Hawley's birthday. She will talk to Mrs. Hawley and also Bernard and Joe Hawley. Did she approve of the house being given to the municipality? "It was Mary's dream." Yes, she was glad it was being preserved; it was her grandparents home.



HANEY HOUSE:

INTERVIEW WITH MISS RITA HANEY

Interview with Daphne Sleigh. October 1979.

Interview took place at Haney House.

Rita Haney's background

Her father was Frank Haney, son of Thomas and Ann. Frank moved to Revelstoke about 1898 and worked there as a railway despatcher.

Garden and yard area of Haney House

In the garden are two trellises, both put up by Mary Isaac. There was a cement path to where the brick pillars are. Beside the south verandah at the east end is a moss rose, which is extremely old. The well was on the north-west corner of the house, slightly down the slope. According to Bernard Hawley, it is 75 feet deep. The clothes-line was of an unusual type for those days, being a revolving, umbrella-type, square one. It was at the edge of the ravine near the present trellis north-east of the house. It fascinated children because it was so different.

Approach to house

You approached by a boardwalk from Mussallem's Garage, which was immediately north up the hill on 224 St. This boardwalk had the boards running east-west, and it led to a long woodshed, which had the planks running north-south. The woodshed had its long side parallel to 224 St. and it was attached to the house. Just by the door to the outer kitchen, the woodshed had a door on the east side, which led to a root cellar and to the clothes-line.

Interior of Haney House

Daniel Callaghan's bedroom was off the kitchen. He never married and probably stayed there all the time. Off the kitchen also was a pantry: she thinks that the sink may have been under the window and that there were probably open shelves. In the kitchen there was a clock like a C.P.R. clock, and she thinks it may have hung above the present kitchen sink. The dining-room was never a woodshed area. It had a telephone where the furnace now is; the phone number was "24 L".

APPENDIX D: HANEY FAMILY

THOMAS HANEY (1841-1916)

Thomas Haney was born in the Aspy Valley of Cape Breton Island, Nova Scotia in 1841 to Irish parents, Bridget and Dennis Haney. (A photograph of Bridget hangs in the living room in the large oval frame). Thomas was the eldest of seven children, and had three brothers and three sisters, all of whom lived to adulthood (there is a photograph of their family reunion in which they are all seniors in the parlor). Although Bridget was born in Cape Breton, her father and the rest of her family had since moved to Paris, Ontario. When Thomas' father died in 1849, Bridget and her children moved to Paris, in order to be near Bridget's family. Thomas quit school at the age of 15 to work as a brick-maker and to help support the family. He eventually owned a brick-making factory with two of his brothers. In 1873, Thomas married Anne Callaghan and decided to head out west with her father and two of her brothers in 1876 in search of new opportunities. They first went to San Francisco, and ended up settling in Maple Ridge. Anne and their daughter, Mary Florence, along with Anne's youngest brother later joined them in Maple Ridge. Thomas Haney purchased 145 acres of the Wickwire Estate in 1879, and became a leader in the establishment of Maple Ridge. He passed away in 1916, at the age of 74.

ANNE HANEY (née CALLAGHAN; 1846-1931)

Anne was born in 1846 in Paris, Ontario. She married Thomas Haney in 1873. Anne was a dress maker by profession, and after she was married, she made and mended clothing for her family (and perhaps for others). Unfortunately, very little is known about Anne Haney. She appears to have been a kind and

generous woman, as the Haney's opened their home to visiting priests and fellow worshippers before a Catholic Church was built. The Haney's were also known for providing lodging to newcomers in the district. Stories of Anne's generosity and kindness include the story of her thoughtful gift of a lamp to her new daughter-in-law, May (see DANIEL HANEY). Anne died in 1931 at the age of 85.

MARY FLORENCE HANEY (1875-1886)

Mary Florence was the eldest child of Thomas and Anne Haney. She was the only Haney child to be born in Paris, Ontario, in 1875, and she accompanied her mother on the cross-continent trip to Maple Ridge. They traveled across the USA by train, and up the coast from San Francisco by steamship. They traveled from New Westminster to Maple Ridge aboard the Reliance, one of Captain Irving's steamships. Mary Florence passed away at the age of 11 in 1886 from diphtheria during an outbreak of that disease. Her parents had a painting commissioned to remember her by, which hangs in the living room today. The painting was taken from a tin-plate photograph, and that photo is featured within the painting. This painting is an example of a portrait technique known as "death-mask portraiture". Taking a likeness of the deceased, especially when the dead was a child or young adult, was very common during the Victorian period. Photographs usually depicted the moment of death as sleep, while paintings tried to make them appear as they did in life. Symbolism within the painting tell the viewer that she was dead when the portrait was painted. In the picture of Mary Florence, the symbolism is in the flowers at her throat, the river behind her, and the tin-type photograph in her



hand. Flowers symbolize re-birth and immortality. Rivers symbolizes a voyage, and so could symbolize both her voyage from this world to the next, and the funerary voyage her coffin took from Port Haney to Mission where she is buried. Unusually, the artist made Mary Florence look more ill in the painting than in the tin-type it was taken from. Mary Florence's coffin was taken up the Fraser River by steamship, and her gravestone is still in place today at the old St. Mary's Mission Cemetery.

JEREMIAH FRANCIS (FRANK) HANEY (1877-1924)

Frank was born October 24, 1877 in Port Haney. He was the first altar boy at St. Patrick's Catholic Church, and as such he had to learn Latin in order to understand the ceremonial commands. As a young man, Frank was close to his family, most especially his sister Birdie. As close as he was to his family, most of his married life was spent away from them, in the interior of BC. Frank worked most of his life as a CPR dispatcher in Glacier and Revelstoke. He married Mary Margaret McPhalen in Vancouver in 1914, and together they moved away from Port Haney soon afterwards. They had three children: Ellen Margaret (1917-1986); Daniel Francis (1920-1986), and Rita Josephine (born 1923). Frank died in October, 1954 in Revelstoke when he was in his 77th year.

DANIEL THOMAS HANEY (1879-1927)

Daniel and his father put in the first system of waterworks in Maple Ridge, which Daniel owned for all of his life. Through his business dealings, it is clear that he was an easygoing and generous man: in the 1920s several families in the area were under a financial strain, and Daniel made sure people still got their water even if their bills were unpaid, though this surely put a financial strain on his own family. In 1911, Daniel married Margaret Elvira (May)

Knox in Vancouver. He met May through his sister Birdie (see ANNIE BEATRICE). When Daniel and May arrived home from their wedding, they found a beautiful coal oil lamp burning in their window. The lamp was a gift from Anne Haney to welcome her new daughter-in-law into the family. The hand-painted lamp is in the Master Bedroom. Daniel died in 1927. He was on his way to New Westminster when he had some kind of accident and drowned in the Fraser River. The circumstances surrounding his death are not clear, but it is believed that he fell through a hole in the wharf and drowned. His funeral was a community affair – flags were lowered, schools were closed, and his obituary was on the front page of the local paper. He is buried in the Maple Ridge cemetery.

ANNIE BEATRICE (BIRDIE) HANEY (1881-1912)

Annie Beatrice, or Birdie as she was known, seems to have been a intelligent, lively, and quick-witted woman with a sunny disposition, and she seems to have been a well-loved young woman in the community. There is evidence of her many friendships in the forms of an autograph book and gifts throughout the house. A hand-painted porcelain dish (HH 79-118) in the dining room was given to her by her students at Hatzic Prairie School. Birdie and her sister Elizabeth were members of the first women's basketball team in Maple Ridge, circa 1900 (photos of the team are in the family albums, and a framed photo of the team is on the bureau in the upstairs hallway). She enjoyed playing the piano, and going to the local dances with her sister Margaret Maude. Birdie was a teacher, and graduated from teachers' college in 1901, and taught at Hatzic Prairie School, in Revelstoke, and perhaps in Port Haney. She never married. When Birdie taught school in Revelstoke, she met May Knox and she brought this young woman home with her for visits. Anne Haney used

to have to pound on the kitchen ceiling from below the bedroom to stop the girls from giggling the night away. They were also reprimanded by Anne Haney for lifting up their skirts above their ankles to run up Haney Hill. May eventually married Birdie's brother Daniel, who she met at a dance during one of her visits. May first noticed Birdie's failing health when it became difficult for her to even walk up Haney Hill. Birdie passed away in 1912 from tuberculosis. While she was ill, a new railing and a tarpaulin covering was installed on the upper balcony and she stayed there for the last stages of her illness – open-air treatment was thought to help cure her tuberculosis. Birdie's gravestone can still be seen in the cemetery at 214th Street and Dewdney Trunk Road.

ELIZABETH MARY (LIZZIE) HANEY (1883-1981)

Elizabeth was a very devout Catholic, as is seen in her Church and leisure activities. She played the organ during church services, was a member of the Women's Institute from its inception in 1915, was a member of the Ladies' Alter Society, and was a member of the Catholic Women's League. Elizabeth married James Hawley in 1917, and when they were first married, they lived in a house at the corner of Ontario (224th) Street and North -- where the Haney Medical Center is today. Later, the two of them, along with their three children, moved into Haney House with Elizabeth's mother, likely to help Anne take care of the house after Thomas died. James Hawley was head lineman for BC Electric and hired Elizabeth's brother, Daniel, when there was an emergency that required additional staff. The house underwent several renovations in the 1920s – such as the relocation of the staircase, the installation of electricity (in 1923), and the creation of a plumbed bathroom – which were likely the result of Elizabeth and her family moving into the house. Elizabeth lived in the house until 1979 when she sold the house to

the District of Maple Ridge for \$1, and moved into a nursing home where she passed away in 1981. Many of the items in the house today belonged to James and Elizabeth, including the porcelain jardinière in the hutch in the dining room, which was a wedding gift to the couple in 1917.

MARGARET MAUDE HANEY (1886-1960)

Maude was the youngest child of Thomas and Anne Haney. She was born in Port Haney on June 6, 1886, just three days before the death of Mary Florence. She was a devout Catholic throughout her life, and enjoyed playing the piano. She married Alexander Morrison who was 20 years her senior, when she was 19 years old. The couple had six sons and one daughter. They first settled on an apple orchard in Albion, then they purchased 100 acres in Port Hammond, on the Pitt Meadows boundary – near where the Twin Rinks Arena is today. There they raised Jersey cattle and delivered milk to the surrounding community. Alexander Ovid Morrison was the son of another local pioneer family – his father was Alex Morrison, a cooper (barrel maker) at Fort Langley. Alex ran the dairy farm and supplemented his income by seine-net salmon fishing on the Fraser River. Alexander was a fun-loving man who enjoyed Scottish and Highland dancing, square dancing, and bicycleracing. He never learned to drive, and he rode his bicycle until he was well into his 80s. Alexander's great ambition was to live longer than his brother who died at the age of 102. He did live until 1966, when he died in his 100th year. Alexander and Maude enjoyed company, and encouraged people to stay for dinner.



APPENDIX E: HANEY HOUSE ROOMS

GARDENS

- The gardens outside contain plants that were planted by the Haney family and continue to grow, including the apple trees, which are over 130 years old. Other plants have been chosen either because they were mentioned in memoirs about the house and family, or because they were popular in this area at the turn of the century.

KITCHEN

- This is the least original room in the house – because the family lived here until 1979, new technologies were continually brought in (more so than anywhere else in the house) -- what is here has largely been donated, and represents an amalgam of a century of kitchen technology.
- Bullet holes in the ceiling are from when Daniel Haney's gun fired while he was cleaning it.
- Butter mold made of wood with an oak leaf design in the press, belonged to Anne Haney.
- Phone book of Haney and Hammond from 1944, only four pages long, including advertisements.
- Stove the earliest model put out by General Electric, circa 1927.
- Drying rack was an indoor clothes line.
- Wires appear over ceiling, showing that electricity was put in after the house was built.
- Irons show three phases in technology – sad iron, gas iron, and early electric iron.

LIVING ROOM/PARLOUR

- Large photos over the piano are of Thomas and Anne, and were taken in 1910.
- Mantel clock of black marble with lapis lazuli inlay was made circa 1820. It was purchased by the family in 1935 from Charles Skelly, the owner of a ladies and men's apparel shop which was across from Haney House. It is French made and would chime on the hour and the half-hour if it worked.
- Upright grand piano arrived via steamship circa 1900 from New Westminster.
- Violin was played by Elizabeth Mary Hawley's son, James. It was restored for the house by a member of the Haney Old Time Fiddlers who played it for visitors when the house opened as a museum in 1980.
- Tiny love-seat was a child's bed at one time, but was altered to create the child's love-seat.
- Oval photograph is of Thomas' mother, Bridget. She was widowed in 1849 with 7 children, with Thomas as the eldest at age 8. Little is known about her or how she raised her family.
- Wood paneling is of cottonwood, and was imported from Washington state. Today cottonwood is only used for pulp and paper. It is believed that it was added to the house after 1911.
- Portrait of Mary Florence Haney who died of diphtheria at age 11 in 1886 (see biography of Mary Florence Haney for more details).
- Wicker armchairs were purchased in Haney circa 1917 by Elizabeth and James.
- Two spiral legged tables (barley twist legs) were purchased in 1917 by Elizabeth and James.
- Bookcase was made for the Haney family by a local craftsman circa 1930 – note its excellent construction - the shelves have not bowed at all.
- Candle holders and snuffer on the piano are from 1958.
- Smoking table was purchased circa 1927.
- Plaster figure on top of the bookshelf was made in 1933 and was a favorite of the Hawley children.
- Cannonball under the table was found by James Hawley in 1917 on the north bank of the Fraser River while he was a BC Electric employee digging a hole for a power pole.

DINING ROOM

- “House Blessing” in the doorway to the kitchen was a wedding gift to James and Elizabeth Hawley in 1917.
- Divided plate on side desk was a gift to Birdie from her students at Hatzic Prairie School.
- Porcelain hand-painted jardinière on the hutch was a wedding gift to Elizabeth Mary Haney and James Hawley in 1917.
- Crystal pitcher on the buffet was a wedding gift to Elizabeth and James.
- Hutch is from 1870s and is Irish in style.
- Dining suite is from 1918, and may be one of the additions brought by the Hawley family. It came from Berlin, Ontario.
- Staircase was once the divider between the living room and dining room (you can see the spot upstairs – the flooring is different), and the present staircase did not exist.
- Another upstairs bedroom likely existed where the current staircase is located.
- Floorboards were put in in the 1920s, and they are machine-planed. They are quite different from the hand-planed boards upstairs.
- The embroidery work inside the frame was done by Elizabeth Mary Haney for her wedding in 1917.
- Carved wooden chair with Queen Anne style legs from circa 1900.

UPSTAIRS HALLWAY

- Paintings by Mrs. Hadgkiss were purchased by Elizabeth Mary Hawley (nee Haney) and Mary Isaac (née Hawley). The “Moss Rose” grows outside, and it is over 100 years old -- the painting was a birthday gift to Mary Isaac.
- Basketry was sold to Anne Haney by Coast Salish women who sold them door-to-door. Some of the shapes and motifs suggest they were made with European tastes in mind, such as the tray which features a Christian symbol which was copied from early sailing vessels.
- Desk bell and clock on the bureau belonged to Birdie.
- Sewing machine is from the turn of the century, and was restored in 1982 by the inmates at the Alouette River Correctional Center.
- St. Patrick banishing the snakes from Ireland picture. The Catholic Church was named for St. Patrick, the patron saint of the Haney.
- Map of the town-site that was laid out by Thomas Haney, was drawn up in 1907.
- Small jewel chest (facing the stairs on the table) was won by Daniel Callaghan Jr. in a punch board at Haney Pool Hall. He gave it to his great-niece, Mary Hawley.
- The painting of lower Port Haney / River Road is from a 1930 photo.
- The painting of Ontario Street was painted for the Celebration of a Century in 1974.
- The boy is Dr. Hugh Morse as a child.

BATHROOM

- Was once a bedroom, but became a bathroom when electricity and plumbing were installed in 1923.
- Plumbing fixtures were bought locally at MacKenzie’s hardware.
- Pitcher and basin set belonged to Thomas Haney, and are very old, and may have been brought from Nova Scotia.
- Vaporizer: people would place water and medication on top of the instrument, then light the lamp beneath it to create medicated vapor, which the patient breathed in for treatments to diseases such as diphtheria, tuberculosis, and asthma -- from 1918.
- Chair came from the first Haney Hotel on River Road.



MASTER BEDROOM

- Ceiling is original to the house -- it has been covered up elsewhere due to its poor condition.
- Coal oil lamp was a gift to Daniel Thomas Haney and his new wife, May, in 1911 on the occasion of their wedding from Anne Haney. Anne left the lamp burning in the window to greet them when they returned from the wedding as a way to welcome May to the family.
- Cedar chest was purchased in Vancouver in 1928.
- Warming closet would have been used to warm clothing before donning them, in an era when there was no central heating.
- Decorative hat pin is made of bronze, and belonged to Elizabeth Hawley.
- French ivory vanity set belonged to Anne Haney.
- Quilt was made by Anne Haney.
- Balcony was enclosed as an open-air room in an attempt to cure Birdie Haney's tuberculosis, and she stayed in that area while she was dying -- she could see down into the heart of Port Haney (where the Billy Miner Pub is now) and watch what was happening.
- Crimping iron was warmed over a stove or a hurricane lamp instead of being plugged in.

GIRLS ROOM

- This room was last lived in by Mary Hawley (Isaac), and is often referred to as "Mary's Room".
- Doll was a gift to Mary Hawley (Isaac) in 1927.
- Dresser may have been purchased in 1917.
- "Sunbonnet Sue" quilt is handmade, and was a gift to Mary Hawley (Isaac) in 1930.
- Statue of St. Anne belonged to Anne Haney.
- Brush and mirror vanity set was a gift to Mary Hawley (Isaac) in 1945.

PRIEST'S ROOM

- This room was actually the boy's room, but it was used by visiting priests when they came to stay to say Mass before the church was built.
- Bed was purchased by James and Elizabeth Hawley in 1917, the year they were married.
- Dark wood dresser and washstand were purchased by Thomas Haney in 1917.
- Crucifix is from the first Catholic Church on River Road (St. Patrick's), and was originally donated to the Church by Thomas Haney. It is believed to be over 100 years old.
- Wooden rosary beads were given to Anne Haney by a local soldier of WWI who had found them overseas in a church that had been bombed.
- Wooden trunk was brought across the continent from Ontario by Anne Haney when she came to Port Haney between 1876-78; she went by train to San Francisco, up the coast to New Westminster by ship, and from there to Port Haney on one of Captain William Irving's ships.

APPENDIX F: RESEARCH SUMMARY

MAPLE RIDGE MUSEUM & COMMUNITY ARCHIVES

The collection includes numerous newspaper articles and archival images, as well as notes relating to the 1979-80 rehabilitation and the subsequent history of Haney House. Citations for this material are noted as "MRM&CA."

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- Laing, F.W. Farm Settlers on the Mainland of British Columbia 1858-1871. Compiled 1939.
- Canadian Federation of University Women. Maple Ridge: A History of Settlement. Maple Ridge: 1972.

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Guide to The Province of BC 1877-78

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British Columbia Directory 1882-83, page 254
- Haney, Thomas, farmer, Port Haney
British Columbia Directory 1884-85, page 186
- Haney, Thos, farmer, P.H.
Henderson's BC Gazetteer and Directory 1889, page 345
- Port Haney: Haney, Thos., brick mfr
Williams British Columbia Directory 1891, page 92
- Port Haney: Haney, Thos, fmr and brick maker
Williams Official BC Directory 1891, page 157
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Henderson's BC Gazetteer and Directory 1905, page 187
- Port Haney: Haney, Thos., farmer
Henderson's BC Gazetteer and Directory 1910, page 561
- Port Haney: Haney Daniel farmer
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- Port Haney: Haney D poultry-farming
- Port Haney: Haney Thomas livery



MAPLE RIDGE PROPERTY TAX ASSESSMENTS

1877: (Tax Assessment Roll)

- Lot 178, 160 acres, value \$160.00; Owner: Thomas Haney; 3 acres improved, value: \$45.00; no livestock; total: \$205.00.

1878: (Tax Assessment Roll)

- SW ¼ Section 21; Owner: Thomas Haney; 160 acres, value \$160.00; unimproved.

1879: (Tax Assessment Roll)

- Lot 398, 140 acres; Owner: Thomas Haney; Improvements: \$25.00; 2 cattle; Personal property: \$30.00; Total value: \$586.

1880: Missing

1881: (Real Estate and Personal Property Tax Assessment Roll June 4th, 1881)

- 140 acres; Lot 398; Owner: Thomas Haney; 3 Horned Cattle, value \$45.00; Land Assessment: \$300; Improved Assessment: \$500.
- 160 acres; SE ¼ Section 21; Owner: Mrs. Thomas Haney; Land Assessment: \$500

1882: (Real Estate and Personal Property Tax Assessment Roll 1882)

- 140 acres; Lot 398; Owner: Thomas Haney; 5 Horned Cattle, value \$110.00; Land Assessment: \$730; Improved Assessment: \$270.
- 160 acres; SE ¼ Section 21; Owner: Mrs. Thomas Haney; Land Assessment: \$320; Improved Assessment: \$90.

1883: (Real Estate and Personal Property Tax Assessment Roll April 1883)

- 138 acres; Lot 398; Owner: Thomas Haney; 2 Horned Cattle, value \$30.00; Land Assessment: \$575; Improved Assessment: \$150.
- 160 acres; SE ¼ Section 21; Owner: Mrs. Thomas Haney; Land Assessment: \$624; Improved Assessment: \$40.

1884: (Real Estate and Personal Property Tax Assessment Roll March 1884)

- 138 acres; Lot 398; Owner: Thomas Haney; 1 Horned Cattle, value \$12.00; 1 Hog, value \$4.00; Land Assessment: \$738; Improved Assessment: \$150.
- 160 acres; SE ¼ Section 21; Owner: Mrs. Thomas Haney; Land Assessment: \$790; Improved Assessment: \$20.

1885: (Real Estate and Personal Property Tax Assessment Roll March 1885)

- 138 acres; Lot 398; Owner: Thomas Haney; Land Assessment: \$996.
- 160 acres; SE ¼ Section 21; Owner: Mrs. Thomas Haney; Land Assessment: \$830.

1886: (Real Estate and Personal Property Tax Assessment Roll Revised May 1, 1886)

- #86: 138 acres; Lot 398; Owner: Thomas Haney; Land Assessment: \$1,000.
- #87: 160 acres; SE ¼ Section 21; Owner: Mrs. Thomas Haney; Land Assessment: \$800.

1887: (Real Estate and Personal Property Tax Assessment Roll Revised June 4, 1887)

- 138 acres; Lot 398; Owner: Thomas Haney; Land Assessment: \$800.
- 135 acres; SE ¼ Section 21; Owner: Mrs. Thomas Haney; Land Assessment: \$700.

1888: (Real Estate and Personal Property Tax Assessment Roll Revised May 5, 1888)

- 138 acres; Lot 398; Owner: Thomas Haney; Land Assessment: \$750; Alterations at Court of Revision: \$700.
- 135 acres; E ½ of SE ¼ Section 21; Owner: Mrs. Thomas Haney; Land Assessment: \$600; Alterations at Court of Revision: \$300.
- W ½ of SE ¼ Section 21; Owner: Thomas Haney; Alterations at Court of Revision: \$300.
- Town Lot, Lot 2 Block 2; Owner: Mrs. Thomas Haney; Alterations at Court of Revision: \$50.

1889: (Real Estate and Personal Property Tax Assessment Roll March 30, 1889)

- 110 acres; Lot 398; Owner: Thomas Haney; Land Assessment: \$1,000; Improved Assessment: \$200; Arrears: \$1,200, "Charged to Mrs. Baillie and I.D. Ferguson".

- 135 acres (crossed out) 1 ½ (written in); E ½ of SE ¼ Section 21 (crossed out) Pl 398 (written in); Owner: Mrs. Thomas Haney; Land Assessment: \$800 (crossed out) \$75 (written in); Arrears: \$800 (crossed out) \$75 (written in).

1890: (Real Estate and Personal Property Tax Assessment Roll 1890)

- 110 acres; Pl 398; Owner: Thomas Haney; Land Assessment: \$1,000.
- 1 ½ acres; Pl 398; Owner: Mrs. Thomas Haney; Land Assessment: \$100; Improved Assessment: \$300.

1899: (Assessment Roll 1899)

- Ward 4; Pt Lot 398; Township 12; Owner: Thomas Haney; Improved 35 acres; Unimproved 70 acres; Total 105 acres; Improvements: \$3,000; Land: \$1,575.

1900: (Assessment Roll 1900)

- Ward 4; Pt Lot 398; Township 12; Owner: Thomas Haney; Improved 35 acres; Unimproved 70 acres; Total 105 acres; Improvements: \$3,000; Land: \$1,575.

1901: (Assessment Roll 1901)

- Ward 4; Pt Lot 398; Township 12; Owner: Thomas Haney; Improved 35 acres; Unimproved 70 acres; Total 105 acres; Improvements: \$3,000; Land: \$1,575.

1902: (Assessment Roll 1902)

- Ward 4; Pt Lot 398; Township 12; Owner: Thomas Haney; Improved 35 acres; Unimproved 70 acres; Total 105 acres; Improvements: \$2,500; Land: \$1,575.

1903: (Assessment Roll 1903)

- That part not sold of Lot 398; Township 12; Owner: Thomas Haney; Improved 35 acres; Unimproved 70 acres; Total 105 acres; Improvements: \$2,500; Land: \$1,575.

1904: (Assessment Roll 1904)

- Part of Lot 398; Township 12; Owner: Thomas Haney; Improved 35 acres; Unimproved 70 acres; Total 105 acres; Improvements: \$2,500; Land: \$1,575.

1905: (Assessment Roll 1905)

- Part of Lot 398; Township 12; Owner: Thomas Haney; Improved 35 acres; Unimproved 70 acres; Total 105 acres; Improvements: \$2,500; Land: \$1,575.

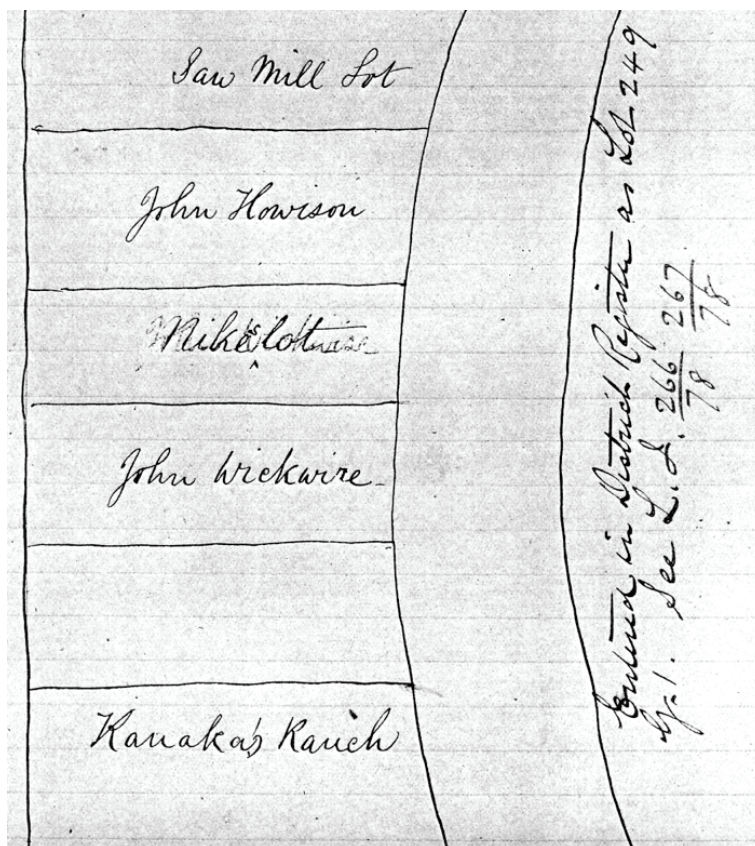
BRITISH COLUMBIA VITAL EVENTS

- Name: WICKWIRE, JAMES; Gender: Male; Age: 52; Date: November 22, 1872; Event Place: New Westminster District; Registration Number: 1872-09-074799; Event Type: Death.
- Name: HOWISON, WILLIAM JUSTUS; Gender: Male; Age: 78; Date: April 11, 1890; Event Place: New Westminster; Registration Number: 1890-09-077421; Event Type: Death.
- Name: CLARKSON, WILLIAM; Gender: Male; Age: 73; Date: December 3, 1893; Event Place: New Westminster District; Registration Number: 1893-09-078700; Event Type: Death.
- Name: HANEY, MARGARET MAUD; Gender: Female; Date: September 5, 1886; Event Place: Vancouver; Father Name: THOMAS; Mother Name: ANNIE CALLAGHAN; Event Type: Baptism.
- Groom Name: HANEY, DANIEL THOMAS; Bride Name: KNOX, MARGARET ELLEN; Date: December 28, 1911; Event Place: Vancouver; Registration Number: 1911-09-064535; Event Type: Marriage.
- Name: HANEY, ANNIE CALLAGHAN; Gender: Female; Age: 29; Date: September 18, 1912; Event Place: Port Haney; Registration Number: 1912-09-087139; Event Type: Death.
- Name: HANEY, THOMAS; Gender: Male; Age: 74; Date: February 27, 1916; Event Place: Haney; Registration Number: 1916-09-093084; Event Type: Death.
- Name: HANEY, DANIEL THOMAS; Gender: Male; Age: 44; Date: October 12, 1927; Event Place: New Westminster; Registration Number: 1927-09-387271; Event Type: Death.
- Name: HANEY, ANNIE CALLAGHAN; Gender: Female; Age: 84; Date: March 8, 1931; Event Place: Port Haney; Registration Number: 1931-09-459649; Event Type: Death.
- Name: HANEY, THOMAS ALLEN; Gender: Male; Age: 70; Date: January 28, 1964; Event Place: Port Coquitlam; Registration Number: 1964-09-002310; Event Type: Death.



BRITISH COLUMBIA ARCHIVES

- BCA GR-1548: British Columbia Heritage Conservation Branch, Heritage Restoration Project Files, Box 15, File 6: "Haney House - Maple Ridge: Original File #24-D1-03].
- BCA GR-0112: Crown Grant Pre-Emption Records: Volume 94 File 4: Pre-Emption Request No. 204: Fraser River British Columbia, October 15, 1860: "I the undersigned do wish to pre-empt one hundred and sixty acres of land below Fort Langley on Fraser River below the Saw-Mill on the west side of Wild lot on said river. (sigd.) J. Wickwire" Registered this 15th day of October A.D. 1860 (sigd.) Warren K. Spalding, J.P." "I acknowledge to have received Land of the value of \$217.00 of Certificate of Claim No. 14 viz. 34 acres situated on the north of Fraser River below Derby and to the west of John Nike's land. (sigd.) J. Wickwire (witness) Warren K. Spalding, J.P. etc." "Executed in District Register as Lot 249 Gp. 1; see L.I. 266/78 and 267/78"
- BCA GR-0112: Crown Grant Pre-Emption Records: Volume 921 File 6: Pre-Emption Claim No. 204, October 16, 1860: John Wickwire (Lot 249): Land below Fort Langley on Fraser River below the Saw Mill on the west side of Nike lot on said river.
- BCA GR-3097: Crown land grants. Includes land grant registration forms and related documents. Each volume covers registrations for the whole of the province, with grants arranged in registration number order. All registrations are alphabetically indexed in GR-3096.



British Columbia Archives GR-0112: Crown Grant Pre-Emption Records: Volume 94 File 4: Pre-Emption Request No. 204

	PRE-EMPTION	CROWN GRANT
DL 247	Pre-Emption Request No. 193: John Howison, October 15, 1860; 160 acres situated below Fort Langley, below the sawmill, east of Nike's lot.	Crown Grant No. 2687: 318 Acres (Lots 245 & 247) William Justus Howison; January 16, 1884
DL 248	Pre-Emption Request No. 296: John G. Nike, October 7, 1861; Bounded on the east by Howison's claim and on the west by a creek on the north of the Fraser River.	Crown Grant No. 1969: 165 Acres William Nelson; January 14, 1879 [DL 248]
DL 249	Pre-Emption Request No. 204: John Wickwire, October 15, 1860; 160 acres.	Crown Grant No. 2059: 174 Acres Henry Dawson; April 25, 1879
DL 397	Pre-Emption Request No. 101: Tee, February 23, 1860. 160 acres. "Situated between the land of the saw-mill and claim 100 on the north bank of the Fraser River, said claim to have a frontage of 33 chains by 49 back." Pre-Emption Request No. 503: James Wickwire, October 6, 1863. 160 acres. "Situated on the north bank of the Fraser River between the mill lot and D.H. Griffiths."	Certificate of improvement: Clarkson & Howison, Executors of Estate. January 7, 1875. Crown Grant No. 2143; 160 Acres William Clarkson and William Justus Howison; November 7, 1879
DL 398	Pre-Emption Request No. 156: J. (James) Wickwire, May 3, 1860. 160 acres. "About ¼ mile on the opposite side of the River from the town of Derby, occupied by Messrs. Land and Griffiths as a sawmill site, mill supposed to be in centre of said lot." May 21, 1862: Statement of sale for \$500 by D. Griffiths for his holdings and improvements on the pre-empted land to James Wickwire.	Survey Receipt \$10, December 17, 1878, to Howison & Clarkson, Ex. of Estate of James Wickwire; \$145.00 Certificate of purchase, Lot 398, Howison & Clarkson, March 25, 1879. Crown Grant No. 2079; 145 Acres; William Justus Howison and William Clarkson; June 6, 1879. Conveyance to Thomas Haney August 8, 1879.



BRITISH COLUMBIA CROWN LAND REGISTRY

- GATOR website <[http://a100.gov.bc.ca/pub/pls/gator/gator\\$queryforms.menu](http://a100.gov.bc.ca/pub/pls/gator/gator$queryforms.menu)>

NEWSPAPER REFERENCES

- *The Gazette*, September 10, 1980. *Haney House Opens in Saturday Rains.*
- *The News*, September 10, 1980, page 3. *Function Means Haney House Official Part of Heritage.*
- *The Gazette*, July 28, 1982. *Another Honor for Home Haney Built.*
- *The News*, July 28, 1982, page 3A. *What Would Tom Say?*
- *The News Guide*, Summer 1983, pages 27-8. *History Preserved at Haney House.*
- *The Maple Ridge News*, March 9, 1988, page 8. *Nailing Down Cash.*
- *The Maple Ridge News*, April 6, 1988, page A-16. *'Renovated' Haney House Worth a Visit.*
- *The Maple Ridge News*, October 9, 1991. *Haney House has Fresh Look.*
- *The Maple Ridge News*, July 8, 1992, page 14. *Restoration Brings Painting Back to Life.*
- *The Maple Ridge / Pitt Meadows News*, December 16, 1992, page A-24. *Christmas Comes to Haney House.*
- *The Maple Ridge / Pitt Meadows News*, June 30, 1993, page 19. *Haney House the place to be when Celebrating Canada Day.*
- *The Maple Ridge / Pitt Meadows News*, July 13, 1994. *New Haney House Resident Takes Over a Busy Position.*
- *Maple Ridge / Pitt Meadows News*, May 29, 1996, page 18. *Curator' Skills Brought to Haney.*
- *Maple Ridge / Pitt Meadows News*, October 22, 1997, page 23. *Haney House has the Best Costumes.*
- *Maple Ridge / Pitt Meadows News*, December 17, 1997, page 8. *Home becomes Museum.*
- *Maple Ridge / Pitt Meadows News*, October 25, 2000, page 7. *Record is Set Straight at Last.*
- *Maple Ridge and Pitt Meadows Times*, January 17, 2001. *Haney Myths and Mysteries.*
- *The News*, October 24, 2006, page 20. *Forrest well qualified for Haney House Post.*
- *Maple Ridge and Pitt Meadows Times*, November 14, 2006, page 24. *Simple Steps Help Take Care of History.*
- *The News*, May 7, 2008, page 16. *Tea with Mom at Haney House.*
- *The News*, July 15, 2009, page 28. *Weekends Time for Heritage Tea at Haney House.*
- *Maple Ridge and Pitt Meadows Times*, May 30, 2008, page A07. *Ridge Heritage Sites need Porch and Roof.*

Maple Ridge Community Heritage Commission
Draft Heritage Marker Inventory Database Procedures

18 December 2015

Purpose

The Heritage Marker Inventory database allows tracking of the establishment and maintenance of markers, plaques and signage in Maple Ridge. The database is a framework for all stakeholders involved with the creation, installation, maintenance and appreciation of plaques and markers in Maple Ridge. The database supports access to an important community asset.

Content

The database is a tool that clarifies ownership, and facilitates the definition of maintenance responsibility. Types of markers in the database are varied, including: plaques, information panels, benches, mosaics, control box wraps, murals and sculptures. Features include photographs and the history of markers, their locations, and their support for the telling of the Maple Ridge Story.

Review

The Community Heritage Commission will review the database functions and uses annually in February.

Database Management Procedures

Access:

The City of Maple Ridge Committee Clerk has sole editing access to the Heritage Marker Inventory database, and is responsible for making changes to the marker records and generating reports.

The CHC Staff Liaison will have view only access to the database for inquiry and report printing.

Note: Managing the database falls outside the job description of the Committee Clerk. and updating and reports will be done as time permits within the existing schedule for the position.

Maintenance:

Requests for record updates will be submitted to the Committee Clerk. The Committee Clerk will receive recommendations for data input and deletions. Changes will be scheduled to be completed quarterly in March, June, September and December of each year.

Submissions may be filed on forms available in print or PDF for use by the Community Heritage Commission, City staff and the community. The fillable PDF forms will be available on the CHC _____ page at mapleridge.ca

The Committee Clerk will create and file a PDF report of the plaque record each time a record is changed.

Reports:

Marker records will be provided upon request to members of the Community Heritage Commission, City staff, and the community.

Requests from the public, for uses other than personal interest, will be submitted by the Committee Clerk to the Community Heritage Commission for consideration.

The public is invited to develop uses for the data (eg. walking tour, publication, etc.). If the data is to be applied for commercial purposes, the Community Heritage Commission reserves the right to levy a royalty, payable to the Maple Ridge Community Heritage Commission.